

LAWRENCE BOARD OF ZONING APPEALS

AGENDA

MAY 1, 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 April 3, 2008 meeting of the Board.

BEGIN PUBLIC HEARING:

ITEM NO. 3: NATURE PARK; SW CORNER FOLKS ROAD & PETERSON ROAD [SLD]

B-03-02-08: 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 requests are for a variance from the requirement for a parking area to be paved to City standards per Article 9, Section 20-913(e) of the City Code; and, from the requirement to provide curb and gutter around the perimeter of a parking area per Article 9, Section 20-913(i) of the City Code. The requests are related to the construction of a temporary parking lot associated with a new city owned Nature Park. The property is legally described as: Tract 'A' in Block 1, A Final Plat of Bauer Brook Estates. The subject property is located on the southwest corner of Folks Road (E 1100 Road) and Peterson Road (N 1700 Road). Submitted by Mark Hecker, Parks and Maintenance Superintendent, for the City of Lawrence, the property owner of record.

ITEM NO. 4: 1920 MASSACHUSETTS STREET [PGP]

B-04-03-08: 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 request is to reduce the 25 feet off-street parking setback from a street right-of-way in a residentially zoned district as set forth in Section 20-908(b) in Article 9 of the City Code, to a minimum of 0 feet. The second request is to allow the drive and parking within the 25 feet setback to exceed the 12 feet maximum width allowed in Section 20-908(b)(3) of the City Code. The applicant is asking for a driveway width of 20 feet within the front setback area only. The property is legally described as Lot 6, Block 1, Haskell Place Addition in the City of Lawrence, Douglas County, Kansas. The subject property is located at 1920 Massachusetts Street. Submitted by Mike Randolph for Free State Properties, Inc. the property owner of record.

ITEM NO. 5: SIGMA KAPPA SORORITY; 1325 WEST CAMPUS ROAD [PGP]

B-04-04-08: 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 from the number of required off-street parking spaces for a sorority as set forth in Section 20-902 of the City Code. The second request is to acknowledge with variances the existing setback and landscape buffer setbacks for the current parking lot and the proposed expanded parking area as shown on the site plan accompanying the application for variance. These variances are related to the City standards in Article 9 and Article 10 of the City Code. The property is legally described as: Lots 5 and 16, also the North 10 feet of Lot 6, and the South 37.5 feet of Lots 4 and 17, all lots in University Heights Addition to the City of Lawrence, Kansas. The subject property is known as the Sigma Kappa Sorority located at 1325 West Campus Road. Submitted by Cheryl Beaver, President of Xi Chapter of Sigma Kappa Corporation, the property owner of record.

ITEM NO. 6: 1008 & 1116 WEST 23RD STREET [PGP]

B-04-05-08: 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 closure of two existing driveway entrances and the construction of a new drive entrance to serve two different commercial businesses along the north side of the 1000 and 1100 block on West 23rd Street. The properties are legally described as: Lot 1, Block 1, Oreilly – South Addition in the City of Lawrence, Kansas; and, the East 11.99 feet of Lot 15, and all of Lots 16-18, and the West 28.01 feet of Lot 19; Block D; Southwest Addition No. 4 in the City of Lawrence, Kansas. The subject properties are O'Reilly Automotive at 1008 W. 23rd Street and University Book Shop at 1116 W. 23rd Street. Submitted by David Cronin, Project Engineer in the City of Lawrence Public Works Department, for the property owners of record.

ITEM NO. 7: MISCELLANEOUS

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