

**LAWRENCE BOARD OF ZONING APPEALS AGENDA
DECEMBER 4, 2008 – 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 November 6, 2008 meeting of the Board.

BEGIN PUBLIC HEARING:

ITEM NO. 3 903 & 903 ½ ALABAMA STREET [DRG]

B-10-17-08: A request for variances as provided in Section 20-1309 of the Land Development Code in the Code of the City of Lawrence, Kansas, 2008 edition. The first request is for a variance to exceed the maximum 12 dwelling units per acre standard as it relates to the minimum lot area standard in the RM12D District per Section 20-601(a) of the City Code. The second request is a reduction in the 10 feet minimum exterior side yard setback for residential structures set forth in Section 20-601(a) of the City Code to a minimum of 9 feet. The applicant plans to move the existing duplex residential structure north so it is situated on its own lot (Lot 1). That action opens the second lot (Lot 2) for development of a new duplex residential dwelling. No setback variances are being requested for the new structure on the south lot (Lot 2). The property is legally described as Lots 1 & 2, Block 23, Sinclair's Addition in the City of Lawrence, Douglas County, Kansas. The subject property is located at 903 & 903 ½ Alabama Street. Submitted by Dan Hermreck for James A. Slough, the property owner of record.

ITEM NO. 4 1300-02 W 23rd STREET [DRG]

B-11-19-08: A request for a variance as provided in Section 20-1309 of the Land Development Code in the Code of the City of Lawrence, Kansas, 2008 edition. The request is from the provisions in Article 12, Section 20-1204 of the City Code as it pertains to development within the regulatory floodplain. The request is related to the submittal of a new site plan for a change in the use of an existing commercial property which exceeds the percentage of impervious surface area allowed by the City Code. The property is legally described as: The East 112 feet of Lot 12, Block 2, Southwest Addition No. 5 in the City of Lawrence, Kansas. The subject property is the former location of Russell Stover Candies at 1300-02 W. 23rd Street. Submitted by Paul Werner with Paul Werner Architects, for Bodker Realty, Inc., the property owner of record.

ITEM NO. 5 **MISCELLANEOUS**

- a) Discussion and approval of 2009 BZA meeting and application submittal dates.
- b) Consider any other business to come before the Board.