



*Site | Civil | Geotechnical Engineering
Consulting | Construction Management*

January 25, 2012

Aron E. Cromwell, Mayor
City of Lawrence Commission
P.O. Box 708
Lawrence, Kansas 66044

Re: City Code Interpretation or Variance Request for Site Plan Approval, Lot 1 - Burkhart Subdivision,
Raco Carwash - 720 East 23rd Street

Dear Mayor Cromwell,

On behalf of Mr. Rodger Henry, I am requesting a City Code Interpretation or Variance from Chapter 19, Section 214(C) (Ordinance No. 7743) and Section 112 (Code 1979, 19-112) of the City of Lawrence Code. This request is being made to allow for continued use of a single water and sewer connection for the property at 720 East 23rd Street. This request is being made after consultation with the Utilities Department.

The project requiring Site Plan approval is a remodel/redevelopment of part of an existing building to allow for express lube and minor maintenance. The owner believes that with the property being under one ownership and control, all buildings constitute one "*premises*" or a "*single commercial or industrial establishment*" as outlined in the City Code sections defined above. If the commission believes that each building constitutes a "*premises*" or "*single commercial or industrial establishment*", then we respectfully request the variance defined above. With the cost of additional utilities relocation and construction, connection and development fees imposed by the utilities department, the owner feels an unfavorable interpretation or denial of the variance request would impart an undue hardship on his project with no ultimate benefit to the City other than increased revenue stream.

We appreciate the commission's consideration in this matter. We look forward to hearing from you soon. If you are in need of assistance or require additional information, please do not hesitate to call me at (785) 856-1900 or email at jdgrob@grobengineering.com.

Sincerely yours,

A handwritten signature in black ink that reads "J. Dean Grob". The signature is written in a cursive, flowing style.

J. Dean Grob, P.E.
Principal
Grob Engineering Services, LLC
Kansas Professional Engineer License No. 12769

cc: Rodger Henry
Paul Oehlert (Contract Purchaser)
Dan Warner – Planning
Phil Ciesielski – Utilities Department