

**LAWRENCE BOARD OF ZONING APPEALS AGENDA
NOVEMBER 6, 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 October 2, 2008 meeting of the Board.

BEGIN PUBLIC HEARING:

ITEM NO. 3 1005 INDIANA STREET [PGP]

B-09-13-08: 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 to reduce the building setbacks for a principal structure in an RM32 District as they are set forth in Section 20-601(a) of the City Code, to the existing foundation setbacks of a residential dwelling that was recently destroyed by fire. The second variance is from the provisions of Section 20-902 in the Land Development Code requiring a minimum of 6 off-street parking spaces for an 8-bedroom congregate residence. The applicant is asking for a variance to not provide any off-street parking spaces. The property is legally described as Lot 2, Block 13, Lanes Second Addition in the City of Lawrence, Douglas County, Kansas. The subject property is located at 1005 Indiana Street. Submitted by Paul Werner with Paul Werner Architects for Crimson Properties, LLC, the property owner of record. [Deferred from the October 2nd meeting.]

ITEM NO. 4 903 & 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 in the RM12D District per Section 20-601(a) of the City Code. The second request is to reduce the 5 feet minimum side yard setback requirement for residential structures set forth in Section 20-601(a) of the City Code to a minimum of 2 feet. The applicant plans to move the existing residential structure so it is placed on its own lot (Lot 1). This action will then free up the second lot (Lot 2) for development of a new duplex dwelling. A bay window on the south wall of the existing house extends 3 feet away from the main wall causing the setback encroachment. 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.

Deferred by Applicant

ITEM NO. 5 4505 OLD OAK COURT [DRG]

B-10-18-08: 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 to allow construction of a second driveway access on a lot having 242.2 lineal feet of frontage along Old Oak Court. Section 20-915(f) of the City Code stipulates the number of driveway access points, unless otherwise restricted, to be based upon one driveway opening per 200 lineal feet of street frontage. The property is legally described as Lot 1, Block 1, Oakley Addition No. 3 in the City of Lawrence, Douglas County, Kansas. The subject property is located at 4505 Old Oak Court. Submitted by Lorie Doolittle-Bowman with Bowman Bowman Novick, Inc. for Landmark National Bank, the property owner of record.

ITEM NO. 6 MISCELLANEOUS

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