NOTICE TO THE PUBLIC
PLEASE PUBLISH ONCE ON FRIDAY, APRIL 14, 2006
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P. O. BOX 708, LAWRENCE, KANSAS, 66044

NOTICE TO THE PUBLIC

The Lawrence Board of Zoning Appeals will hold a public hearing on Thursday, May 4, 2006, at 6:30 p.m., in the Commission Meeting Room, first floor of City Hall at Sixth and Massachusetts Street, Lawrence. The following items will be considered at that time:

B-04-12-06: A request for a variance as provided in Section 20-1709.1 of the Zoning Ordinance of the Code of the City of Lawrence, Kansas, 2003. The request is to reduce the amount of off-street parking spaces required for a boarding house use of an existing structure containing a total of 7 bedrooms. Sections 20-610.5 and 20-1212 of the City Code define the number of required off-street parking spaces, based upon the ratio of one parking space per two lawful occupants in the structure. Based upon this requirement, the applicant is required to provide a minimum of 4 off-street parking spaces. They are seeking a variance to provide no off-street parking spaces on the property. The request is for property at 1140 Mississippi Street. Said property is legally described as the North half of the West 100' of Lot 7, Block 9, Oread Addition in the City of Lawrence. Submitted by Paul Werner Architects for James A. Slough, the property owner of record.

B-04-13-06: A request for variances as provided in Section 20-1709.1 of the Zoning Ordinance of the Code of the City of Lawrence, Kansas, 2003. The first request is to vary from the provisions of Section 20-608 of the City Code, which requires a 25' minimum building setback from the front property line. The applicant is seeking a 15' building setback to allow for a proposed parking deck structure to be located on the east side of Arkansas Street from the centerline of 3rd Street north a distance of approximately 340'. The next variance is from the provisions of Section 20-1209(a) of the City Code, which requires a 25' parking setback along a street right-of-way for property that is residentially zoned. The applicant is seeking a variance to reduce the setback to 15' from the street right-of-way along Arkansas Street, along 4th Street, and along Maine Street from 3rd Street to 4th Street. The applicant is seeking a variance to allow an 8' parking setback along Maine Street from 3rd Street to 2nd Street. The request is for Lawrence Memorial Hospital at 330 Arkansas Street. Submitted by C. L. Maurer with Landplan Engineering for Lawrence Memorial Hospital. The City of Lawrence is the property owner of record.

B-04-14-06: A request for variances as provided in Section 20-1709.1 of the Zoning Ordinance of the Code of the City of Lawrence, Kansas, 2003. The first request is from the building setback standards set forth in Section 20-608 of the City Code. The applicant proposes to build a tiered retaining wall system within the required 30' rear yard setback and a single retaining wall within a portion of the 25' front building setback (confined to the southeast corner of the property). Because the Code considers these retaining walls to be a structure by definition, they must meet the building setbacks of the zoning district. The second request is to reduce the minimum number of off-street parking spaces required by City Code for the proposed use. Section 20-1441(e) of the Code requires one parking space per 200 square feet of area devoted to the use. Based upon this ratio, the applicant is required to provide a minimum of 323 parking spaces. They are seeking a variance to provide 116 parking spaces. The request is for the property to be known as First Serve Tennis located at 5200 Clinton Parkway. Submitted by Joy D. Rhea with Landplan Engineering for J. Mike Elwell, property owner of record.

B-04-15-06: A request for a variance as provided in Section 20-1709.1 of the Zoning Ordinance of the Code of the City of Lawrence, Kansas, 2003. The request is to allow the setback for an in-ground swimming pool to be reduced from a minimum 10' setback from the nearest property line as required by Section 20-1437 of the City Code, to a minimum of 7'. The request is made to allow the owner to build a swimming pool on the property located at 2829 Missouri Street. Submitted by Tim and Sherry Emerson, the property owners of record.

B-04-16-06: A request for a variance as provided in Section 20-1709.1 of the Zoning Ordinance of the Code of the City of Lawrence, Kansas, 2003. The request is to vary the 25' front yard building setback required by Section 20-608 of said City Code, to a minimum of 7.7' to allow for a recently erected carport to remain where it was place. The second variance request is from the 5' minimum side yard building setback required in Section 20-608 of the City Code. The carport is located approximately 3' from the side property line. These requests are made for the property located at 235 Arkansas Street. Said property is legally described as Lot 65, Block 9, West Lawrence Addition in the City of Lawrence. Submitted by Janet G. Foster, the property owner of record.

B-04-17-06: A request for a variance as provided in Section 20-1709.1 of the Zoning Ordinance of the Code of the City of Lawrence, Kansas, 2003. The request is to vary the 25' front yard building setback required by Section 20-608 of said City Code, to a minimum of zero (0) feet to allow for the construction of retaining walls and access ramps to the front of New York Elementary School. These requests are made for the property located at 936 New York Street. Said property is legally described as New Jersey Street, Odd Numbered Lots 49 thru 71; New York Street, Even Numbered Lots 72 thru 92; and all of vacated alley accruing thereto vacated by Ordinance No. 1878; all property lying within the Original Townsite of the City of Lawrence. Submitted by BG Consultants for USD 497, the property owner of record.

Legal descriptions for the properties listed above are on file in the Planning Office for review during regular office hours, 8-5 Monday – Friday.

If you have any questions regarding these items, please contact the Planning Department at 832-3159.

Sheila Stogsdill
Acting Director of Planning