

**LAWRENCE BOARD OF ZONING APPEALS
AGENDA**

**APRIL 1, 2010 – 6:30 P.M., CITY COMMISSION MEETING ROOM, FIRST FLOOR OF
CITY HALL AT SIXTH AND MASSACHUSETTS STREET, LAWRENCE, KANSAS**

CALL THE MEETING TO ORDER

TAKE A ROLL CALL TO DETERMINE IF THERE IS A QUORUM OF MEMBERS PRESENT

**SWEAR IN ANY APPLICANTS, WITNESSES, OR OTHERS PLANNING TO GIVE
TESTIMONY ON ANY OF THE AGENDA ITEMS**

ITEM NO. 1 COMMUNICATIONS

Acknowledge any communications to come before the Board.

Board member disclosure of any ex parte contacts and/or any abstentions from the discussion and vote on any agenda item under consideration.

Announce any agenda items that will be deferred.

ITEM NO. 2 MINUTES

Consider approval of the minutes from the March 4, 2010 meeting of the Board.

BEGIN PUBLIC HEARING:

ITEM NO. 3 2045 LEARNARD AVENUE [DRG]

B-2-3-10: A request for variances as provided in Section 20-1309 of the Land Development Code of the City of Lawrence, Kansas, 2009 edition. The requests are for a variance to reduce the 5 feet side yard building setback required in Section 20-601(a) of the City Code to a minimum of 1' along the north and the south property lines. The variances are requested for a two-car accessory garage structure with a second level accessory dwelling unit. The proposed location for the accessory structure is approximately 235' east of Barker Avenue on a 28' wide strip of property belonging to the applicant. The subject property is addressed as 2045 Learnard Avenue. Submitted by Ryan K. Hessman and Randa L. Rogg, the property owners of record.

ITEM NO. 4 1700 TENNESSEE STREET [DRG]

B-3-4-10: A request for a variance as provided in Section 20-1309 of the Land Development Code of the City of Lawrence, Kansas, 2009 edition. The request is for a variance to reduce the 25 feet off-street parking lot setback from a street right-of-way required in Section 20-908(a)(1) of the City Code to a minimum of 10 feet. The variance is requested for redevelopment of this property which was recently damaged by fire. The subject property is addressed as 1700 Tennessee Street. Submitted by Joy Rhea with Paul Werner Architects for Carl L. and Mary A. Maurer, the property owners of record.

ITEM NO. 5 MISCELLANEOUS

a) Consider any other business to come before the Board.