

## **BOARD OF ZONING APPEALS**

Meeting Minutes of **April 3, 2008 –6:30 p.m.**

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Members present: Carpenter, Bowman, von Tersch, Lane, Lowe, Kimball

Staff present: Patterson, Parker

Absent: Blaufuss

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### **ITEM NO. 1                    COMMUNICATIONS**

Patterson stated he received one letter from Mr. Fred Lovitch which was within each Board members packet.

von Tersch stated she had received a telephone call from Ms. Betty Alderson who explained a letter she had mailed to the Board of Zoning Appeals, the letter was Ms. Alderson's individual view and not the neighborhood association.

### **ITEM NO. 2:                    MINUTES**

#### **ACTION TAKEN**

Motioned by Lowe, seconded by Bowman to approve the February 7, 2008 Board of Zoning Appeals minutes with appropriate changes.

Motion carried unanimously, 6-0.

### **ITEM NO. 3:                    1201-1203 WEST 19<sup>TH</sup> STREET [PGP]**

**B-03-01-08:** 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 off-street parking requirements for a neighborhood religious institution, locating in an existing developed residential property, from the standards set forth in Article 9 of the Development Code, to a minimum of 4 off-street parking spaces. The second request is to acknowledge the existing setback conditions on the property as they relate to building setbacks and parking setbacks that do not conform with the current standards in the Development Code. The property is legally described as Lot 11, Block 3, University Terrace Addition in the City of Lawrence, Douglas County, Kansas. The subject property is located at 1201-1203 West 19<sup>th</sup> Street. Submitted by Rabbi Zalman Tiechtel for Chabad Jewish Center. Brian Paden is the property owner of record.

#### **STAFF PRESENTATION**

Mr. Paul Patterson presented the item.

#### **BOARD DISCUSSION**

Lane asked in what capacity the structure was being used.

Patterson stated the center wanted to expand to the other side of the structure and would be submitting a site plan.

Bowman asked if the variance was requested due to the future site plan.

Patterson stated that is correct, a site plan for the property is expected to be submitted in the near

future and would reflect the Board of Zoning Appeal's decision on the variances.

**APPLICANT PRESENTATION**

Rabbi Zalman Tiechtel stated the center was the largest Jewish center in the nation and it provided a home away from home for students. Rabbi Tiechtel stated the center had been working towards purchasing the property and changing its use. He said the majority of neighbors and community members were in support of the project.

**PUBLIC COMMENT**

Daniel Goldschmidt stated he was currently a freshman at Kansas University and the center provided a home away from home for him and other Kansas University students.

Dinah Lovita stated she and her husband lived near the center and it offered a warm and welcoming experience for students.

**BOARD DISCUSSION**

von Tersch asked if there was only one garage and if it would be removed.

Rabbi Tiechtel stated the entire structure would be utilized.

**ACTION TAKEN**

Motioned by von Tersch, seconded by Carpenter, to approve the variance for 1201-1203 West 19<sup>th</sup> street based upon staff's recommendation and based on the findings of fact presented in the body of the staff report with 2 conditions listed.

Motion carried unanimously, 6-0

**ITEM NO. 4: MISCELLANEOUS**

- a) No other business came before the Board.

**ACTION TAKEN**

Motioned by Bowman, seconded by Lowe, to adjourn the Board of Zoning Appeals meeting.

Motion carried unanimously, 6-0

**ADJOURN – 7:00p.m.**

Official minutes are on file in the Planning Department office.