

LAWRENCE HISTORIC RESOURCES COMMISSION AGENDA FOR **FEBRUARY 21, 2019** CITY HALL, 6 E 6<sup>TH</sup> STREET **6:00 PM** 

SPECIAL NOTICE: THE CITY OF LAWRENCE HAS EXECUTED AN AGREEMENT WITH THE STATE HISTORIC PRESERVATION OFFICER TO CONDUCT STATE PRESERVATION LAW REVIEWS AT THE LOCAL LEVEL. THEREFORE, THE LAWRENCE HISTORIC RESOURCES COMMISSION WILL MAKE ALL DETERMINATIONS REGARDING PROJECTS THAT REQUIRE REVIEW UNDER K.S.A. 75-2724, AS AMENDED.

### ITEM NO. 1: COMMUNICATIONS

- A. Receive communications from other commissions, State Historic Preservation Officer, and the general public.
- B. Disclosure of ex-parte communications.
- C. Declaration of abstentions for specific agenda items by commissioners.
- D. Committee Reports

### ITEM NO. 2: CONSENT AGENDA

- A. November 15, 2018 and January 17, 2019 Action Summaries
- B. Administrative Approvals
  - DR-18-00631 824 Massachusetts Street; Plumbing Permit; State Law Review
  - 2. DR-19-00002 1301 New Hampshire Street; Plumbing Permit; State Law Review
  - 3. DR-19-00003 909 Rhode Island Street; Plumbing Permit; State Law Review
  - 4. DR-19-00004 945 Massachusetts Street; Sign Permit; State Law Review, Downtown Design Guidelines, Certificate of Appropriateness
  - 5. DR-19-00006 941 Massachusetts Street; Sign Permit; State Law Review, Downtown Design Guidelines, Certificate of Appropriateness
  - 6. DR-19-00017 734 Indiana Street; I/I Permit; State Law Review
  - 7. DR-19-00018 1306 New Hampshire Street; I/I Permit; State Law Review

### ITEM NO. 3: PUBLIC COMMENT

**ADDRESSING THE COMMISSION:** The public is allowed to speak to any items or issues that are not scheduled on the agenda after first being recognized by the Chair. As a general practice, the Commission will not discuss/debate these items, nor will the Commission make decisions on items presented during this time, rather they will refer the items to staff for follow up. Individuals are asked to come to the microphone, sign in, and state their name and address. Speakers should address all comments/questions to the Commission.

### AGENDA ITEMS MAY BE TAKEN OUT OF ORDER AT THE COMMISSION'S DISCRETION

- ITEM NO. 4: DR-18-00532 830 E 13<sup>th</sup> Street; Residential Addition; Certificate of Appropriateness. The property is located in the environs of the John and Mina Madson House, 1208 Delaware Street. Submitted by Patrick Watkins, the property owner of record.
- ITEM NO. 5: DR-19-00021 904 Rhode Island Street; Residential Remodel; State Law Review, Certificate of Appropriateness. The property is a contributing structure to the North Rhode Island Street Residential Historic District. Submitted by Matt Mozier for Angela Blair, the property owner of record.

### ITEM NO. 6: HISTORIC PRESERVATION FUND GRANTS

### ITEM NO. 7: MISCELLANEOUS MATTERS

- A. Provide comment on Zoning Amendments, Special Use Permits, and Zoning Variances received since January 17, 2019.
  - 1. SUP-19-00026; 921 Missouri Street, Special Use Permit for a Short Term Rental
  - 2. SUP-19-00028; 1022 New York Street, Special Use Permit for a Short Term Rental
  - 3. SUP-19-00043; 843  $\frac{1}{2}$  Massachusetts Street, Special Use Permit for a Short Term Rental
  - 4. SUP-19-00030; 941 Rhode Island Street, Special Use Permit for a Short Term Rental
  - 5. SUP-19-00048; 1325 Naismith Drive, Special Use Permit for a Short Term Rental
  - 6. B-19-00068; 545 Ohio Street, Parking Variance for a Short Term Rental
- B. Review of any demolition permits received since January 17, 2019.
- C. Miscellaneous matters from City staff and Commission members.

### A. SUMMARY

DR-18-00631 824 Massachusetts Street; Plumbing Permit; State Law Review

### B. PROJECT DESCRIPTION

A water line repair/replacement for Downtown Barber Shop.

### C. STANDARDS FOR REVIEW

<u>Secretary of the Interior's Standards for Rehabilitation</u> (State Preservation Law Review)

### D. STAFF DETERMINATION

### A. SUMMARY

DR-19-00002 1301 New Hampshire Street; Plumbing Permit; State Law Review

### B. PROJECT DESCRIPTION

Adding/extending electrical branch circuit and adding/altering sump pit.

### C. STANDARDS FOR REVIEW

<u>Secretary of the Interior's Standards for Rehabilitation</u> (State Preservation Law Review)

### D. STAFF DETERMINATION

### A. SUMMARY

DR-19-00003 909 Rhode Island Street; Plumbing Permit; State Law Review

### B. PROJECT DESCRIPTION

Adding/extending electrical branch circuit and adding/altering sump pit.

### C. STANDARDS FOR REVIEW

<u>Secretary of the Interior's Standards for Rehabilitation</u> (State Preservation Law Review)

### D. STAFF DETERMINATION

### A. SUMMARY

DR-19-00004 945 Massachusetts Street; Sign Permit; State Law Review, Downtown Design Guidelines, Certificate of Appropriateness

### B. PROJECT DESCRIPTION





Three wall signs for Jimmy's Egg, constructed of Aluminum/Acrylis, LED illumination.

Signs with logo: 22 square feet Signs without logo: 13 square feet

### C. STANDARDS FOR REVIEW

Secretary of the Interior's Standards for Rehabilitation (State Preservation Law Review)

<u>Chapter 22 of the Code of the City of Lawrence</u> (Certificate of Appropriateness)

<u>Downtown Design Guidelines</u> (Downtown Urban Conservation Overlay District)

### D. STAFF DETERMINATION

In accordance with the <u>Secretary of the Interior's Standards</u>, the standards of evaluation, staff approved the project and made the determination that the project does not damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places (Register of Historic Kansas Places).

In accordance with <u>Chapter 22 of the Code of the City of Lawrence</u>, the standards of evaluation, staff determined the proposed project will not significantly encroach on, damage, or destroy the landmarks or their environs and issued the Certificate of Appropriateness for the proposed project.

Based on the information provided by the applicant and in accordance with Chapter 20-308(f)(3) of the City Code, staff reviewed this project using the Downtown Design Guidelines and determined that the project, as proposed, meets these development and design standards.

### A. SUMMARY

DR-19-00006 941 Massachusetts Street; Sign Permit; State Law Review, Downtown Design Guidelines, Certificate of Appropriateness

### B. PROJECT DESCRIPTION



One wall sign constructed of Aluminum with LED illumination.

Sign size: 17.5 square feet

### C. STANDARDS FOR REVIEW

<u>Secretary of the Interior's Standards for Rehabilitation</u> (State Preservation Law Review)

<u>Chapter 22 of the Code of the City of Lawrence</u> (Certificate of Appropriateness)

<u>Downtown Design Guidelines</u> (Downtown Urban Conservation Overlay District)

### D. STAFF DETERMINATION

In accordance with <u>Chapter 22 of the Code of the City of Lawrence</u>, the standards of evaluation, staff determined the proposed project will not significantly encroach on, damage, or destroy the landmarks or their environs and issued the Certificate of Appropriateness for the proposed project.

Based on the information provided by the applicant and in accordance with Chapter 20-308(f)(3) of the City Code, staff reviewed this project using the Downtown Design Guidelines and determined that the project, as proposed, meets these development and design standards.

### A. SUMMARY

DR-19-00017 734 Indiana Street; I/I Permit; State Law Review

### B. PROJECT DESCRIPTION

Adding/extending electrical branch circuit and adding/altering sump pit.

### C. STANDARDS FOR REVIEW

<u>Secretary of the Interior's Standards for Rehabilitation</u> (State Preservation Law Review)

### D. STAFF DETERMINATION

### A. SUMMARY

DR-19-00018 1306 New Hampshire; I/I Permit; State Law Review

### B. PROJECT DESCRIPTION

Adding/extending electrical branch circuit and adding/altering sump pit.

### C. STANDARDS FOR REVIEW

<u>Secretary of the Interior's Standards for Rehabilitation</u> (State Preservation Law Review)

### D. STAFF DETERMINATION

# Memorandum City of Lawrence Planning and Development Services

TO: Historic Resources Commission

FROM: Lynne Braddock Zollner, Historic Resources Administrator

DATE: February 12, 2019

RE: DR-18-00532 830 E 13th Street

### **Background**

At the Historic Resources Commission (HRC) meeting, the commission referred the proposed project, DR-18-00532 830 E 13<sup>th</sup> Street, to the Architectural Review Committee (ARC) to refine the design of the porch, find alternatives for the proposed metal roof for the primary structure and proposed new addition, and the use of vinyl windows.

# Architectural Review Committee Meeting

The ARC met with the applicant on February 7, 2019 to review the project. At that meeting the applicant proposed not to use the metal roof for the primary structure. The applicant also explained the window choices for the new addition. The existing windows that are located in the area where the addition will attach to the historic structure will be removed and reused in the new addition. The front door was discussed in relationship to the proposed porch design. The ARC agreed that it was possible the original front door for the structure was located centered in the gable-end of the existing structure. After discussing design options for the front porch, the ARC agreed that the proposed design was the best alternative to provide a porch structure that would cover both the existing front door and the new front door.

### **Architectural Review Committee Recommendation**

The ARC has reviewed the project and recommends that the HRC approve the project as proposed with the amendment of the removal of the metal roof for the primary structure.

### **Action**

In accordance with <u>Chapter 22 of the Code of the City of Lawrence</u>, the standards of evaluation, the Historic Resources Commission finds that the proposed project will not significantly encroach on, damage, or destroy the landmarks or their environs and approves the Certificate of Appropriateness for the proposed project.

Lawrence Historic Resources Commission	Item No. 4
830 East 13 <sup>th</sup> Street	DR-18-00532
New Addition	12/20/2018

# **Applicant**

Patrick Watkins, property owner of record

### **Standards for Review**

# Chapter 22

- Standard 9
- Environs of 1208 Delaware Street

o Area 2

### Request

The applicant is requesting to construct a 516 square foot addition to the 1½ story, 935 square foot structure located at 830 East 13<sup>th</sup> Street. The project also includes a new porch and the addition of a metal roof.

# **Reason for Request**

The property is located in the environs of the John and Mina Madson House (1208 Delaware Street), Lawrence Register of Historic Places.

### **Staff Recommendation**

Staff recommends the Commission refer the project to the Architectural Review Committee to refine the design of the porch, find alternatives for the proposed metal roof for the primary structure and proposed new addition, and the use of vinyl windows.



### **Project Description**

The applicant is requesting to construct a new one story, 516 square foot addition to the primary structure located at 830 East 13<sup>th</sup> Street. The new addition will be located on the east side of the structure and will be 34 feet 5 inches from north to south and will extend 15 feet from the east wall plane. The addition will be placed approximately 2 feet from the existing southern (primary) wall plane and will be in line with the northern wall plane. A basement will be located under the ground level portion of the addition as part of the project. Fiber cement siding with a reveal to match the exiting house will be the exterior material for the addition. The addition, as well as the existing structure and new porch, will have a standing seam metal roof.

A new primary entrance door with sidelights will be placed on the center of original front facing gable end of the structure. Fenestration on the south elevation of the addition will be two pairs of one-over-one double hung vinyl windows.

A door will be located on the east elevation with a 2 feet 6 inches by 30 inches double hung window above. Other fenestration on the east elevation includes two one-over-one double hung windows. All windows have a window surround with an accented top frame and will be vinyl clad.

Fenestration for the north elevation of the addition is a single one-over-one double hung vinyl window.

The existing porch located on the "L" portion of the original structure will be removed. A new porch that extends across the whole north elevation will be constructed. The new porch will have brick or 6 feet by 6 feet cedar posts for piers. The new porch will also have 6 feet by 6 feet cedar posts for the porch columns. A cable railing system is proposed for the new porch.

### **Project Review**

Environs review for a Certificate of Appropriateness begins with a presumption that a Certificate of Appropriateness will be approved unless the proposed construction or demolition would significantly encroach on, damage, or destroy the landmark or historic district. Interior alterations are not included in this review. The review focuses on the environment of the listed property and how the project interacts with the environment of the listed property, not how the project affects the subject property.

In addition to review by Section 22-505, the proposed alterations and new construction should be reviewed using the design criteria in Section 22-506. These design criteria help to promote the standards set forth in Section 22-505. Specifically, Section 22-506(c)(2) provides review criteria for additions to existing buildings. Identified criteria for new additions includes but is not limited to building scale, height, orientation, site coverage, spatial separation from other buildings, facade and window patterns, entrance and porch size and general design, materials, textures, color, architectural details, roof forms, emphasis on horizontal or vertical elements, walls, fences, landscaping, and other features deemed appropriate by the Commission. Illustrative design criteria are in set forth in Section 22-506.1 and include: height, massing, scale, directional expression, setback, sense of entry, platforms, roof shapes, and rhythm of openings.

The proposed project is located in the environs of the John and Mina Madson House (1208 Delaware Street), Lawrence Register of Historic Places. There is no line of site from the proposed new addition location to the listed property. The environs definition places the subject property

in Area 2 of the environs, which is identified as a commercial/industrial portion of the environs of the Madson House. The majority of Area 2 has non-residential properties to the east of the Area 1 residential structures. Only approximately 427 square feet of the subject property is located in the environs of the listed property. The subject property is 22,500 square feet. The subject property is also 230 feet from the listed property. It is likely that this small area was not considered in the environs definition for the division of review areas. However, while the subject property is located in Area 2 of the environs definition for the listed property and the environs definition addressed this area as non-residential, the environs definition also identifies that this portion of the environs should meet the Secretary of the Interior's Standards and Guidelines and the Criteria set forth in 22-505.



Typically additions to historic structures are placed to the rear of the structure. This is the overall pattern in the environs of the listed property and it is recommended by the National Park Service in Preservation Brief 14 *New Exterior Additions to Historic Buildings: Preservation Concerns.* There are examples in the East Lawrence neighborhood where both historic and contemporary side additions have been constructed. Historic additions tend to be significantly recessed from the front wall plane of the structure. Because side additions do exist in the environs of the listed properties, the side location could be an alternative for an addition to this structure. The challenge is that while the addition is modest in size, it does not allow for a significant setback from the front wall plane of the primary portion of the historic structure. The setback from the front wall plane is only approximately 2 feet. This lack of setback creates a mass for the structure that diminishes the pattern of the long narrow structure with side addition and visually changes the vernacular architectural form of the structure. This architectural form is defined in Dr. Dennis Domer's *Living in East Lawrence* context document as an "L" shaped plan. Virginia McAlester in *A Field Guide to American Houses* also describes this house type as an "L" plan and further classifies this vernacular type of structure as a front gable and wing National Folk form. The

addition should be set back a significant amount from the front wall plane. For this structure, that setback would be behind the first window on the east elevation of the historic structure.

The existing front porch for the structure will be removed. Replacing the existing porch, which is typical for the vernacular form of the existing structure, will be a new porch that wraps around the historic portion of the structure to the front wall plane of the proposed addition. While some wrap around porches exist in the environs, they are not part of the character of the environs for this vernacular form. This new porch will cover the gable front where a new door with sidelights is proposed. This door is also atypical for the vernacular architectural style of the structure.

The fenestration pattern for the addition is compatible with the structure and the environs of the listed property. While the proposed door on the east elevation is not typical, it is in scale with the addition and the structure.

Overall, the new addition is compatible in building scale, height, orientation, site coverage, spatial separation from other buildings, architectural details, roof form, emphasis on horizontal or vertical elements, sense of entry, and platform. The materials for the proposed addition are compatible with the environs of the listed property with the exception of the metal roof for the primary structure and the vinyl windows. Vinyl windows are not a compatible material for the environs of the listed property. While the existing structure currently has vinyl windows, new windows should be a compatible material with the non-compatible windows phased out over time. Staff does not recommend vinyl windows.

Metal roofs for primary structures are not typical for the environs of the listed property. Historically, metal roofs were more common on accessory structures and porches. While some metal roofs existed historically in East Lawrence, they were not the material used for most of the structures of this architectural style in the area. The listed property has a metal roof on the primary porch and on a small addition on the rear of the structure. The primary roof is not metal. There are several examples in Lawrence of metal roofs on Italianate structures which is the architectural style of the listed property. A standing seam metal roof is not appropriate for this style of architecture on the primary structure because it is not the pattern or material that is part of the environs of the listed property. If a metal roof is approved, it should be a roof similar to the metal roof on the listed property with a very low profile for the standing seam.

The project damages the integrity of the subject property. However, the subject property is not listed and this review is not for this house but instead the environs of the listed property. While the project is not a review for the subject property, the project should meet the patterns and materials of the environs of the listed property.

Staff is of the opinion that the proposed side addition placement, metal roof, and vinyl windows do not reflect the overall character of the historic environs of the listed property. Preservation best practices recommend placing additions to the rear of the primary structure. Alternatives exist that could allow for a side addition to be more consistent with the historic patterns of the listed property's environs. Alternatives also exist for the metal roof for the primary structure and the proposed vinyl windows. There is no line of sight from the proposed project site to the listed property. The proposed project can be compatible with the environs of the listed property with some design and materials refinement to meet the applicable guidelines.

### STANDARDS FOR REVIEW

<u>Chapter 22 of the Code of the City of Lawrence</u> (Certificate of Appropriateness)

- (A) An application for a certificate of appropriateness shall be evaluated on a sliding scale, depending upon the designation of the building, structure, site or object in question. The certificate shall be evaluated on the following criteria:
  - 1. Most careful scrutiny and consideration shall be given to applications for designated landmarks;
  - 2. Slightly less scrutiny shall be applied to properties designated as <u>key contributory</u> within an historic district;
  - 3. Properties designated <u>contributory</u> or <u>non-contributory</u> within an historic district shall receive a decreasing scale of evaluation upon application;
  - 4. The least stringent evaluation is applied to noncontributory properties and the environs area of a landmark or historic district. There shall be a presumption that a certificate of appropriateness shall be approved in this category unless the proposed construction or demolition would significantly encroach on, damage, or destroy the landmark or historic district. If the Commission denies a certificate of appropriateness in this category, and the owner(s) appeals to the City Commission, the burden to affirm the denial shall be upon the commission, the City or other interested persons.
- (B) In considering an application for a certificate of appropriateness, the Commission shall be guided by the following general standards in addition to any design criteria in this Chapter and in the ordinance designating the landmark or historic district:
  - 1. Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, site or object and its environment, or to use a property for its originally intended purpose;
  - 2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible;
  - 3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged;
  - 4. Changes that may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected;
  - 5. Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure or site shall be treated with sensitivity;
  - 6. Deteriorated architectural features shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new materials should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical, or pictorial evidence, rather than

on conceptual designs or the availability of different architectural elements from other buildings or structures;

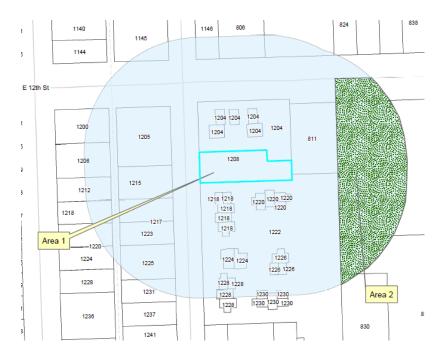
- 7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building material shall not be undertaken;
- 8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, and project;
- 9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alteration and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environs.

### Environs for the John & Mina Madson House

The Environs for 1208 Delaware Street, the John & Mina Madson, is divided into two areas. The proposed project is located in Area 2 and the following standards apply:

Area 2: Because the area no longer reflects the residential character of the historic environs, the area should reflect the development patterns established for the commercial areas/industrial areas of the neighborhood.

The proposed alteration or construction should meet the intent of the Standards and Guidelines Rehabilitation and the Criteria set forth in 22-505. Design elements that are important are scale, massing, site placement, height, directional expression, percentage of building coverage to site, setback, roof shapes, rhythm of openings and sense of entry. Demolition of properties shall be approved if a compatible structure is proposed on the site. Maintaining views to the listed property and maintaining the rhythm and pattern in the environs are the primary focus of review.



All projects will be approved administratively by the Historic Resources Administrator except demolition, new construction and significant additions (alterations that are greater than 20% of the existing footprint) which will be reviewed by the Historic Resources Commission. The proposed alteration or construction should meet the intent of the Standards and Guidelines for Rehabilitation and the Criteria set forth in 22-505.



6 East 6<sup>th</sup> St. P.O. Box 708 Lawrence, KS 66044 www.lawrenceks.org/pds

Phone 785-832-3150 Tdd 785-832-3205 Fax 785-832-3160

# **DESIGN REVIEW**

# **Application Requirements**

All application materials must be submitted in print and electronic format, on disk or via email to <a href="mailto:planning@lawrenceks.org">planning@lawrenceks.org</a>. If you are unable to provide the application materials in electronic format, please contact the Planning Office at 785-832-3150.

GENERAL REQUIREMENTS	REOUIREMENTS	5
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- Application Be sure to note if other applications (site plans, variance requests, Tax Credit Application, etc.) have been or will be submitted. Make sure the application is signed and dated. Include a digital copy of the signed application and supporting materials.
- <u>Written Description</u> Describe clearly and in detail the nature of your project. Include exact dimensions for materials to be used (e.g. width of siding, window trim, etc.) Attach additional documents and pages as necessary.
- <u>Drawings</u> Submitted drawings must be sufficiently clear, detailed and **dimensioned** in order to adequately communicate the scope of the proposed project. The applicant should include **dimensional drawings with a graphic/bar scale of each affected elevation** and floor plans of the structure. Staff may require more information based on submission and scope of the project. Applicants should submit one full size copy of the plans in addition to the digital plans.
- Site Plan Scaled or dimensioned site plan with a graphic/bar scale. Include location of all existing and proposed structures, and landscape features such as retaining walls, historic limestone curbing, hitching posts, etc.
- Description of Materials and Construction Techniques This may be noted on the required drawings or described on page 2 of the Application. Please note window and door specifications if proposing replacement.
- **Photographs** Include photographs of each elevation of the property and any important architectural details. The property owner will allow staff access to the property to photo document the project. Please submit digital photographs only.

# ADDITIONAL REQUIREMENTS FOR DEMOLITION PROJECTS

<b>Statement of Building Condition</b> Structural analysis completed by an engineer or
licensed building contractor thoroughly documenting the specific structural deficiencies
that require the structure to be demolished.

Repair v	S.	Re	<u>placement</u>	Cost	<u>: An</u>	<u>alysi</u>	<u>s</u> /	Analysis	s c	descri	bing	the	COS	t to	repair	the
structure	to	be	demolished	and	the	cost	to	build	а	new	struc	ture	of	equa	I size	and
materials.	Th	is ir	nformation w	ill hel	p to	deter	mir	ne the	fea	asibilit	y of 1	rehal	bilita	ation.		



Pre-Application Meeting Required Planner
Date
Date Received

6 East 6<sup>th</sup> St. P.O. Box 708 Lawrence, KS 66044

www.lawrenceks.org/pds

Phone 785-832-3150 Tdd 785-832-3205 Fax 785-832-3160

# **DESIGN REVIEW APPLICATION**

PROPERTY INFO	1 -	1		
Address of Pro	perty <u>\$30 E 13th St</u>	reet		
Legal Descript	ion (may be attached) <u>#Ha</u>	ebeel		
OWNER INFORM	MATION ,			
Name(s)	trick & Kirsten Wat	kins		
	rick Watkins			
	E 13th			
City Lawrence	e e		State <b>k</b> \$	ZIP Grove
Phone ( <u>785</u>	) 550-8714		Fax (	785 ) 749-565
E-mail patra	vatkins @ gmasl.com	Cell Phone (18	5) 550-1794	
<b>\</b>	ENT INFORMATION			
Contact	rick Watkins (Same	as above)		
Company				
Address				
City			State	ZIP
Phone (	)		Fax (	)
E-mail	····	Cell Phone (	_)	
Existing Zoning	Existing Land Use	Proposed Land Use	# of Buildings	
Total site area	Existing Building Footprint	Proposed Building Footprint	Open Space Area	
Existing Pavement Coverage	Proposed Pavement Coverage			
Are you also subm	itting any of the following applica	itions?		
Building Permit	- Site Plan	Special Use Permit	•Zoning Change	
Variance	<ul> <li>State or Federal Tax Credit Applica</li> </ul>	other (specify)		

Detailed Description of Proposed Project: (Attach additional sheets if necessary)

One story addition with basement and parch areas. Site plan and design plans are attached. Materials and construction method will match that of the existing horse, except where noted in the plans.

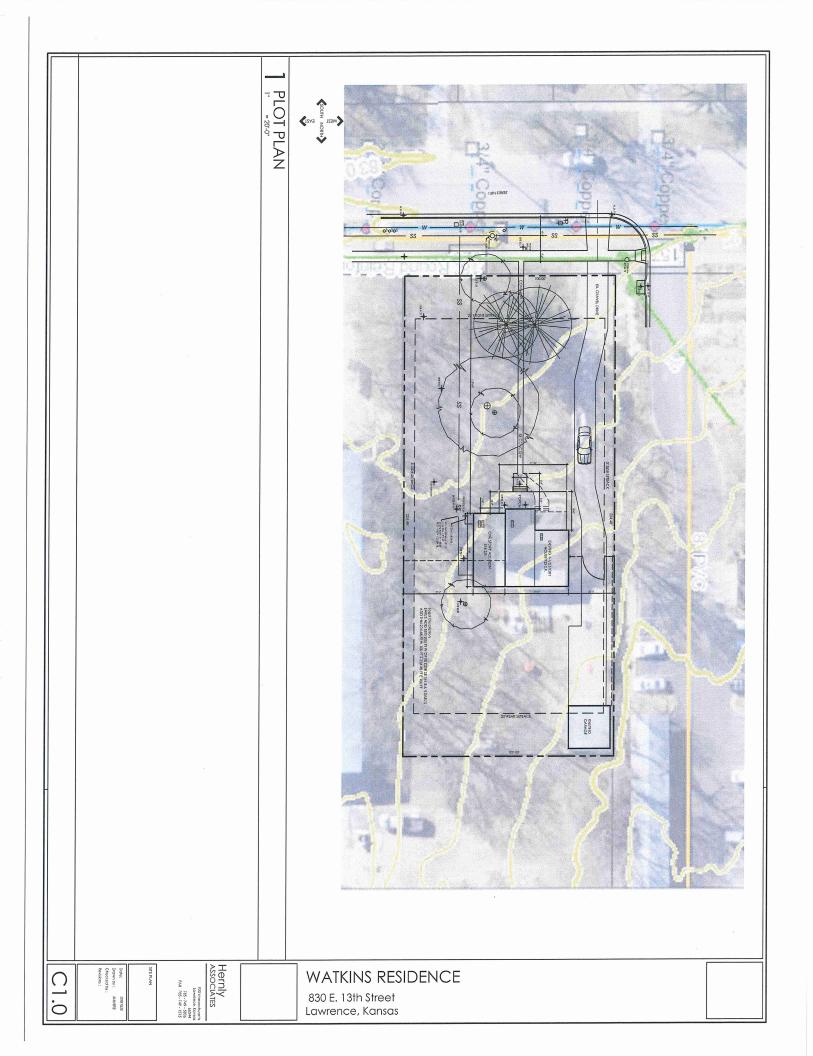
Reason for Request: (Attach additional sheets if necessary)

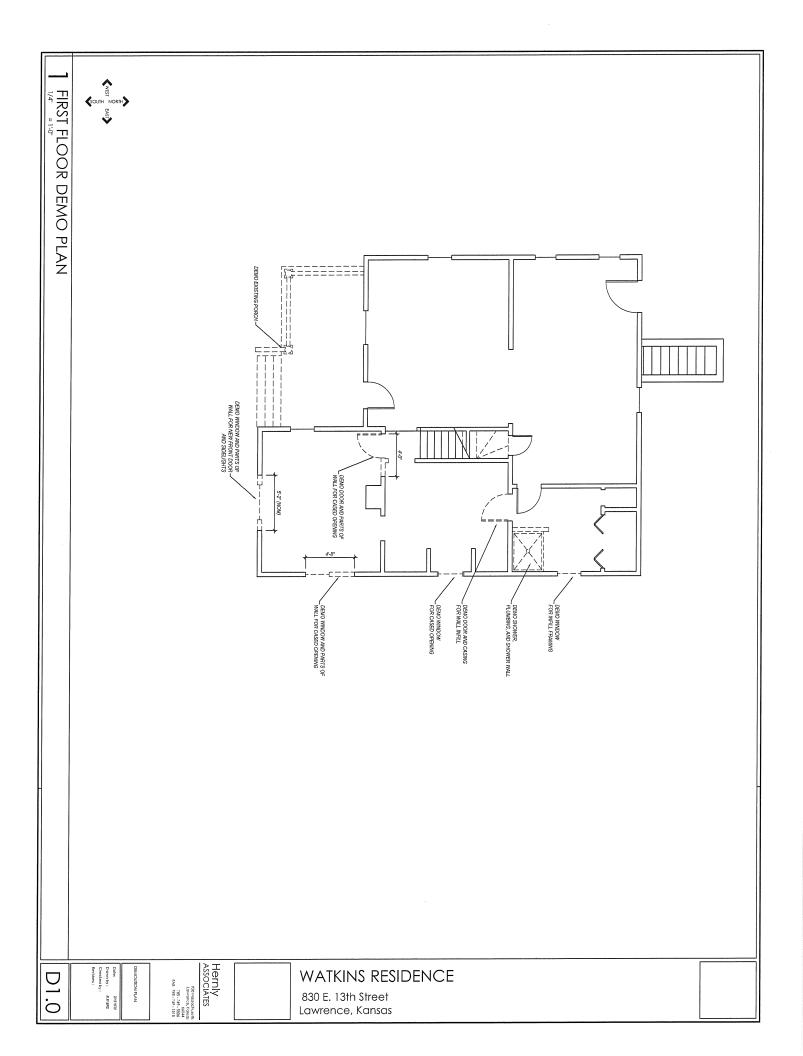
Our family world like to add space to our how to accommodate our growing children. We'd like to stay in this historically and sultivally significant part of four, but will weed to add some space for accommodating the size of our family.

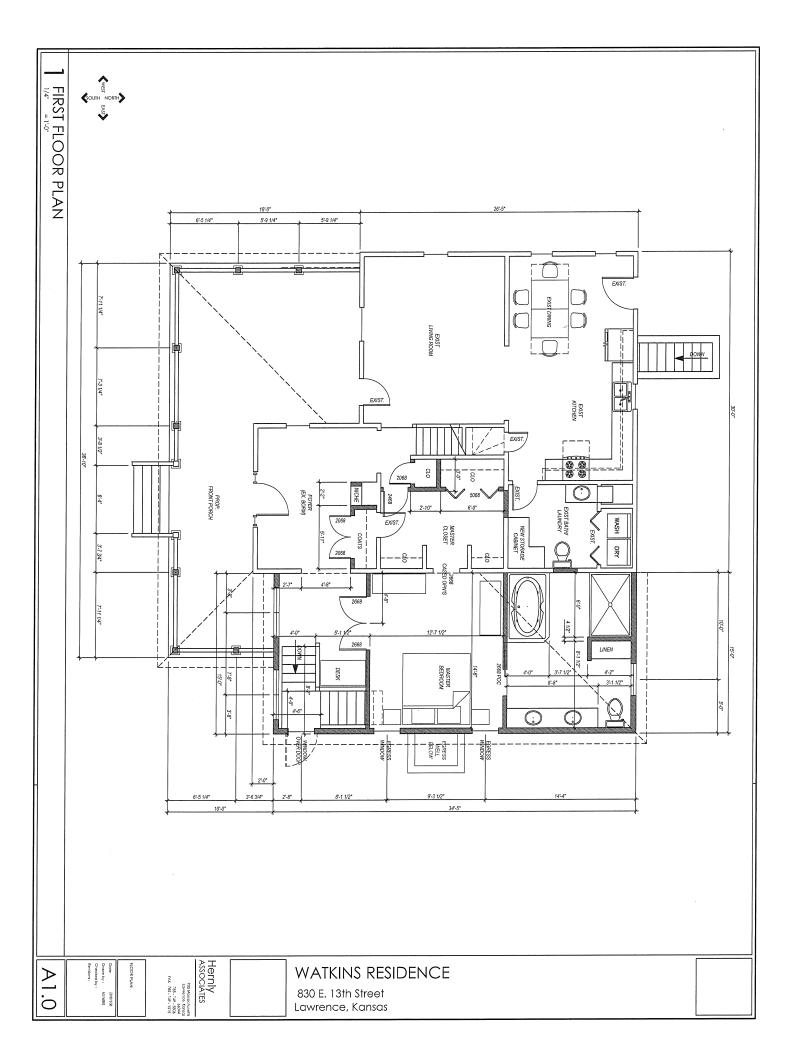
	<b>neer/Contractor Inforn</b> Ed with the project.	<b>nation:</b> Please pro	ovide name and	d phone numb	per of any	r
ContactM	ike Myers					
Company Her	ruly & Associates					
Address 100	Rhode Island					
City Lawren	·le		KS	_ State <u>660</u>	44	ZIP
	749-5806					
E-mail <u>nike</u>	@ herry com		Cell () _			
REQUIRED ATTA	ACHMENTS:					
□ Photogra	phs of existing structu	ire and site				
☐ Scaled or	dimensioned site plan	n with a graphic/	bar scale			
☐ Scaled eld	evation drawings with	a graphic/bar se	cale			
☐ Scaled or	dimensioned floor pla	ns with a graphi	c/bar scale			
☐ Materials	list					
☐ Digital co	ppy of application mate	erials				
ADDITIONAL IN	IFORMATION MAY BE	REQUIRED BASE	D ON THE SC	OPE OF THE	PROJE	CT
SIGNATURE						
aforementione	ersigned am/are the <b>(ow</b> ed property. By execution approval as indicated abo	n of my/our signatu				
Signature(s):	- fof lit		0	Pate <u>/ / . / . / /</u>	<u>y</u>	
	Total .		D	ate <u>//././</u>		
			C	ate		
Note: If signing	by agent submit Owne	er Authorization	Form			

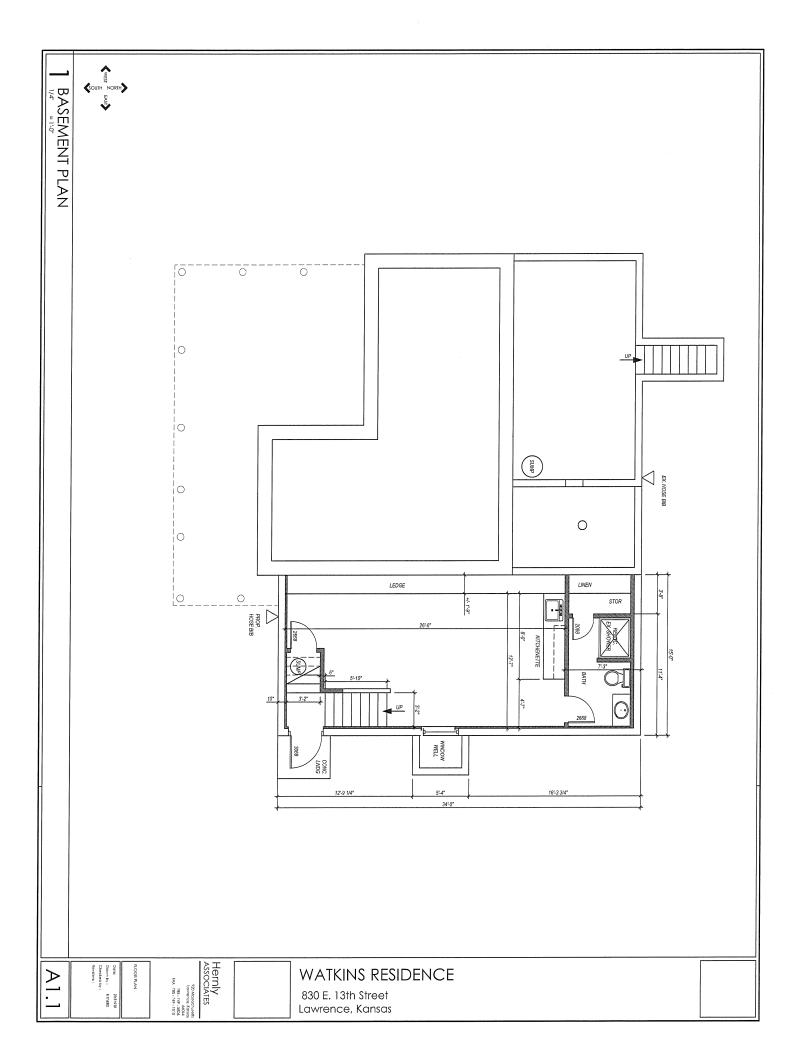
### LEGAL DESCRIPTION

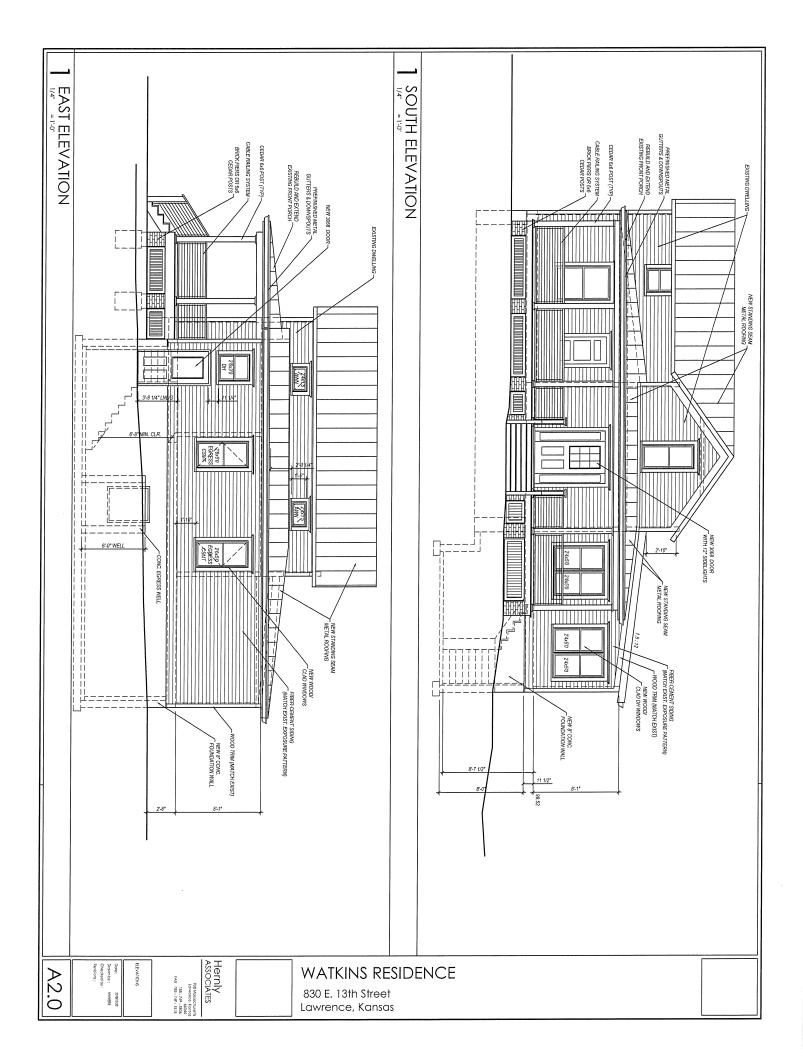
Beginning at a point 200 feet West of the Southeast corner of Block 5 in EARL'S ADDITION to the City of Lawrence, Douglas County, Kansas; thence North 224.48 feet; thence West 100 feet; thence South 224 feet, more or less, to the South line of said Block 5; thence East 100 feet to the place of beginning.

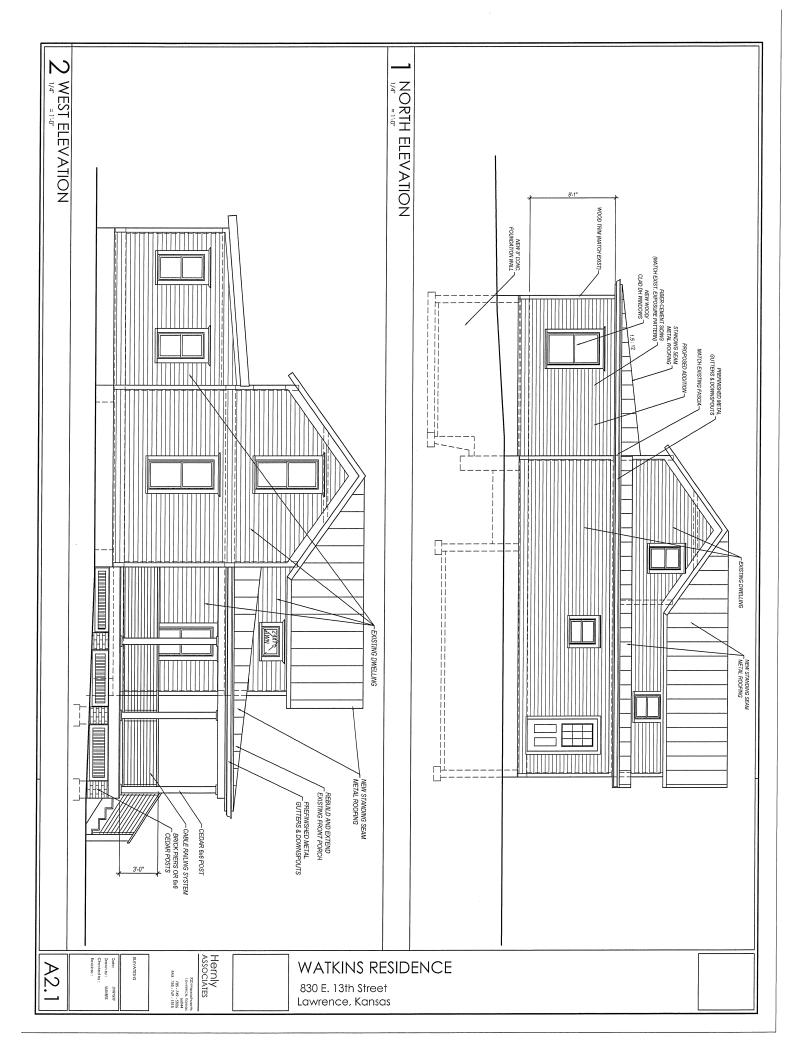






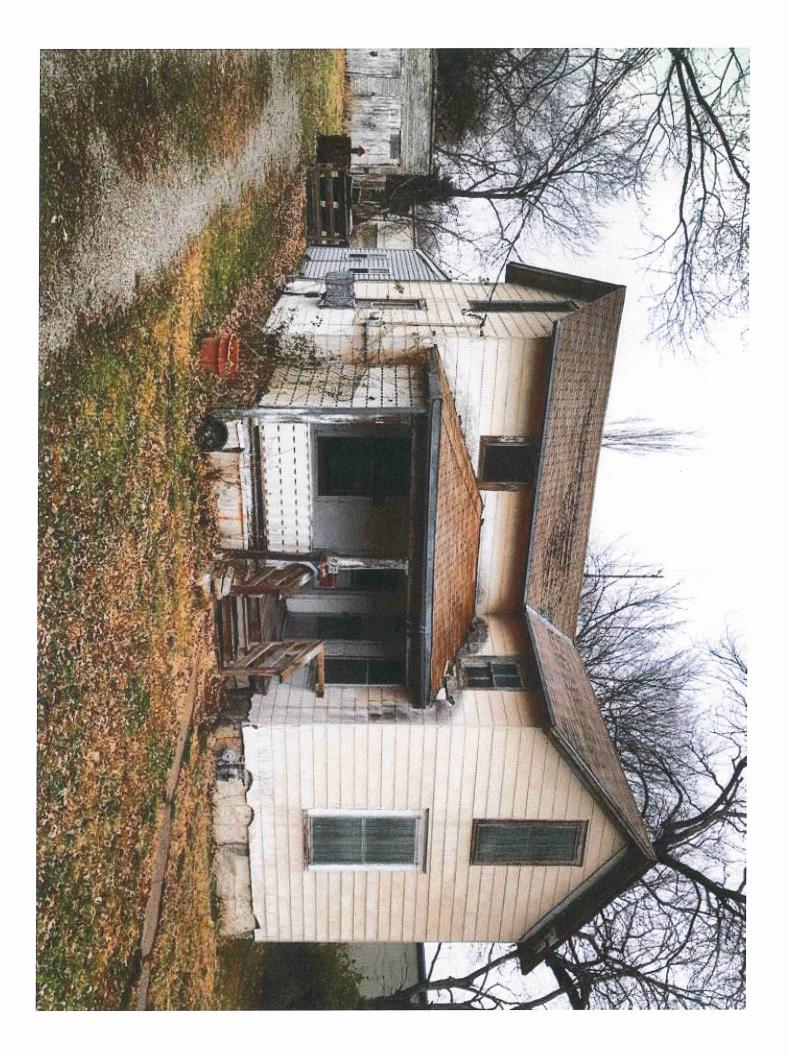














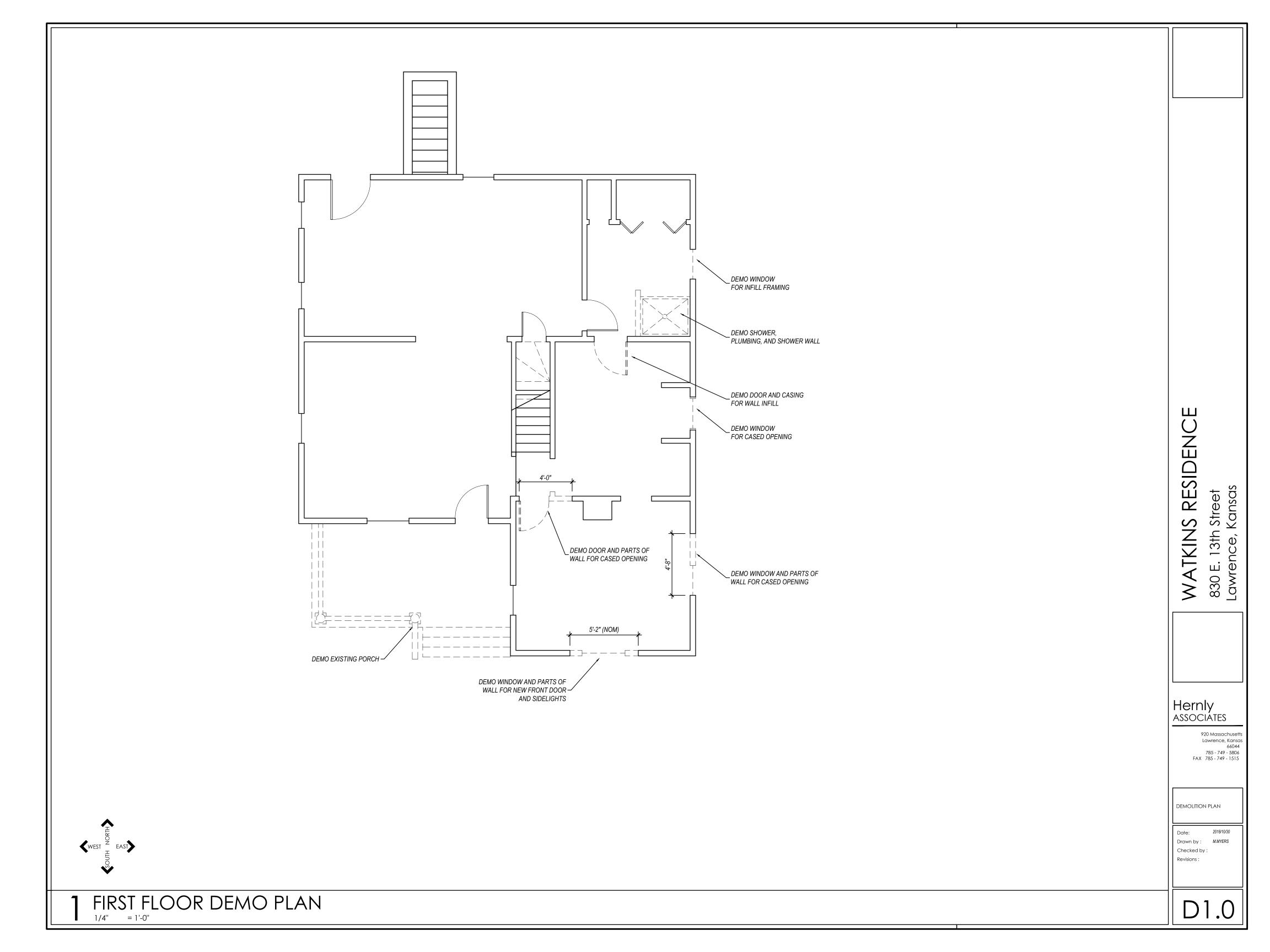
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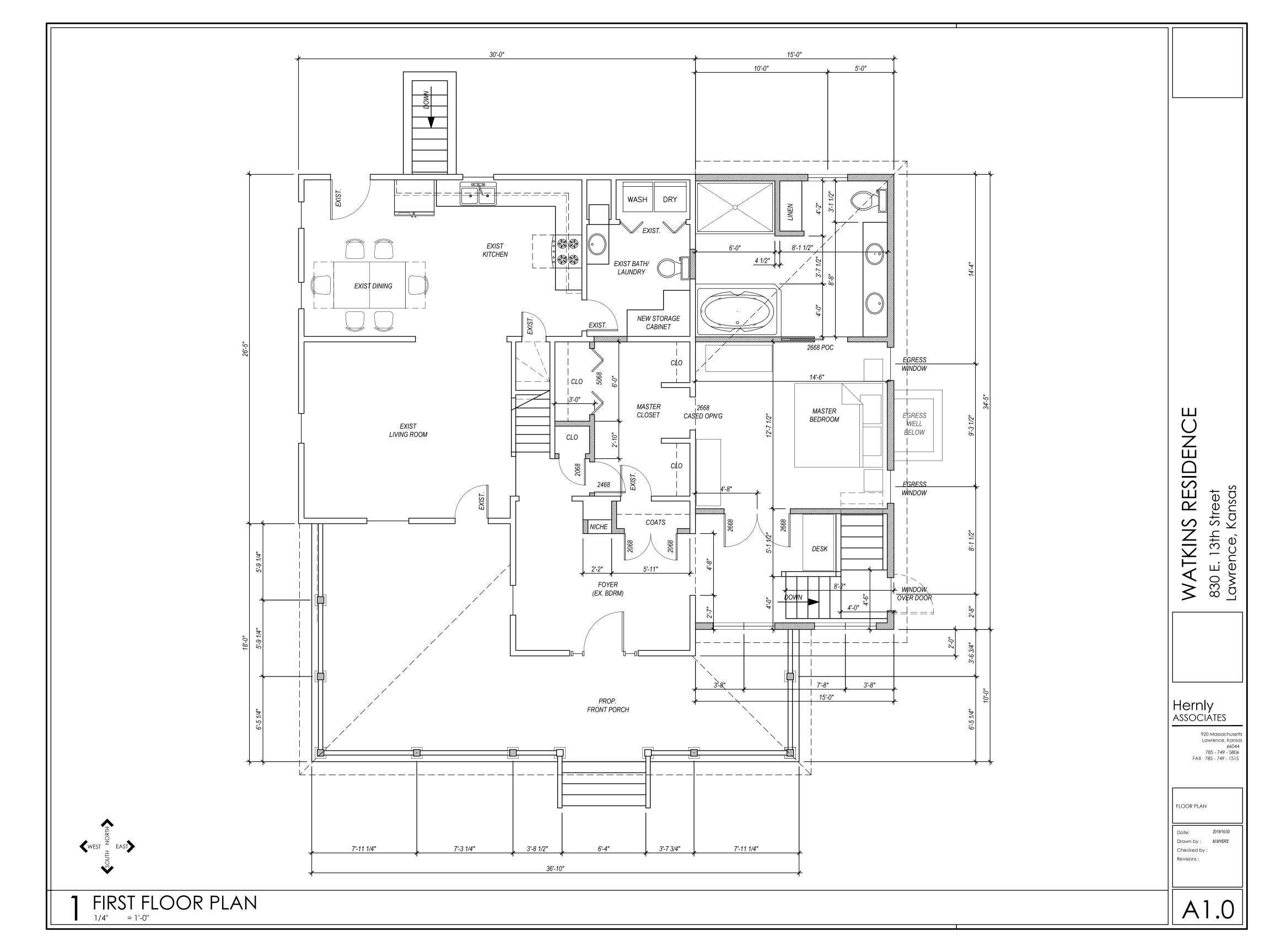
920 Massachusetts Lawrence, Kansas 66044 785 - 749 - 5806 FAX 785 - 749 - 1515

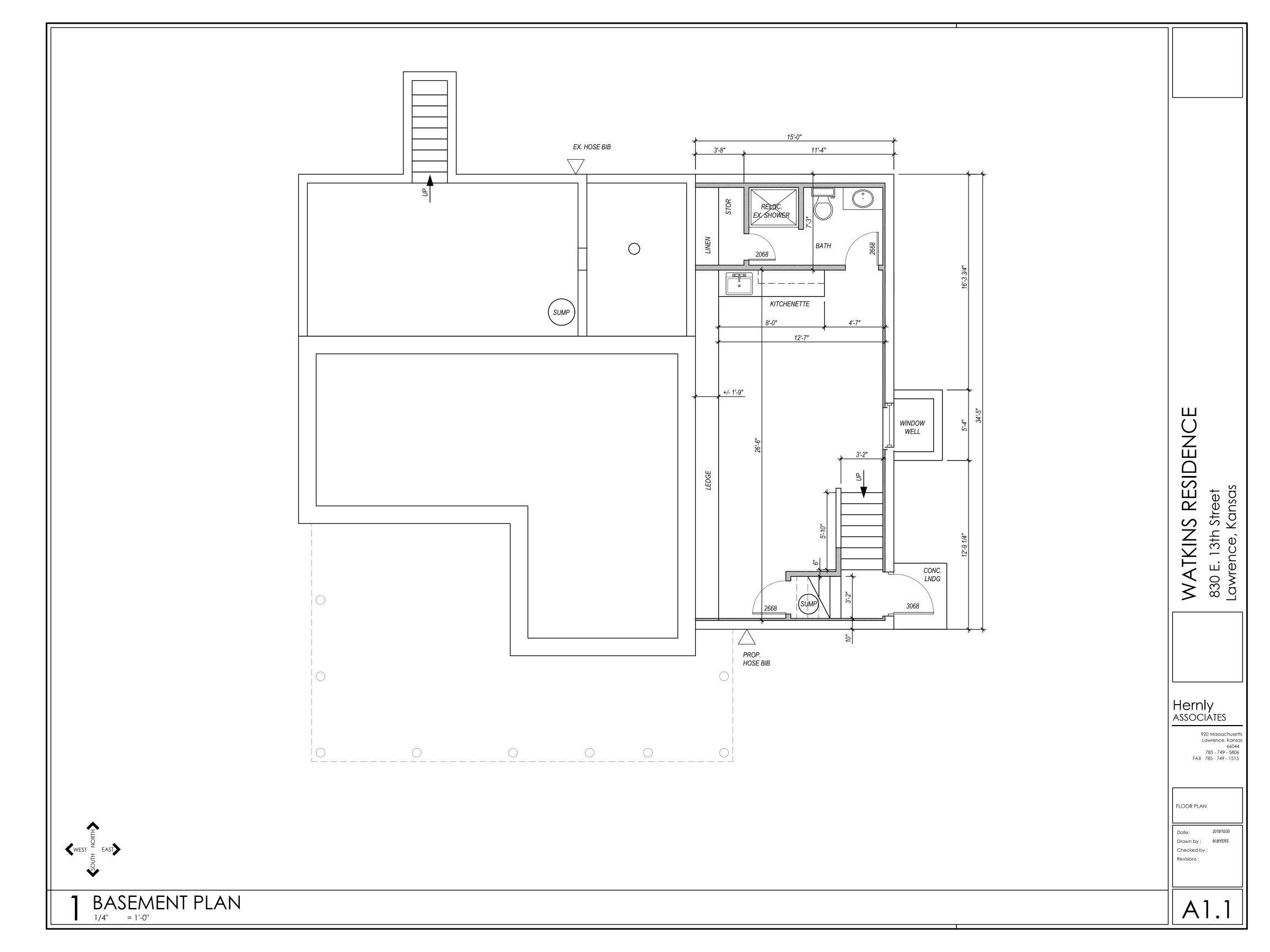
SITE PLAN

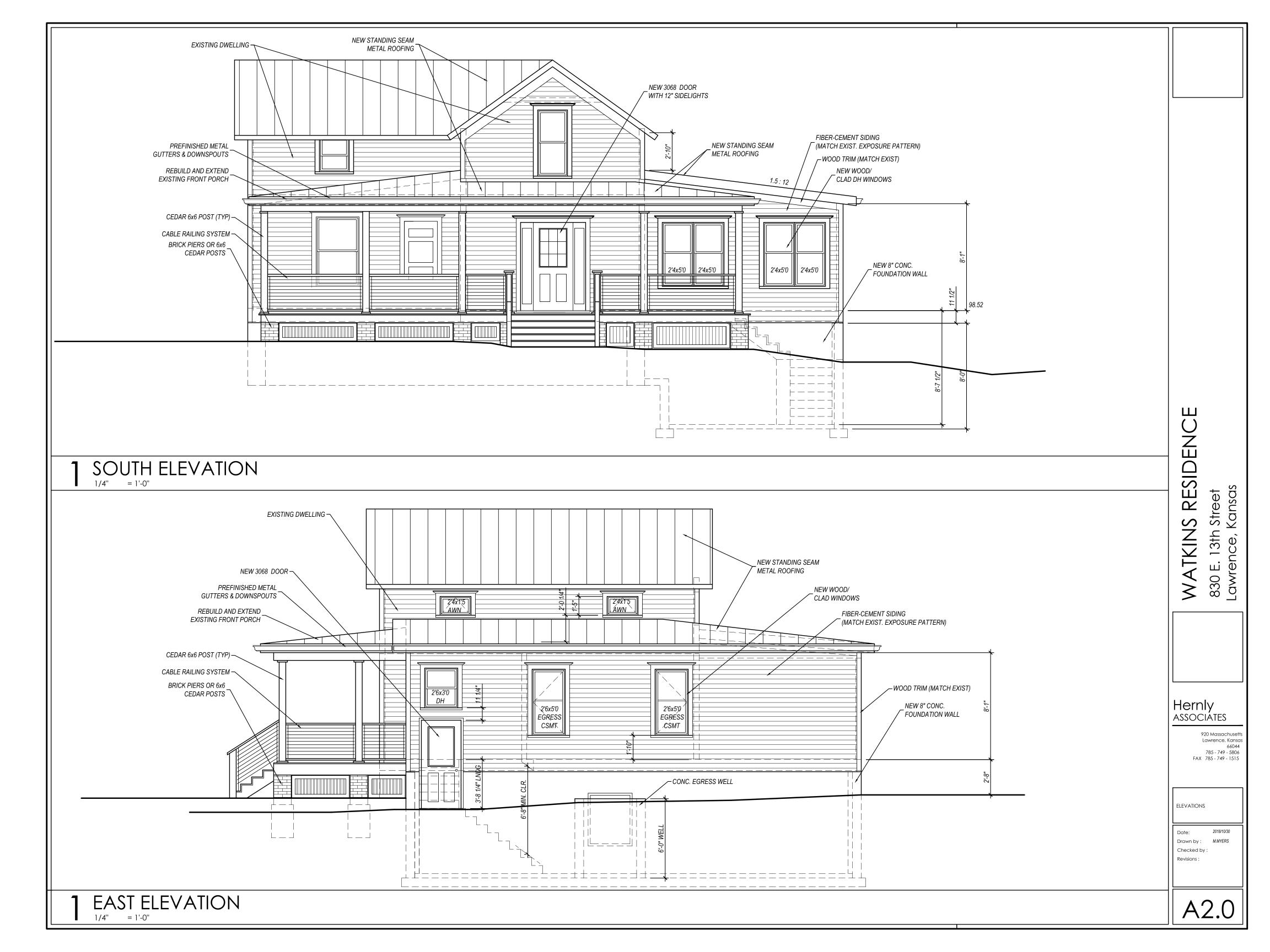
Date: 2018/10/30
Drawn by: M.MYERS
Checked by:
Revisions:

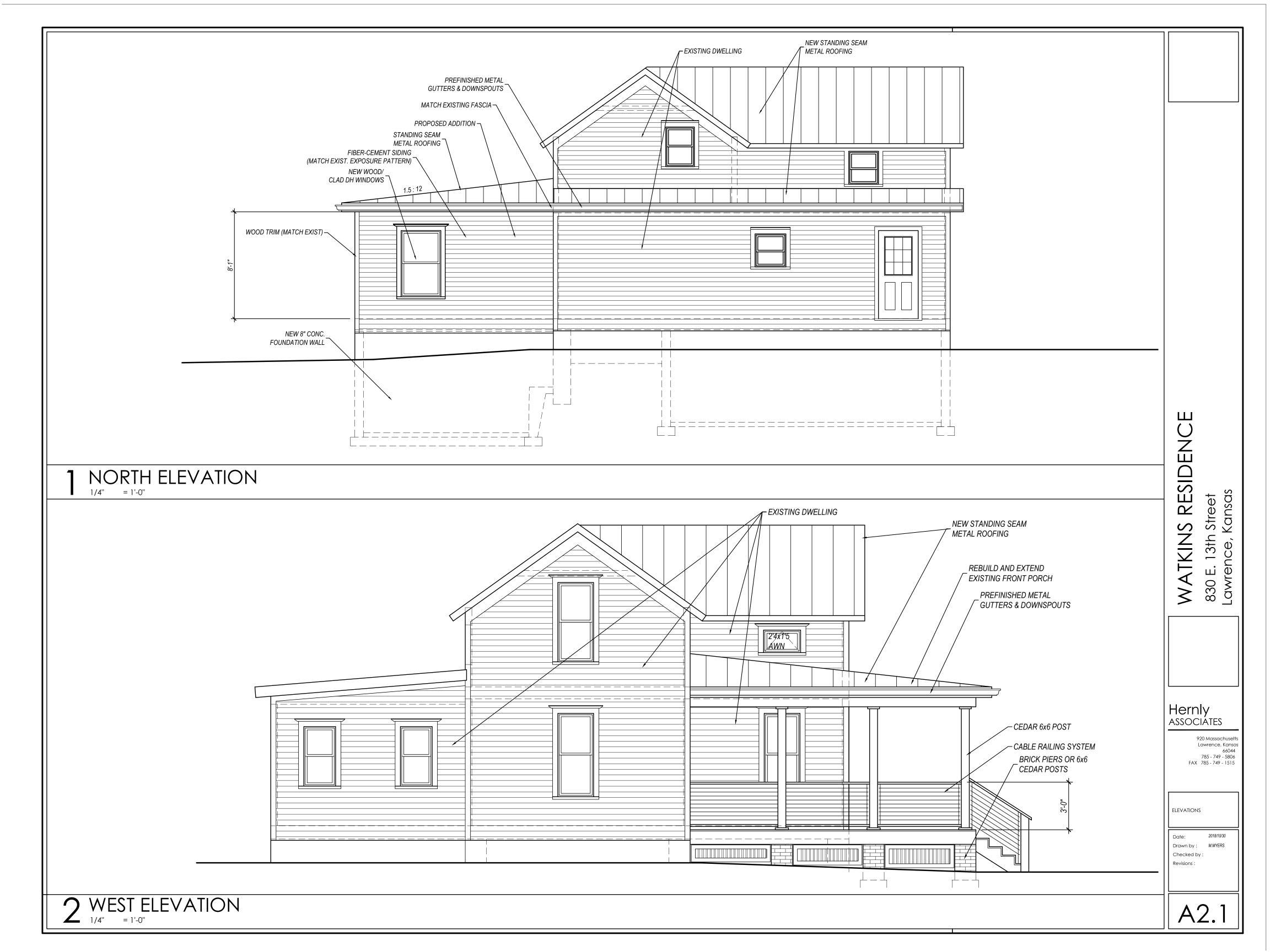
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Lawrence Historic Resources Commission	Item No. 5	
904 Rhode Island Street	DR-19-00021	
Rehabilitation and New Addition	2/21/2019	

### **Applicant**

Matt Mozier for Angela Blair, the property owner of record.

#### Standards for Review

Secretary of the Interior Standards

- Standard 9
- Standard 10

#### Chapter 22

- Standard 9
- Environs of 905 Rhode Island Street, Social Service League building
  - o Area 1
- Environs of 900 Rhode Island Street, Turnhalle
  - o Area 1

### Request

The applicant proposes to rehabilitate the structure located at 904 Rhode Island Street and construct a new 128 square foot addition on the south east corner of the existing structure. The addition will be located in the area of an existing concrete pad that serves as a patio for the existing structure.

#### Reason for Request

The property is a contributing structure to the North Rhode Island Street Historic Residential District listed in the National Register of Historic Places. The property is also located in the environs of the Social Service League building (905 Rhode Island Street), and the environs of the Turnhalle (900 Rhode Island Street.

#### **Staff Recommendation**

#### State Law Review

In accordance with the <u>Secretary of the Interior's Standards</u>, the standards of evaluation, staff recommends the commission approve the revised proposed project and make the determination that the revised proposed project does not damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places (Register of Historic Kansas Places).

#### Certificate of Appropriateness

In accordance with *Chapter 22 of the Code of the City of Lawrence*, the standards of evaluation, staff recommends the Commission find that the revised proposed project will not significantly encroach on, damage, or destroy the landmarks or their environs and issue the Certificate of Appropriateness for the proposed project.

### **Project Description**

The applicant proposes to rehabilitate the interior of the structure located at 904 Rhode Island Street. The applicant also proposes to construct a 128 square foot addition to the southeast corner of the existing structure. Interior rehabilitation will include new electrical, plumbing, and heating and cooling systems. Plaster will be retained and repaired where possible, but several areas will be removed and replaced with dry wall to match the plaster for the new mechanicals. Interior trim will be repaired or replaced in-kind where necessary. New insulation will be added

in the attic space. The brick on the exterior of the structure will be repointed and the trim will be repaired or replaced as needed. The front porch will be repaired to match the existing porch.

The new 16 foot by 8 foot addition will be located in the area that is currently a concrete patio on the southeast corner of the structure. The addition will be accessed from the interior by enlarging an existing window opening on the south elevation of the existing structure. A door on the east elevation of the existing structure will be infilled to separate the new laundry room from the existing center room of the structure. The exterior brick on the south and east elevations of the existing structure will be maintained. The addition will be clad with lap siding. A wrap-around porch will be located around the new addition and a metal shed roof is proposed for the addition and the wrap-around porch. The porch will extend approximately 4 feet to the south of the existing wall plane of the historic structure. The new door to the exterior from the addition will be located on the east elevation.

### **Project Review**

904 Rhode Island Street is listed as a contributing structure to the North Rhode Island Street Historic Residential District and is subject to the State Preservation Law. For State Preservation Law review of projects involving listed properties, the Historic Resources Commission uses the Secretary of the Interior's Standards to evaluate the proposed project. New additions should be compatible in size, scale, massing, and materials. The new addition should also retain as much original historic fabric as possible removing only the necessary historic materials as required for the new addition.

904 Rhode Island Street is also located in the environs of the Social Service League building (905 Rhode Island Street), and the environs of the Turnhalle (900 Rhode Island Street) and is subject to review under Chapter 22 of the City Code that requires a Certificate of Appropriateness for projects within 250 feet (environs) of a Lawrence Register listed property. Environs review for a Certificate of Appropriateness begins with a presumption that a Certificate of Appropriateness will be approved unless the proposed construction or demolition would significantly encroach on, damage, or destroy the landmark or historic district. Interior alterations are not included in the review. The review focuses on the environment of the listed property and how the project interacts with the environment of the listed property, not how the project affects the subject property. Projects that require a Certificate of Appropriateness use the standards in Section 22-505 of Chapter 22. In addition to review by Section 22-505, the proposed alterations and new construction should be reviewed using the design criteria in Section 22-506. These design criteria help to promote the standards set forth in Section 22-505. Specifically, Section 22-506(c)(2) provides review criteria for additions to existing buildings. Identified criteria for new additions includes but is not limited to building scale, height, orientation, site coverage, spatial separation from other buildings, facade and window patterns, entrance and porch size and general design, materials, textures, color, architectural details, roof forms, emphasis on horizontal or vertical elements, walls, fences, landscaping, and other features deemed appropriate by the Commission.

National Park Service Preservation Brief 14 gives guidance for new additions to historic structures. A new exterior addition to a historic building should be considered in a rehabilitation project only after determining that requirements for the new or adaptive use cannot be successfully met by altering non-significant interior spaces. A new addition must preserve significant historic materials, features and form, and it must be compatible but differentiated from the historic building. A recommended location for new additions is the rear of the structure.

The existing historic structure is approximately 950 square feet. There is no bathroom on the first floor. Because of the small footprint of the structure, reconfiguring interior space to allow for a bathroom would require loss of character defining historic materials and floor plan. The proposed project will be placed on the rear of the structure as recommended by the National Park Service in Preservation Brief 14. It will also remove a minimal amount of historic fabric by only enlarging a window to a door. The proposed addition is compatible in size, scale, massing, and materials. The proposed materials for the addition are compatible, but will also differentiate the new addition from the historic structure. The exterior of the historic structure will repointed and repaired in accordance with preservation briefs published by the National Park Service.

The proposed project will also have minimum alterations to the interior of the structure. The exiting floor plan will remain. Material removal will only be for repair or for the new mechanical systems. Elements that cannot be repaired will be replaced in-kind. Sheet rock will replace damaged plaster and plaster that is required to be removed for the installation of the mechanical systems.

Three considerations for staff are the lack of a significant setback of the addition from the south wall plane of the historic structure, the extension of the porch roof beyond the south wall plane of the historic structure, and the use of materials that are not compatible with the historic structure. The lack of setback is determined by the appropriate use of space to allow for the small addition. While staff will typically recommend a greater setback from the historic wall plane, this specific project utilizes the appropriate space to minimize the impact of the addition on the historic structure and the loss of rear yard. The small size of the addition is also a factor to consider when reviewing this project.

The proposed wrap-around porch extends 4 feet beyond the south wall plane of the historic structure. This is the current condition of the existing porch over the concrete patio. The porch is setback from the west wall plane approximately 30 feet. This small extension will be minimally visible from the public right-of-way.

The proposed materials of PVC, Borel, and vinyl windows are not appropriate for the historic structure repair. The applicant has agreed to replace any wood that is beyond repair with wood. The applicant has also agreed to repair the existing historic windows if possible and replace inkind where needed.

Staff is of the opinion that the project, as amended for the materials, meets the Secretary of the Interior's Standards and Guidelines for rehabilitation. Staff is also of the opinion the proposed project meets the intent of Chapter 22 and the environs definitions for the Social Service League building and the Turnhalle.

#### STANDARDS FOR REVIEW

Secretary of the Interior's Standards for State Law Review (K.S.A. 75-2724)

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- 2. The historic character of a property shall be retained and preserved. The removal of

historic material or alteration of features and spaces that characterize a property shall be avoided.

- 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- 8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historical property and its environment would be unimpaired.

### Chapter 22 of the Code of the City of Lawrence (Certificate of Appropriateness)

- (A) An application for a certificate of appropriateness shall be evaluated on a sliding scale, depending upon the designation of the building, structure, site or object in question. The certificate shall be evaluated on the following criteria:
  - 1. Most careful scrutiny and consideration shall be given to applications for designated landmarks;
  - 2. Slightly less scrutiny shall be applied to properties designated as <u>key contributory</u> within an historic district;
  - 3. Properties designated <u>contributory</u> or <u>non-contributory</u> within an historic district shall receive a decreasing scale of evaluation upon application;
  - 4. The least stringent evaluation is applied to noncontributory properties and the environs area of a landmark or historic district. There shall be a presumption that a certificate of appropriateness shall be approved in this category unless the proposed construction or

demolition would significantly encroach on, damage, or destroy the landmark or historic district. If the Commission denies a certificate of appropriateness in this category, and the owner(s) appeals to the City Commission, the burden to affirm the denial shall be upon the commission, the City or other interested persons.

- (B) In considering an application for a certificate of appropriateness, the Commission shall be guided by the following general standards in addition to any design criteria in this Chapter and in the ordinance designating the landmark or historic district:
  - 1. Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, site or object and its environment, or to use a property for its originally intended purpose;
  - 2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible;
  - 3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged;
  - 4. Changes that may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected;
  - 5. Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure or site shall be treated with sensitivity;
  - 6. Deteriorated architectural features shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new materials should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical, or pictorial evidence, rather than on conceptual designs or the availability of different architectural elements from other buildings or structures;
  - 7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building material shall not be undertaken;
  - 8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, and project;
  - 9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alteration and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environs.

### The Environs for Social Service League (905 Rhode Island Street)

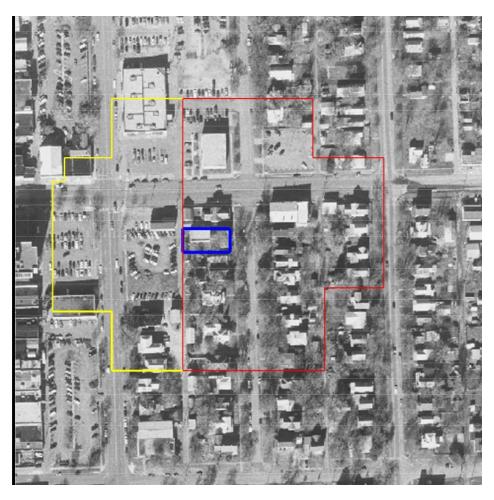
The Environs for the 905/907 should be reviewed in the following manner. The Environs is divided into two areas (see map on next page). The proposed project is located in Area 1 and the following standards should be applied.

Area 1:

Maintaining the existing structures and visual appearance of the environs is the primary focus of review. Main structure demolitions would be approved only if documentation was provided that indicated that the structure was unsound and/or a certificate of economic hardship was approved.

Minor projects (minor additions, porch remodeling, window and door changes, demolition of outbuildings, etc.) that do not involve the front facing facade will be approved administratively by the Historic Resources Administrator. All design elements are important. The proposed alteration or construction should meet the intent of the Secretary of the Interior Standards for Rehabilitation, the Standards and Guidelines for Evaluating the Effect on Project on Environs, and the Criteria set forth in 22-205.

Major projects (major additions, new infill construction, major alterations, roof changes, dormers, etc., to the front facing elevations) would be reviewed by the Historic Resources Commission. All design elements are important. The proposed alteration or construction should meet the intent of the Secretary of the Interior Standards for Rehabilitation, the Standards and Guidelines for Evaluating the Effect on Project on Environs, and the Criteria set forth in 22-205.



Area 1 is shown in red.

Area 2 is shown in yellow.

The property outlined in blue is the Social Services League building.

### The Environs for Turnhalle (900 Rhode Island Street)

The Environs for the 900 Rhode Island Street, the Turnhalle, should be reviewed in the following manner. The Environs are divided into three areas (see map below). The proposed project is located in Area 1 and the following standards should be applied this area.

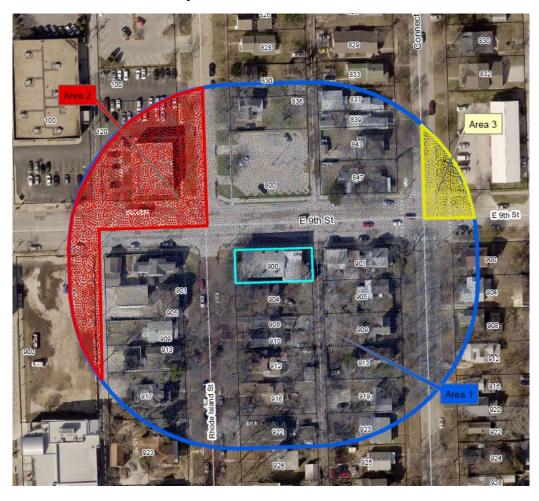
Area 1:

Maintaining the existing structures and visual appearance of the environs is the primary focus of review. Main structure demolitions would be approved only if documentation was provided that indicated that the structure was unsound and/or a certificate of economic hardship was approved.

Minor projects (minor additions, porch remodeling, window and door changes, demolition of outbuildings, etc.) will be approved administratively by the Historic Resources Administrator. All design elements are important.

The proposed alteration or construction should meet the intent of the Secretary of the Interior Standards for Rehabilitation, the Standards and Guidelines for Evaluating the Effect on Project on Environs, and the Criteria set forth in 22-205.

Major projects (major additions, new infill construction, major alterations, roof changes, dormers, etc.,) would be reviewed by the Historic Resources Commission. All design elements are important. The proposed alteration or construction should meet the intent of the Secretary of the Interior Standards for Rehabilitation, the Standards and Guidelines for Evaluating the Effect on Project on Environs, and the Criteria set forth in 22-205.





Pre-Application Meeting Required
Planner
Date
Date Received

6 East 6<sup>th</sup> St. P.O. Box 708 Lawrence, KS 66044

www.lawrenceks.org/pds

Phone 785-832-3150 Tdd 785-832-3205 Fãx 785-832-3160

# **DESIGN REVIEW APPLICATION**

<b>PROPERTY INF</b>	ORMATION				
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	tion (may be attached)				_
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OWNER INFOR	MATION				
Name(s)	HAIR & ASSOCIA	P5,	W		
	NOIE BLATE				•
Address	922 BARRIER ST	_			
City /AM	RENU JES		Sta	ate <u>///</u> z	Pld046
Phone ( <u>785</u>	766-7816			Fax (	
E-mail <u> </u>	rse angica sunflon	ur con	м Cell Phone (	SHME	<u></u>
APPLICANT/AG	ENT INFORMATION				
Contact/	MATT MOZICE	······································			_
Company/	tillery Ridge Con	spece	TION		_
Address 5	27 E. 1550 PD				_
City BALL	TUIN CITY &		Sta	ate <u>US</u> z	IP66006
Phone (285	865-6882			Fax (	_)
E-mail	2569@ GONAIL. CON	1	Cell Phone (	SMUE	_
Existing Zoning	Existing Land Use		Land Use	# of Buildings	7
RM12	PESIDENTAL		SIDENTIAL	/	
Total site area 5850 sam	Existing Building Footprint  884 SO ET		Building Footprint	Open Space Area 47/8 50 ET	
Existing	Proposed Pavement Coverage	<b></b>		1118 24.1	-
Pavement Coverage	170 36 17				
Are you also submi	tting any of the following applicati	ons?			
Building Permit	- Site Plan	• Special	Use Permit	-Zoning Change	
<ul> <li>Variance</li> </ul>	State or Federal Tax Credit Application	on	Other (specify)		-

Property
Address: 904 LHODE ISLAND

Detailed Description of Proposed Project: (Attach additional sheets if necessary)

ADDITIONAL PAGES ATTACHED

Reason for Request: (Attach additional sheets if necessary)

ADDITIONAL PAGES ATTACHED

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Architect/Engineer/Contractor Dersons associated with the project	or Information: Please	e provide name	and phone number of an	ıv
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REQUIRED ATTACHMENTS:				
	structure and site			
<b>☑</b> Scaled or dimensioned	site plan with a grapl	nic/bar scale		
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oxtimes Scaled or dimensioned	floor plans with a gra	phic/bar scale	e	
Materials list				
Digital copy of applicati	ion materials			
ADDITIONAL INFORMATION N	MAY BE REQUIRED BA	ASED ON THE	SCOPE OF THE PROJE	ЕСТ
SIGNATURE				
I/We, the undersigned am/are aforementioned property: By education design review approval as indicated as ind	execution of my/our sigr	authorized agnature, I/we do	gent), (Circle One) of the hereby officially apply for the hereby of the hereby officially apply for the hereby officially app	the or
Signature(s):	U Dani Angela D. Bearce L	Blair		
			Date	
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lote: If signing by agent subm	it Owner Authorizati	on Form		

Application Form 06/2016

Page 3 of 4

**Design Review Application** 



A proposal to remodel and update the residential home at 904 Rhode Island

# **Building Contractor:**

Matt Mozier Hickory Ridge Construction 527 E. 1550 Rd Baldwin City, KS 66006

# Property Owner:

Angie Blair Blair & Associates, LLC 1922 Barker Lawrence, KS 66046

## **Overview**

The owner and owner's agents of 904 Rhode Island propose to repair, remodel, update and remediate the damage of age and neglect of this home located in the North Rhode Island Street Historic Residential District. We propose to retain the basic structural integrity of the house's construction and foundation as well as keeping the original or existing room layout, interior finishes, exterior brick construction and roof, frieze, eave and porch details intact. We also propose to repair and restore the many damaged and neglected elements of the home as well as completely updating the electric, plumbing and heat and air systems to comply with current building codes and safe practices. We will perform this work with a shared respect and appreciation for the architectural and historical significance of the property' and its importance to the overall character and feel of the neighborhoods surrounding downtown Lawrence.

# Scope of work

### I. Permits

- A. Submit and receive approval from the Historic Resources of Lawrence before work begins.
- B. Apply for and receive necessary building permits from the Lawrence Department of Planning and Development Services

## II. Site Work & Demo

- A. Remove existing covered patio shed roof on Southeast corner of residence and remove to on-site trash dumpster or recycle metal roofing
- B. Break up and remove poured concrete patio at Southeast corner of residence and remove by trucking
- C. Dig up existing cistern under removed poured patio. Assess for removal or for filling in with crushed stone and clean fill.
- D. Excavate, compact and add fill as needed for new concrete stem walls and footings for proposed addition.

- E. Pour new steel-reinforced frost footings for proposed addition footprint
- F. Pour new 4' steel-reinforced concrete stem walls for addition foundation
- G. Dig out existing collapsed cellar window wells and rebuild

## III. Bathroom and Laundry addition \*See attached plans

- A. Build new 16'x8' addition in location of existing concrete slab
  - a. Exterior walls to be 2x6 construction, sheathed with ½" OSB
  - b. Structure to be built to conform to City of Lawrence adopted building code
  - c. Remove existing East exterior door and plaster over on living room side. Leave exposed masonry jamb in bathroom for recessed shelving and cabinet.
  - d. Remove existing South kitchen window to create modified brick open doorway for access to new laundry area and exterior door. Brick jamb to be repaired and mortared to showcase exposed brick
  - e. Original South and East walls , now enclosed, to retain original brick surfaces
  - f. New shed roof to retain folk architectural style of existing side porch roof, though not dating to the original structure, has likely been there for much of the home's life
  - g. New shed roof to be galvanized steel roof with ice and water membrane underlayment

# IV. Exterior Repair

- A. Repair rotted fascia, subfascia, sheathing, frieze boards, bed/crown mouldings as needed,
  - a. Soffit-replace with 1x4 t&g pine or fir
  - b. Fascia-replace with 1x4 cedar, smooth pvc or 1x4 smooth fiber-cement
  - c. Sub fascia, framing and rafter tails-replace with commonly available framing lumber
  - d. Scrape, remove and collect lead paint if present according to EPA lead paint regulations
  - e. Repaint in period appropriate colors

- B. Repair front porch framing and roof
  - a. Temporarily support front porch roof with bracing
  - b. Remove porch decking material
  - c. Repair and/or replace rotted porch floor framing
  - d. Remove organic and waste debris under porch
  - e. Add soil and grade away from foundation for proper drainage
  - f. Repair/replace front porch post mouldings and architectural elements as needed with cedar or Boral TruExterior trim material <a href="http://truexterior.com/truexterior-siding-and-trim/">http://truexterior.com/truexterior-siding-and-trim/</a>
  - g. Clean, scrape, repair as necessary existing porch ceiling, soffit and fascia to EPA regulations
  - h. Repaint in period appropriate color scheme
- C. Remove and install new asphalt shingle roof and gutters
  - a. Remove existing shingle roof, flashings and underlayment
  - b. Repair/replace any rotted roof framing with commonly available framing materials and %" Plywood or OSB
  - c. Install new roof underlayment, flashings and edge flashing
  - d. Remove and re-install and seal chimney flashings
  - e. Install new Timberline or comparable Architectural asphalt shingles
  - f. Repair or replace existing half-round steel gutters and downspouts
- D. Re-point brick and masonry mortar
  - a. Scrub and clean brick and mortar joints
  - b. Repair/replace any missing bricks, lintel or sill elements
  - c. Re-point mortar joints, brush and clean
- E. Repair or replace exterior window trims, as needed
  - a. Use Boral TruExterior trim material to replicate existing finishes if needed
  - b. Scrape paint, remove rot, epoxy as needed to repair if possible to EPA lead paint removal and disposal regulations
  - c. Prime, caulk and paint in period appropriate color scheme
- F. Repair and paint exterior front door trims, as needed
- G. Use Boral TruExterior trim material to replicate existing finishes if needed

- a. Scrape paint, remove rot, epoxy as needed to repair if possible to EPA lead paint removal and disposal regulations
- b. Prime, caulk and paint in period appropriate color scheme
- H. Repair/replace exterior cellar access doors, secure, prep and paint

# V. Interior Repair

#### A. Main Staircase

- a. Front entry staircase will be repaired and restored using original stair newel, handrail, balusters, treads and skirts.
- b. Additional missing elements will be milled and replaced in the existing wood species and dimension as needed to complete all missing details if possible
- c. Newel, handrail and spindles will be tightened and secured to remediate current unsafe conditions
- d. Plaster will need to be removed and repaired around the stairs to allow access to re-attach places where it is pulling away from the wall
- e. Stairs to be cleaned and repainted
- B. Tile ceiling and plaster ceiling in Great Room and Living Room to be removed to allow for removal and replacement of existing plumbing and addition of heat and air ductwork for 2nd floor.
- C. Portions of lath and plaster on interior walls to be removed to allow for electrical wiring and plumbing.
- D. A mechanical chase will be constructed to service 2nd floor mechanicals in the location of the existing shelving cabinet in Great Room
- E. Kitchen plaster ceiling not salvageable and to be removed and replaced with smooth finished drywall.
- F. Clean up, repair existing baseboards and shoe moldings, prep for paint, paint
- G. Repair and patch existing and salvageable plaster walls and ceilings except where noted.
- H. Prep and paint all plaster and drywall walls and ceilings

## VI. Doors and Interior Door Trims

- A. Interior Doors and Cased openings
  - a. Interior doors and door trims will be repaired as necessary

- b. Missing trim and mouldings will be replaced with like materials and profiles
- c. Missing outside beaded trim on doors and window casing to be replaced with material based on extant examples upstairs.
- d. Front door and transom will be repaired, reglazed and new weatherstripping installed
- e. Doors and door trim will be scraped and sanded to EPA Lead Paint regulations if necessary
- f. All doors and trim will be repainted.

### VII. Windows and Interior Window Trims

- A. We propose to replace the existing windows due to the poor condition of the existing sashes, glazing, and deteriorated and missing muntins and broken panes. The exterior wall construction of plaster applied directly to masonry prohibits modern insulation techniques so we feel the additional energy loss in retaining even repaired original windows would contribute to the energy inefficiency inherent in a home of this age and construction. We also feel the hazard to safety that these nearly floor to ceiling, single pane windows pose warrants replacement with modern insulated glazing and tempered glass. There are several good modern windows which can unobtrusively replace historical windows and not detract from the overall character of the house. We would use Marvin Ultimate Insert Double Hung windows or something comparable which could be inserted into the existing window jambs. We could replicate the distinctive 6 over 6 divided light pattern of the originals. This would allow us to insulate the jambs through the existing window weight and pulley access panels, retain the original wide cased jambs and trims and give us the benefits of far superior energy efficiency. We believe they would look very similar to the original windows without the need for decidedly non-original aluminum storm windows.
  - a. Missing window trim and mouldings will be replaced with like materials and profiles
  - b. Missing outside beaded trim on doors and window casing to be replaced with material based on extant examples upstairs.
  - c. Window trim will be scraped and sanded to EPA Lead Paint regulations if necessary
  - d. All windows and trim will be repainted.

- B. Alternately, we would repair the existing windows, if possible. We feel this is the inferior choice as explained above regarding energy inefficiency.
  - a. Remove sashes to repair, replace missing glass panes, reglaze, replace or repair broken stiles.
  - b. Repair or replace broken or out of square window jambs
  - c. Repair or replace broken weights, cords and pulleys
  - d. Build new poplar sashes to replace missing or irreparable sashes
  - e. Install new copper weatherstripping
  - f. Scrape, sand, prime and epoxy repaired or replaced sashes
  - g. Scrape, sand, prime and epoxy jambs
  - h. Re-install repaired sashes
  - i. Paint all window parts as necessary
  - j. Replace windows that are too damaged to salvage with Marvin Ultimate Insert Double Hung wood windows with true divided lites.

## VIII. Floors

- A. Repair, sand and refinish existing hardwood floors in all rooms but kitchen, baths and laundry.
- B. Install new engineered plank flooring in kitchen, baths and laundry areas

## IX. Cellar

- A. Clean out debris, trash and unusable mechanical equipment and remove to on-site trash dumpster
- B. Clean floors and stone foundation
- C. Pour raised concrete bases for mechanical system locations
- D. Repair, secure and rebuild, if necessary, cellar windows
- E. Seal all exterior air gaps with fire rated foam and caulking
- F. Install new insulation in exterior rim joist and joist bays

## X. Electric

- A. Install temporary power mast for construction purposes
- B. Remove existing meter and electrical panel

- C. Install new permanent mast and electrical meter
- D. Upgrade electrical service to 200 amps
- E. Install new breaker box panel
- F. Remove existing wiring, switches, receptacles and lighting fixtures
- G. Install new wiring, switches, receptacles and lighting fixtures in compliance with Electrical code

# XI. Plumbing

- A. Remove existing plumbing lines, drains, water heater, gas appliances and plumbing fixtures. Remove to on-site dumpster
- B. Install new water lines, drains, valves, gas lines and plumbing fixtures
- C. Install new water heater
- D. Scope existing sewer drain and assess for damage
- E. Replace or repair existing sewer line if necessary

# XII. Heating and Cooling

A. Install new heating and cooling systems, supply and return air ducts, registers and thermostats

# XIII. Attic

- A. Reframe existing attic access to code
- B. Remove trash, debris and deteriorated insulation
- C. Seal all air gaps and ceiling/wall penetrations with fire-rated foam insulation
- D. Install new loose fill blown-in insulation to R-49

# XIV. Kitchen

A. Install new kitchen cabinets, counters and appliances

### XV. Job Site

- A. Keep job site tidy, clean and reasonably free of debris
- B. Barricade and cordon off construction areas that pose a risk to the public.
- C. Perform lead paint remediation or other hazardous material remediation in accordance with EPA regulations.
- D. Post all permits and project documentation prominently

## Intent

Owner and owner's representatives and agents have, in good faith, purchased the property at 904 Rhode Island in order to rehabilitate, repair and occupy the residence which has sat vacant and unmaintained for an extended period. We intend to repair and remodel the residence in a way that respects the historical and architectural significance of the home to the city of Lawrence yet is not economically prohibitive. We feel that our design and our requested changes enhance the features of the original home as well as making the residence more adaptive to our contemporary lifestyle.



A proposal to remodel and update the residential home at 904 Rhode Island

# **Building Contractor:**

Matt Mozier Hickory Ridge Construction 527 E. 1550 Rd Baldwin City, KS 66006

# Property Owner:

Angie Blair Blair & Associates, LLC 1922 Barker Lawrence, KS 66046

## **Overview**

The owner and owner's agents of 904 Rhode Island propose to repair, remodel, update and remediate the damage of age and neglect of this home located in the North Rhode Island Street Historic Residential District. We propose to retain the basic structural integrity of the house's construction and foundation as well as keeping the original or existing room layout, interior finishes, exterior brick construction and roof, frieze, eave and porch details intact. We also propose to repair and restore the many damaged and neglected elements of the home as well as completely updating the electric, plumbing and heat and air systems to comply with current building codes and safe practices. We will perform this work with a shared respect and appreciation for the architectural and historical significance of the property' and its importance to the overall character and feel of the neighborhoods surrounding downtown Lawrence.

# Scope of work

### I. Permits

- A. Submit and receive approval from the Historic Resources of Lawrence before work begins.
- B. Apply for and receive necessary building permits from the Lawrence Department of Planning and Development Services

## II. Site Work & Demo

- A. Remove existing covered patio shed roof on Southeast corner of residence and remove to on-site trash dumpster or recycle metal roofing
- B. Break up and remove poured concrete patio at Southeast corner of residence and remove by trucking
- C. Dig up existing cistern under removed poured patio. Assess for removal or for filling in with crushed stone and clean fill.
- D. Excavate, compact and add fill as needed for new concrete stem walls and footings for proposed addition.

- E. Pour new steel-reinforced frost footings for proposed addition footprint
- F. Pour new 4' steel-reinforced concrete stem walls for addition foundation
- G. Dig out existing collapsed cellar window wells and rebuild

## III. Bathroom and Laundry addition \*See attached plans

- A. Build new 16'x8' addition in location of existing concrete slab
  - a. Exterior walls to be 2x6 construction, sheathed with ½" OSB
  - b. Structure to be built to conform to City of Lawrence adopted building code
  - c. Remove existing East exterior door and plaster over on living room side. Leave exposed masonry jamb in bathroom for recessed shelving and cabinet.
  - d. Remove existing South kitchen window to create modified brick open doorway for access to new laundry area and exterior door. Brick jamb to be repaired and mortared to showcase exposed brick
  - e. Original South and East walls , now enclosed, to retain original brick surfaces
  - f. New shed roof to retain folk architectural style of existing side porch roof, though not dating to the original structure, has likely been there for much of the home's life
  - g. New shed roof to be Central States Manufacturing Horizon-Loc steel roof in brown with ice and water membrane underlayment. Seams 1' tall. Horizon-Loc Central States Mfg, Inc.

# IV. Exterior Repair

- A. Repair rotted fascia, subfascia, sheathing, frieze boards, bed/crown mouldings as needed,
  - a. Soffit-replace with 1x4 t&g pine or fir
  - b. Fascia-replace with 1x4 cedar. Sub fascia, framing and rafter tails-replace with commonly available framing lumber
  - c. Scrape, remove and collect lead paint if present according to EPA lead paint regulations
  - d. Repaint in period appropriate colors
- B. Repair front porch framing and roof

- a. Temporarily support front porch roof with bracing
- b. Remove porch decking material
- c. Repair and/or replace rotted porch floor framing with treated lumber
- d. Remove organic and waste debris under porch
- e. Add soil and grade away from foundation for proper drainage
- f. Repair/replace front porch post mouldings and architectural elements as needed with cedar. Clean, scrape, repair as necessary existing porch ceiling, soffit and fascia to EPA regulations
- g. Repaint in period appropriate color scheme
- C. Remove and install new asphalt shingle roof and gutters
  - a. Remove existing shingle roof, flashings and underlayment
  - b. Repair/replace any rotted roof framing with commonly available framing materials and %" Plywood or OSB
  - c. Install new roof underlayment, flashings and edge flashing
  - d. Remove and re-install and seal chimney flashings
  - e. Install new Timberline or comparable Architectural asphalt shingles
  - f. Repair or replace existing half-round steel gutters and downspouts
- D. Clean and Re-point brick and masonry mortar in accordance with National Park Service Preservation Briefs
  - a. Scrub and clean brick and mortar joints in accordance with National Park Service Preservation Brief 1
  - b. Repair/replace any missing bricks, lintel or sill elements
  - c. Re-point mortar joints, brush and clean in accordance with National Park Service Preservation Brief 2
- E. Repair or replace exterior window trims, as needed
  - a. Use western red cedar wood to replicate existing finishes if needed
  - b. Scrape paint, remove rot, epoxy as needed to repair if possible to EPA lead paint removal and disposal regulations
  - c. Prime, caulk and paint in period appropriate color scheme
- F. Repair and paint exterior front door trims, as needed, with cedar
- G. Use cedar material to replicate existing finishes if needed

- a. Scrape paint, remove rot, epoxy as needed to repair if possible to EPA lead paint removal and disposal regulations
- b. Prime, caulk and paint in period appropriate color scheme
- H. Repair/replace exterior cellar access doors, secure, prep and paint

# V. Interior Repair

#### A. Main Staircase

- a. Front entry staircase will be repaired and restored using original stair newel, handrail, balusters, treads and skirts.
- Additional missing elements will be milled and replaced in the existing wood species and dimension as needed to complete all missing details if possible
- c. Newel, handrail and spindles will be tightened and secured to remediate current unsafe conditions
- d. Plaster will need to be removed and repaired around the stairs to allow access to re-attach places where it is pulling away from the wall
- e. Stairs to be cleaned and repainted
- B. Tile ceiling and plaster ceiling in Great Room and Living Room to be removed to allow for removal and replacement of existing plumbing and addition of heat and air ductwork for 2nd floor.
- C. Portions of lath and plaster on interior walls to be removed to allow for electrical wiring and plumbing.
- D. A mechanical chase will be constructed to service 2nd floor mechanicals in the location of the existing shelving cabinet in Great Room
- E. Kitchen plaster ceiling not salvageable and to be removed and replaced with smooth finished drywall.
- F. Clean up, repair existing baseboards and shoe moldings, prep for paint, paint
- G. Repair and patch existing and salvageable plaster walls and ceilings except where noted.
- H. Prep and paint all plaster and drywall walls and ceilings

### VI. Doors and Interior Door Trims

- A. Interior Doors and Cased openings
  - a. Interior doors and door trims will be repaired as necessary
  - b. Missing trim and mouldings will be replaced with like materials and profiles
  - c. Missing outside beaded trim on doors and window casing to be replaced with material based on extant examples upstairs.
  - d. Front door and transom will be repaired, reglazed and new weatherstripping installed
  - e. Doors and door trim will be scraped and sanded to EPA Lead Paint regulations if necessary
  - f. All doors and trim will be repainted.

### VII. Windows and Interior Window Trims

- A. We propose to replace the existing windows due to the poor condition of the existing sashes, glazing, and deteriorated and missing muntins and broken panes. The exterior wall construction of plaster applied directly to masonry prohibits modern insulation techniques so we feel the additional energy loss in retaining even repaired original windows would contribute to the energy inefficiency inherent in a home of this age and construction. We also feel the hazard to safety that these nearly floor to ceiling, single pane windows pose warrants replacement with modern insulated glazing and tempered glass. There are several good modern windows which can unobtrusively replace historical windows and not detract from the overall character of the house. We would use Marvin Ultimate Insert Double Hung windows or something comparable which could be inserted into the existing window jambs. We could replicate the distinctive 6 over 6 divided light pattern of the originals. This would allow us to insulate the jambs through the existing window weight and pulley access panels, retain the original wide cased jambs and trims and give us the benefits of far superior energy efficiency. We believe they would look very similar to the original windows without the need for decidedly non-original aluminum storm windows.
  - a. Missing window trim and mouldings will be replaced with like materials and profiles
  - b. Missing outside beaded interior trim on doors and window casing to be replaced with material based on extant examples upstairs.
  - c. Window trim will be scraped and sanded to EPA Lead Paint regulations if necessary

- d. All windows and trim will be repainted.
- B. Alternately, we would repair the existing windows, if possible. We feel this is the inferior choice as explained above regarding energy inefficiency.
  - a. Remove sashes to repair, replace missing glass panes, reglaze, replace or repair broken stiles.
  - b. Repair or replace broken or out of square window jambs
  - c. Repair or replace broken weights, cords and pulleys
  - d. Build new poplar sashes to replace missing or irreparable sashes
  - e. Install new copper weatherstripping
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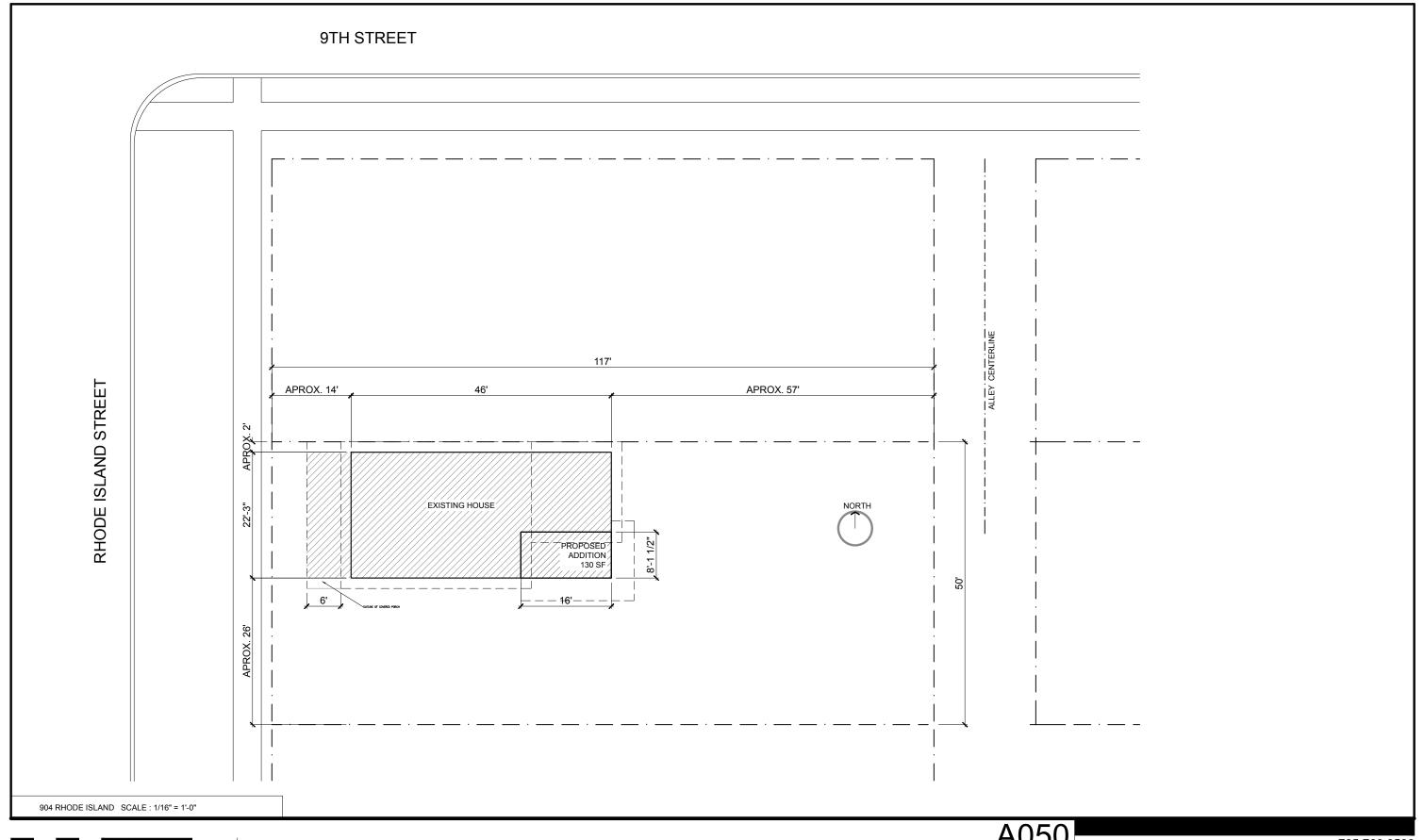
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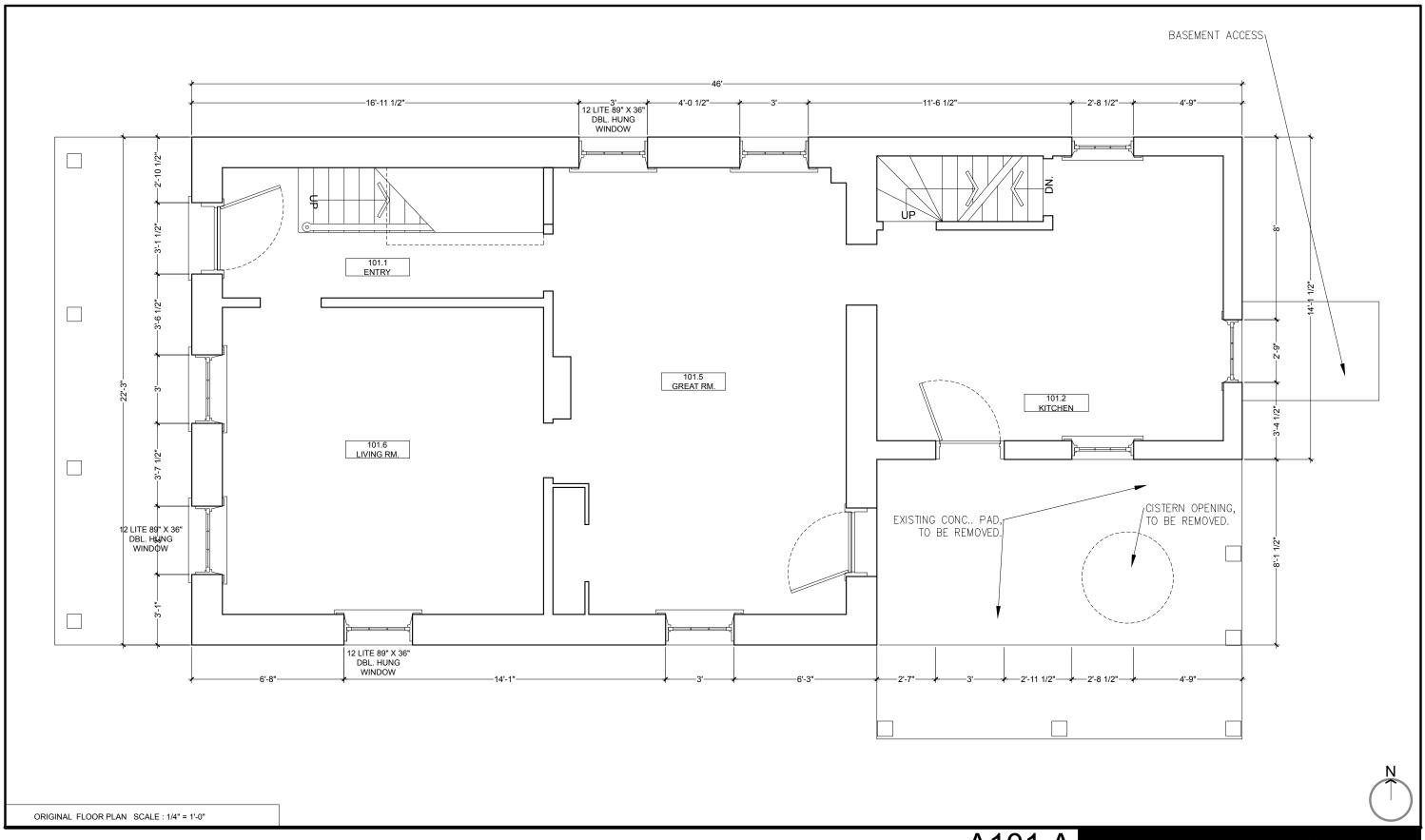
## XV. Job Site

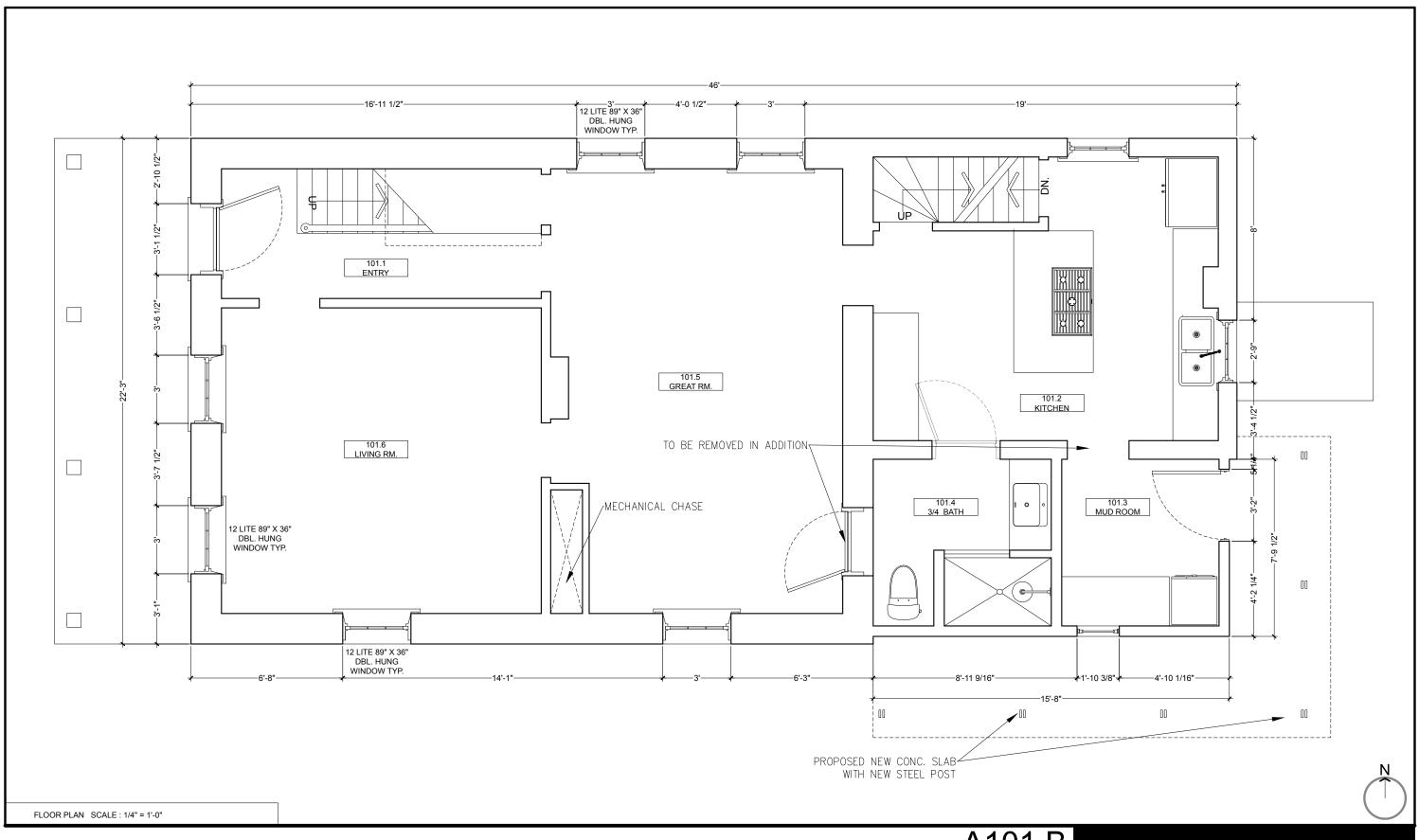
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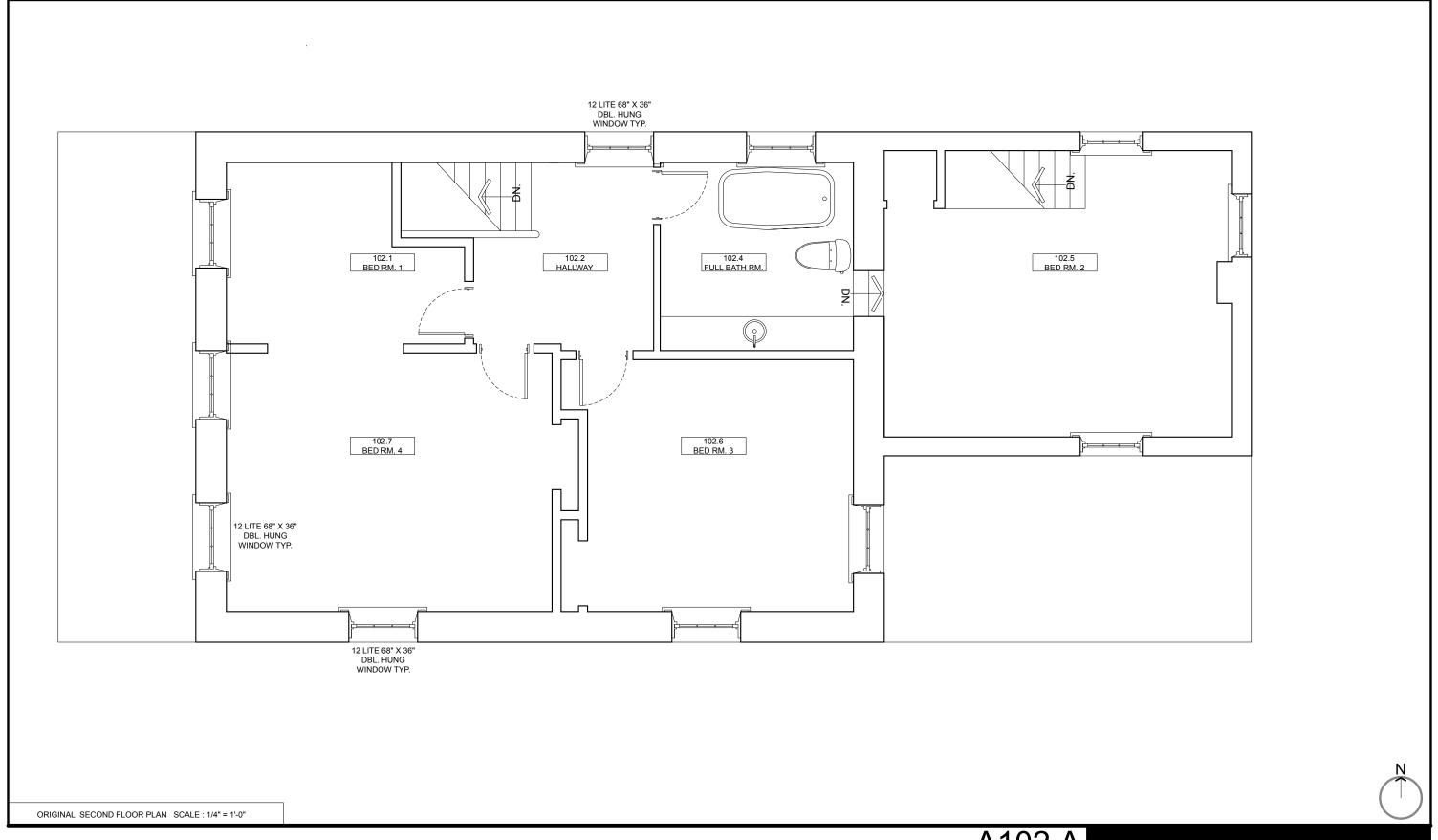
## Intent

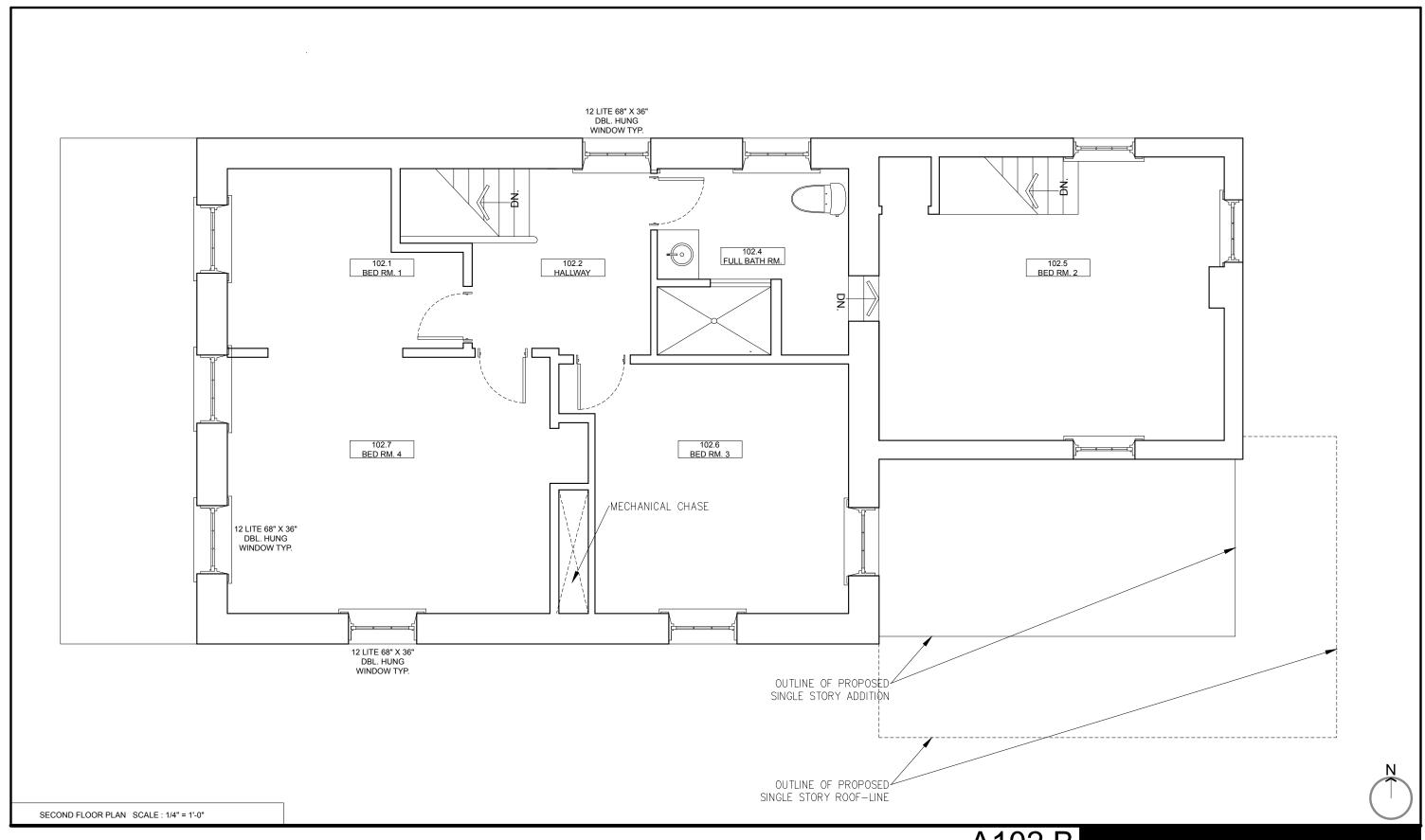
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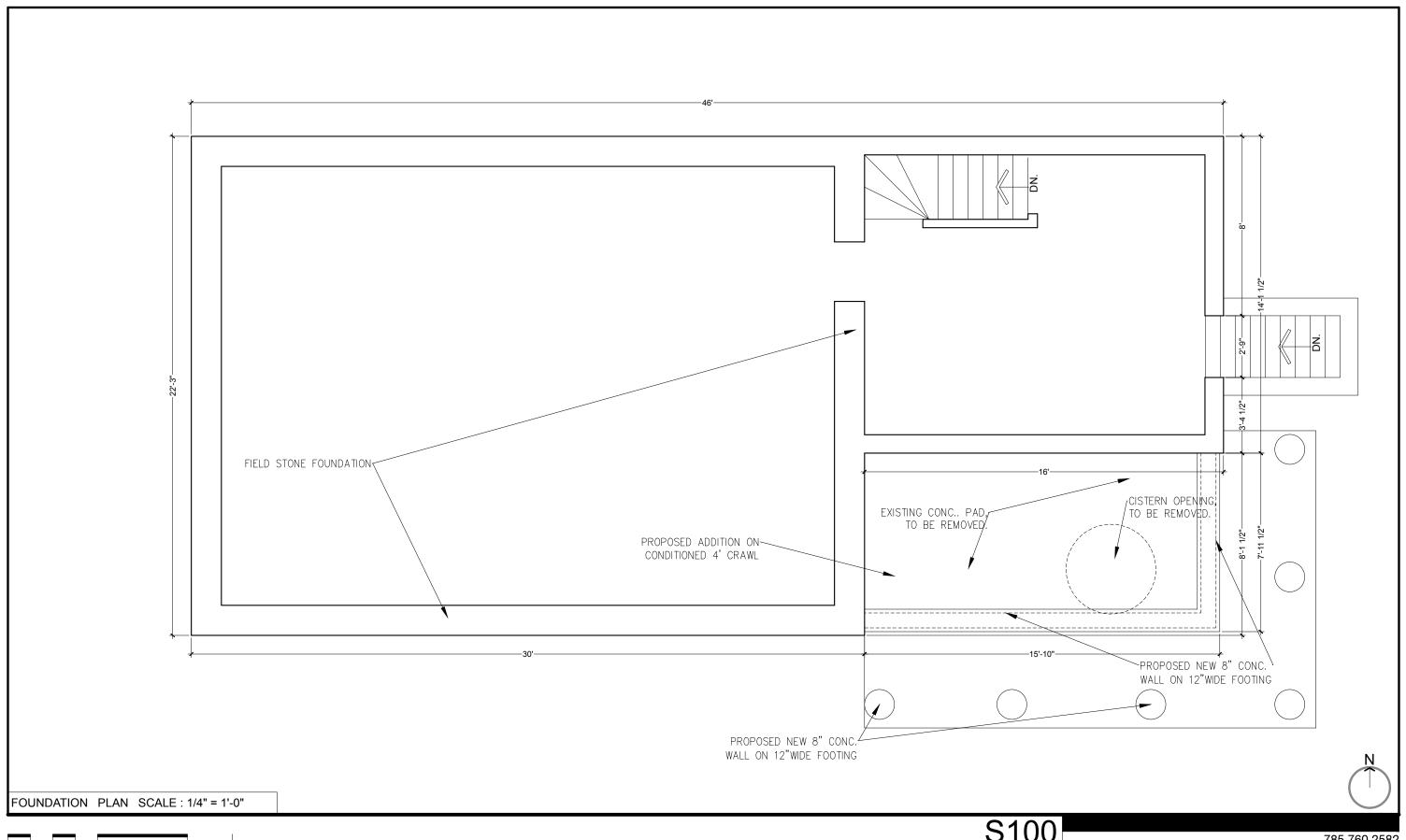












904 RHODE ISLAND BLAIR ADDITION

HOYTHOUSE DESIGN + BUILD

785.760.2582 danielghoyt@gmail.com 529 walnut st. lawrence, ks 66044

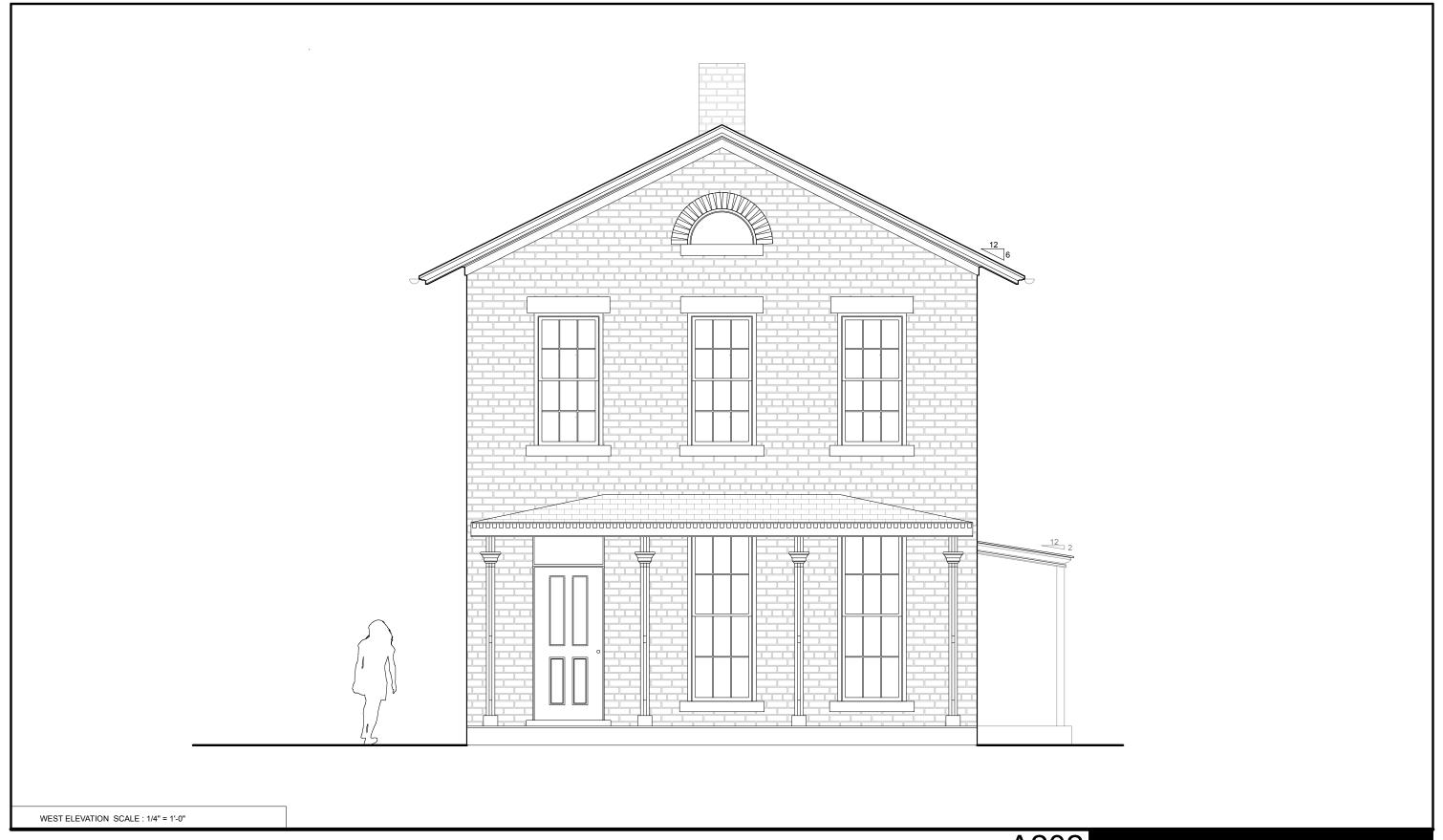
























































### Lawrence Douglas County Metropolitan Planning Office

6 East 6<sup>th</sup> Street, P.O. Box 708, Lawrence, KS 66044 (785) 832-3150 Fax (785) 832-3160 http://www.lawrenceks.org/pds/

#### SPECIAL USE PERMIT APPLICATION CHECKLIST

#### **Application Requirements**

Application materials must be submitted in both print and electronic format (on disc).

If you are not able to provide the application materials in electronic format, please contact the Planning Office at 785-832-3150.

This checklist has been provided to assist you, the applicant, as you prepare your application. Submission of less information than necessary to adequately review and process your application will delay the review process.

The applicant shall meet with Planning Staff at least seven (7) working days prior to submittal of the application.

Planning Staff will determine the completeness, accuracy, and sufficiency of the application within five (5) working days of submission. Incomplete applications will be returned to the applicant.

#### **Pre-Application Meeting**

The applicant shall meet with Planning Staff at least seven (7) working days prior to submittal of the application.

Pre-s	submit	tal Date, <u>20   .</u>					
Planner's Name							
Targ	Target Submission Date, <u>20</u> .						
Fee_	\$500	+\$50 Legal Ad Fee +\$175 Ordinance Publication Fee					
		neeting Planning Staff will assist the applicant to determine <b>if</b> the following items are Required oplicable (NA):					
R	NA						
		Traffic Impact Study, in both print (3 copies) and electronic format.					
		Drainage Study, in both print (2 copies) and electronic format.					
		Stormwater Pollution Prevention Plan (SWP3), in both print and electronic format.					
		Market Study, in both print (2 copies) and electronic format.					
		Downstream Sanitary Sewer Analysis (DSSA), in both print (2 copies) and electronic format.					
		Plan: Area, Corridor, Nodal, other.					

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## Lawrence Douglas County Metropolitan Planning Office

6 East 6<sup>th</sup> Street, P.O. Box 708, Lawrence, KS 66044 (785) 832-3150 Fax (785) 832-3160 http://www.lawrenceks.org/pds/

# **General Special Use Permit Submittal Requirements**

**❖** Application Form, in both print and electronic format (on disc).

		A complete Application Form, in both print and electronic format.			
		<ul> <li>Page 1 – Owner, Applicant, and Property information</li> </ul>			
		<ul> <li>Page 2 – Description and details of proposal</li> </ul>			
		<ul> <li>Page 3 – Description and details/signature page</li> </ul>			
<b>*</b>	At	tachments Required, in both print and electronic format.			
		<u>Legal description</u> of property in print (see Page 10 of this packet) and electronic format (MS Word).			
		Site Plan meeting the requirements of 20-1305(f) 2 paper copy, and 1 electronic (TIF format preferred).			
		<u>Property Owner List</u> certified by the County Clerk of all property owners within the notification area of the subject property.			
		Property Ownership List Certification			
		<u>Sign Posting Affidavit</u> submitted at least 7 days before the public hearing, sign must be posted at least 20 days before public hearing			
		Copy of letter of notification			
<b>*</b>	> Other				
		Payment of review fee. (Make check payable to the City of Lawrence.)			
		Drawings and data necessary to demonstrate that the proposal is in general conformance with the Comprehensive Plan.			



## Lawrence Douglas County Metropolitan Planning Office

Pre-Application Meeting

6 East 6th Street, P.O. Box 708, Lawrence, KS 66044 (785) 832-3150 Fax (785) 832-3160 http://www.lawrenceks.org/pds/

	required minimum 7 days before submission
SPECIAL USE PERMIT APPLICATION	Planner
SPECIAL USE PERIVITI APPLICATION	Date
	Fee
	Fee: \$500 (+\$50 Legal Ad
	& \$175 Ordinance)

OWNER INFORMATION					
Name(s) William L. Fuerst and Lisa L. Ottinger					
Contact <u>same</u>					
Address 703 Highway 40					
City Lawrence	State KS	ZIP 66049			
Phone (785) 691-7844	Fax () n/a				
E-mail bfuerst@ku.edu	Mobile/Pager (_	) same			
APPLICANT/AGENT INFORMATION					
Contact <u>same</u>					
Company					
Address					
City	State	ZIP			
Phone ()	Fax ()				
E-mail	Mobile/Pager (_	)			
Pre-Application Meeting Date	Planner				
PROPERTY INFORMATION					
Present Zoning District Proposed Zoning District					
Present Land Use Proposed Land Use					
Legal Description (may be attached) Lot 2, Block 21, in Sinclair's Addition to the city of Lawrence					
Address of Property 921 Missouri Street, Lawrence KS 66044					
Total Site Area					
Number and Description of Existing Improvements or S	Structures <u>One</u>	existing house			

**SUP Application** Rev 2/14/2019 Page 3 of 21



6 East 6<sup>th</sup> Street, P.O. Box 708, Lawrence, KS 66044 (785) 832-3150 Fax (785) 832-3160 http://www.lawrenceks.org/pds/

☐ Building Permit	☐Subdivision Plat	□X Special Use Permit	☐ Oning Change
□ Variance	☐ Other (specify)		
lease indicate	the reason for your re	equest . (Attach additional she	eets if needed.)
Ise of property a	<u>s a short-term rental pro</u>	perty with listing agency like AirBr	nB. No new construction is
equired. The qua	ality features and locatio	n of this property near Mass Stree	et and KU will provide visitors
ositive lodging e	xperience in our city.		
ii	ad maaking daajajana a	n proposed Special Use Permit	to the Diampine
u reviewilia ali			.0,
•	•	n are required consider the fol	
Commission and Development Co	d the City Commissior ode places the burder	n are required consider the folloners in are required consider the folloners in areas are the folloners.	lowing criteria. The tan application complies
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•	oposed use cause a substantia od in which it is located?	al dimunition in value of other property in the
•		
4. Will the prop	oosed use cause significant adv	verse impacts on the natural environment?
No		
SIGNATURE		
aforemention		(duly authorized agent), (Circle One) of the ur signature, I/we do hereby officially apply for
Signature(s):	William L Fuerst	Date 01/11/2019
	Lisa L Ottinger	Date 01/11/2019
		Date
STAFF USE ONL		
	0	
	d	
	mission Date	

**SUP Application** Rev 2/14/2019 Page 5 of 21



**Metropolitan Planning Office** 6 East 6<sup>th</sup> Street, P.O. Box 708, Lawrence, KS 66044 (785) 832-3150 Fax (785) 832-3160 http://www.lawrenceks.org/pds/

Date Fee Paid	

**SUP Application** Rev 2/14/2019 Page 6 of 21



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#### **OWNER AUTHORIZATION**

I/V	/WE	, hereby referred
	o as the "Undersigned", being of lawful age, do hereby on this day ne following statements to wit:	y of ,, make
1.	. I/We the Undersigned, on the date first above written, am/are the law absolute of the following described real property:	ful owner(s) in fee simple
	See "Exhibit A, Legal Description" attached hereto and incorporated herein	by reference.
2.	. I/We the undersigned, have previously authorized a	nd hereby authorize (Herein referred
	to as "Applicant"), to act on my/our behalf for the purpose of making ap Office of Lawrence/Douglas County, (common	oplication with the Planning Kansas, regarding address), the subject
	property, or portion thereof. Such authorization includes, but is not line whatsoever necessarily required of Applicant in the application process.	nited to, all acts or things
3.	. It is understood that in the event the Undersigned is a corporation or par- whose signature appears below for and on behalf of the corporation of authority to so bind the corporation or partnership to the terms and states instrument.	partnership has in fact the
IN	N WITNESS THEREOF, I, the Undersigned, have set my hand and seal below.	
Ov	Owner Owner	
	TATE OF KANSAS OUNTY OF DOUGLAS	
Th	he foregoing instrument was acknowledged before me on this day	of, 20,
by	у	
My	ly Commission Expires:	
	Notary Public	

Rev 2/14/2019 Page 7 of 21 SUP Application



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## "Exhibit A, Legal Description"

921 Missouri Street, Lawrence KS 66044

Lot 2, Block 21, in Sinclair's Addition to the city of Lawrence



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#### PROPERTY OWNERSHIP LIST CERTIFICATION

As required by Article 13, Section 20-1301(q) of the Development Code, the applicant is responsible for providing certified Ownership information (including names and mailing addresses) of all real property owners within a defined radius from the subject property. The Planning Department is required by the Development Code to use the submitted Ownership list to mail notice of the public hearing to surrounding property owners regarding this Application.

#### **Ownership Information**

The applicant is responsible for providing certified Ownership information. Current Ownership information shall be obtained from the Douglas County Clerk. Ownership information will be considered current if it is **no more than 30 days old** at the time an application is submitted to the Planning Department.

#### **Radius of Notification**

The Ownership list shall include the record Owner of the subject property and all Owners of property located within 400 feet of the subject property. If the subject property is adjacent to the City limits the area of notification shall be extended to at least 1,000 feet into the unincorporated area.

A map of the "Radius of Notification" can be obtained at the Applicant's request at the Planning Office. The map indicates ownership of each property and can be used to check the accuracy and completeness of the Ownership List. The map will be supplied at the Applicant's expense. Allow 10 business days to receive the map.

#### THE FOLLOWING IS TO BE COMPLETED AND SUBMITTED BY THE APPLICANT.

I certify that I have read and understood the above information and that the submitted Ownership list:

- 1. was a) obtained from and b) certified by the Douglas County Clerk,
- 2. is current (no more than 30 days old), and
- 3. includes all property owners within the required notification radius of the subject property.

Signature	01/11/2019 Date
William L Fuerst and Lisa L Ottinger	
Printed Name	



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# SIGN POSTING PROCEDURES AND AFFIDAVIT

#### **Sign Posting Procedures**

The applicant is required to post one or more notification sign(s) on the property. The applicant is responsible for obtaining the sign(s) from the Planning Office of Lawrence/Douglas County, Kansas and for posting and maintaining the sign(s) as prescribed below:

- 1. When the provisions of the Development Code require that "Posted Notice" be provided, the applicant shall ensure that notice is posted on the subject property.
- 2. Posted notice shall be in the form of official signs provided by the Planning Office.
- 3. Posted notice shall be clearly visible to neighboring residents and passers-by from each public street bordering the subject property. At least one sign shall be posted on each street frontage. The Planning Director is authorized to require the posting of additional signs when deemed necessary for effective public notice, but not more than one sign per 300 feet of Street Frontage may be required.
- 4. Posted notice shall remain in place for <u>at least 20 days</u> before the public hearing, meeting, or date of action that is the subject of the notice.
- 5. During the required notice period, the applicant shall periodically check the condition of the sign and shall replace it if it is no longer legible for any reason, whether through act of God, vandalism, defect in installation or vegetative growth.
- 6. For any application requiring posted notice, the applicant shall supplement the application with an affidavit of posting and notice <u>at least seven days</u> before the scheduled hearing. Failure to make timely delivery of such affidavit to the Planning Director shall render the application incomplete and subject it to removal from the agenda on the hearing date, at the discretion of the Planning Commission.
- 7. The applicant shall remove notice signs required by this section within 10 days of the date that the decision-making body takes action or the date that the application is withdrawn.
- 8. Failure to properly post or maintain such signs is grounds for deferral or denial of the application
- 9. For applications that do not abut public streets, the Planning Director is authorized to approve an alternative form of posted notice that will be visible to passers-by.



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#### **Sign Posting Affidavit**

THE FOLLOWING AFFIDAVIT SHALL BE COMPLETED AT LEAST SEVEN DAYS BEFORE THE SCHEDULED HEARING. Failure to make timely delivery of such affidavit to the Planning Director shall render the application incomplete and subject it to removal from the agenda on the hearing date, at the discretion of the Planning Commission.

IN WITNESS THEREOF, I, the Undersigned, have	e set my hand and	seal below.	
I,copy of the Sign Posting Procedures and that the prescribed in the Sign Posting Procedures.	_ (printed name), ne required sign(s)	hereby state that have been posted	I have received a and maintained as
Signature		Date	-
Application No			
STATE OF KANSAS COUNTY OF DOUGLAS			
The foregoing instrument was acknowledged bef	ore me on this	day of	, 20,
by		·	
My Commission Expires:	 Notary Public		_

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**Pre-Application Meeting** 

### Lawrence Douglas County Metropolitan Planning Office

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#### **SPECIAL USE PERMIT**

# DETERMINATION OF COMPLETENESS, ACCURACY, AND SUFFICIENCY (Completed by Staff)

The following items apply to Special Use Permit applications. Submission of less information than necessary to adequately review and process your application may delay the review process. The following submittal requirements will be deemed either fully completed and Provided (P) or Not Provided (NP) or by the applicant or Not Applicable (NA) based on the pre-application meeting.

Р	NP	NA	
			<ol> <li>Pre-Application Meeting. The applicant shall meet with Planning Staff at least seven</li> <li>business days prior to submittal of the application. During the meeting Planning Staff will assist the applicant to determine if the following items are required:</li> </ol>
			Traffic Impact Study, in print (3 copies) and electronic format.
			Drainage Study, in print (2 copies) and electronic format.
			Stormwater Pollution Prevention Plan (SWP3), in print and electronic format.
			Market Study, in print (3 copies) and electronic format
			Downstream Sanitary Sewer Analysis (DSSA), in print (3 copies) and electronic format.
			Plan: Area, Corridor, Nodal, other in print and electronic format.
Ger	neral	Subn	nittal Requirements
Р	NP		
		1.	A complete application form.
		2.	Payment of review fee.
		3.	Owner Authorization form if applicant is not the legal owner of the property.
		4.	Site Plan, 2 copies, folded to a size of 8.5" by 11" in size, image side out, and one copy in electronic format (PDF or TIF preferred).
		5.	Legal description of the property in print and electronic (Microsoft Word) formats.
		6.	A list certified by the County Clerk of all property owners within the notification area of
			the subject property.
		7.	Ownership List Certification form.

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Requ	uiren	nents	for Public Notification of the Public Hearing
		1.	Post a sign (supplied by the Planning Office) at least twenty days before the public hearing.
		2.	Submit Sign Posting Procedures and Affidavit form at least seven days before the public hearing.
Othe	er Re	quire	ements
		1	Drawings and data necessary to demonstrate that the proposal is in general conformance with the Comprehensive Plan.
		2	<ol> <li>Verify the existence of and notify all registered Neighborhood Associations whose boundaries include or are contiguous to the subject property. (To be completed by Staff).</li> </ol>
		3	The site plan must be submitted in both print and electronic format (TIF Preferred).



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# Determination Of Completeness, Accuracy, and Sufficiency

Ιŀ	nave	reviewed the rezoning application submitted by:	
Na	ame:	·	Date:
Αŗ	plica	ation No	
Ва	sed	upon the submitted information, I find the application to	be:
	Со	mplete (based upon the items reviewed)	
	Ind	complete, inaccurate, or insufficient (circle) for the follow	ing reasons:
		The application or plan contains one or more signification of the plan's/applicat standards.	
		The application contains multiple minor inaccuracies or evaluation of the plan's/application's compliance with De	
		The application or plan cannot be approved without modification that the decision-making body for that applito make.	
		Other	
_			
Pla	anne	er	Date
Re	esub	mit by to be placed on the ag	enda for the Planning Commission meeting
or	ı	(All resubmitted materials must b	e deemed to be complete, accurate, and
su	fficie	ent.)	

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Consult the chart below for additional site plan drawing requirements.

✓ NA	an Drawing Requirements Section 20-1305(f)(1)
	Be prepared by an architect, engineer, landscape architect, or other qualifier professional and show the name, business address and licensing information for the professional in the information block on each sheet
	Be prepared at a scale of one inch equals 30 feet or larger for sites of five or fewer acres and be prepared at a scale of one inch equals 40 feet for sites over five acres
	Be arranged so that the top of the plan represents north or, if otherwise oriented, i clearly and distinctly marked
	Show boundaries and dimensions graphically, and contain a written legal descriptio of the property; identification of a known vertical & horizontal reference mar approved by the city engineer; and, show a written and graphic scale
	Show existing public and private Street system, platted or unplatted Ownership, typ and location of Structures, curb cuts on adjacent properties and along the opposit side of the Street
	Show topography extending 50 feet beyond the outside boundaries of the propose site plan for infill development sites
	Show present and proposed topo. Present and proposed topography (contournerval not greater than 2 feet) shall be consistent with City of Lawrence aeria topography. Where land disturbance, grading or development has occurred on a sit or within 100 feet of the subject site since the date the City of Lawrence obtaine aerial topography, an actual field survey shall be required;
	Show the location of existing utilities and Easements on and adjacent to the sit including power lines, telephone lines, & gas lines. Show the vertical elevation (available) and horizontal location of existing sanitary sewers, water mains, storm sewers and culverts within and adjacent to the site. The location of ground mounted transformers and air conditioning units shall be shown on the site plan and succurities shall be Screened if visible from the Street or when adjacent to a Structure of an adjoining Lot(s). In any instance, the location of such units shall occur behind the Front and Side Setback lines as set forth in Sec. 20-601, in the Density and Dimensional Standards Tables;
	Show, by use of directional arrow, the proposed flow of storm drainage from the site. Provide the supplemental stormwater information required by City Regulations and provide on the site plan a site summary table which indicates: the area (in set ft.) and percentage of the site proposed for development as a Building(site development as a paved surface; undeveloped and planted with grass, Ground Cover, or similar vegetative surface
	Show the location of existing and proposed Structures and indicate the number stories, Floor Area, and entrances to all Structures

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Site P √ NA	lan Drawing Requirements Section 20-1305(f)(1)
	Show the location and dimensions of existing and proposed curb cuts, Access aisles off-Street Parking, loading zones and walkways
	Indicate location, Height, and material for Screening walls and fences
	List the type of surfacing and base course proposed for all Parking, loading an walkway areas
	Show the location and size, and provide a landscape schedule for all perimeter an interior Landscaping including grass, Ground Cover, trees and Shrubs
	Show both Gross and Net public areas for proposed offices and commercial establishments. The proposed use, the required number of off-Street Parking Spaces, and the number of off-Street Parking Spaces shown shall be listed on the site plan. If the exact use is not known at the time a site plan is submitted for review, the off-Street Parking requirements shall be calculated by the general use group using the greatest off-Street Parking requirement of that use group
	Show the proposed location, direction and amount of illumination of propose lighting. Provide information on Screening proposed for the lighting and steps take to prevent glare
	Designate a trash storage site on each site plan or a note explaining how refuse removal will be handled. The size of the trash storage receptacle, its location and a elevation of the enclosure shall be approved by the Director of Public Works prior to approval of the site plan. If a modification to the location of the trash storage are is required during the construction phase, both the Planning and Public Works Directors must approve the modification before it occurs
	For CN2, CC and CR Districts, be prepared for all of the contiguous area in the Zoning District under the same Ownership. If the entire site is not proposed for development in the immediate future, then the initial Site Plan application shall contain a proposed phasing schedule, showing which sections of the property shall be developed in which order and showing in which phases the Easement Driveways, Parking Areas and Landscaping will be included. The review body may require adjustments in the provision of Easements, Driveways, Parking Areas and Landscaping among the various phases as a condition of approval
	Provide at least one north-south and one east-west elevation of the property from the Street right-of-way (property line) at a reasonable scale to illustrate Building shape, Height, and Screening proposed
	A note shall be provided on the site plan for a public or governmental Building(s) an facility(ies) indicating that it has been designed to comply with the provisions of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) for Buildings and facilities, appendix A to 28 CFR Part 36

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Site Plan Drawing Requirements			
✓	NA	Section 20-1305(f)(1)	
		If the site plan is for a multiple-Family residential Structure containing at least four Dwelling Units, a note shall appear on the site plan indicating it has been designed to comply with the minimum provisions of the Final Fair Housing Accessibility Guidelines, 24 CFR, Chapter 1, Subchapter A, Appendix II, of the Fair Housing Act of 1968, as amended.	
		Provide a photometric plan pursuant to Section 20-1103(c). Show the proposed location, direction and amount of illumination of proposed lighting. Provide information on Screening proposed for the lighting and steps taken to prevent glare.	

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#### SITE PLAN PERFORMANCE AGREEMENT

	, and legally described as
and project known as certain improvements to be made thereon, do hereb complete compliance and in accordance with the requir	have requested approval of a site plan for a s
itself and his/or its heirs, executors, administrators and approved site plan. The owner affirmatively acknowledge of this agreement and being so informed agrees that Inspector until full compliance with the site plan has be agree that the seasons of the year and adverse weather	lan approval, the undersigned owner agrees to, both for himself/or d assigns to complete said improvements in accordance with the ges that he/or it is fully knowledgeable of the content and meaning no permanent utility hook-ups will be approved by the Building been accomplished. The parties to this agreement covenant and r conditions shall be given reasonable consideration in determining theres post an appropriate cash bond, surety bond, or letter of credit
Dated at Lawrence, Kansas, this day of	·
Owner	
Please print name  STATE OF  COUNTY OF	:SS
Site plan approved on	, 20
Performance agreement accepted/signed on	, 20
	City of Lawrence, Kansas - a Municipal Corporation
ATTEST:	
City Clerk	By Mayor
Notary Public	STATE OF
My Commission Expires	

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# APPROVAL AND EXTENSION TIME PERIOD LAND DEVELOPMENT CODE ARTICLE 13

No action by the City shall be necessary to cause the approval to expire. Its expiration shall be considered a condition of the original approval.

#### SITE PLANS:

[Section 20-1305(o)(1)]

<u>Approval time period</u> -- Building permit must be obtained within **24 months** of final approval of the site plan or the approval shall expire.

<u>Extension</u> -- Extension of **up to 24 months** may be approved by City Commission for good cause shown if written request is made by letter to the Planning Director before the expiration date. Additional extensions may be requested, if necessary.

#### **SPECIAL USE PERMITS:**

[Section 20-1306(k)]

<u>Approval time period</u> -- Building permit must be obtained within **24 months** of the effective date of the decision on the Special Use or the approval shall expire.

<u>Extension</u> -- Extension of **up to 24 months** may be approved by City Commission for good cause shown if written request is made by letter to the Planning Director before the expiration date. Additional extensions may be requested, if necessary.

#### PRELIMINARY DEVELOPMENT PLAN:

[Section 20-1304(d)(12)]

<u>Approval time period</u> -- Application for a Final Development Plan must be submitted within **24 months** after final approval of the preliminary development plan or within 6 months after the date shown on an approved development schedule or the approval shall expire.

<u>Extension</u> -- Extension of **up to 24 months**, or the proposed phasing schedule may be modified to extend all dates by a period **up to one-half the original period allowed for development of that phase**, may be approved by City Commission for good cause shown if written request is made by letter to the Planning Director before the expiration date. Additional extensions may be requested, if necessary.

#### FINAL DEVELOPMENT PLAN

[Section 20-1304(e)(2)(vii)]

<u>Approval time period</u> -- A building permit must be obtained within **24 months** after the final approval of the Final Development Plan or the approval shall expire.

<u>Extension</u> --\_Extension of **up to 24 months**, or the proposed phasing schedule may be modified to extend all dates by a period up to **one-half the original period allowed for development of that phase** may be approved by City Commission for good cause shown if written request is made by letter to the Planning Director before the expiration date. Additional extensions may be requested, if necessary.

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#### INSTITUTIONAL DEVELOPMENT PLAN

[Section 20-1307(g)]

<u>Approval time period</u> -- A building permit must be obtained within **24 months** after the final approval of the Institutional Development Plan or the approval shall expire.

<u>Extension</u> -- Extension of **up to 24 months** may be approved by the City Commission for good cause shown if written request is made by letter to the Planning Director before the expiration date. Additional extensions may be requested, if necessary.

#### **ZONING VARIANCES**

[Section20-1309(k)]

<u>Approval time period</u> -- A building permit must be obtained within **24 months** after the variance has been granted or the variance will expire. The variance will also expire upon expiration of a building permit.

<u>Extension</u> -- Extension of up to **24 months** may be approved by the Board of Zoning Appeals for good cause shown if written request is made by letter to the Planning Director before the expiration date. Additional extensions may be requested, if necessary.

# APPROVAL AND EXTENSION TIME PERIOD SUBDIVISION REGULATIONS

#### PRELIMINARY PLAT\*

[Section 20-809(j)]

<u>Approval time period</u> -- A final plat must be submitted within **24 months** of the date approval of the preliminary plat was granted by the Planning Commission or the approval of the preliminary plat shall expire.

\* Per Section 20-1304(d)(10) of the Development Code, approval of a Preliminary Development Plan constitutes approval of a preliminary plat. The approval and extension timeframe for Preliminary Development Plans that served as Preliminary Plats are provided in the Development Code section on the previous page.

<u>Extension</u> -- An extension of **up to 24 months** may be granted by the Planning Commission for a Preliminary Plat if the cause of failure to submit a final plat is beyond the subdivider's control. A written request must be provided to the Planning Director prior to the expiration date. Additional extensions may be requested, if necessary.

#### **FINAL PLAT**

[Section 20-809(n)(5)]

<u>Approval time period</u> -- Approval of a Final Plat shall be effective for no more than **24 months** from the date of approval unless all conditions of approval have been completed.

<u>Extension</u> – An extension may be granted by the Planning Director for good cause. A written request for extension must be provided to the Planning Director prior to the expiration of the original 24 month approval period.

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#### MINOR SUBDIVISION/REPLAT

(Section 11-108(k)

Approval of a Minor Subdivision/Replat by the Planning director and acceptance of dedications by the Governing Body shall be effective for no more than **24 months** from the date of acceptance unless all conditions of approval have been completed or an extension has been granted by the Planning Director for good cause.

<u>Extension</u> – The extension request must be submitted to the Planning Director prior to the expiration of the original 24 month approval period.

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# RECEIVED

JAN 18 2019

Planning & Development Services City of Lawrence/Douglas County, KS

## SPECIAL USE PERMIT APPLICATION

Pre-Application Meeting required minimum 7 days before submission Planner \_\_\_\_\_\_ Date \_\_\_\_\_ Fee\_\_\_ Fee: \$500 (+\$50 Legal Ad & \$175 Ordinance)

	Fee: \$500 (+\$50 Legal
OWNER INFORMATION	& \$175 Ordinance)
Name(s) Carrie Mulligan	
Contact	
Address 817 Renaissance Drive	
City Lawrence State <u>KS</u> Phone (185) 917-9099 Fax ()	ZIP (44049
Phone (185) 917-9099 Fax ()	
E-mail <u>Carriemulligan 760 gmail. Com</u> Mobile/Pager (189	917-9099
APPLICANT/AGENT INFORMATION	
Contact	
Company	
Address	
CityState	ZIP
Phone () Fax ()	
E-mail Mobile/Pager (	
Pre-Application Meeting Date Planner	
PROPERTY INFORMATION	
Present Zoning District RS5  Proposed Zoning District RS  Proposed Land Use Residential Proposed Land Use Rooms	55
Legal Description (may be attached) Lot 104 New York Street	
Address of Property 1022 New York Street, Lawrence.	KS 66044
Total Site Area 5,850 square feet	
Number and Description of Existing Improvements or Structures	1 Accessory

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**SUP Application** 

SUP-19-00028



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r		
<ul> <li>Subdivision Plat</li> </ul>	· Special Use Permit	·Zoning Change
Other (specify)		
	quest . (Attach additional she	eets if needed.)
I the City Commission and the places the burden of the places respond to the land sheets if needed.)	are required consider the foll on the applicant to show that the following criteria to the b	lowing criteria. The tan application complies est of your knowledge.
posed use comply with	the applicable provisions of	the Development Code?
	with adjacent uses in ter hours of operation, traffic o	_
	d making decisions on the City Commission ode places the burden of the Please respond to the last sheets if needed.)  posed use comply with posed use compatible	d making decisions on proposed Special Use Permit the City Commission are required consider the follode places the burden on the applicant to show that ia. Please respond to the following criteria to the ball sheets if needed.)  posed use comply with the applicable provisions of posed use compatible with adjacent uses in termosed use compatible with adjacent uses in termosed use compatible with adjacent uses in termosed.



Douglas County

PLANNING & DEVELOPMENT SERVICES

6 East 6th Street, P.O. Box 708, Lawrence, KS 66044

(785) 832-3150 Fax (785) 832-3160

http://www.lawrenceks.org/pds/

3. Will the proposed use cause a substantial dimunition in value of other property in the

neighborhood in which it is located?	,
No	
	#1 
SIGNATURE  I/We the undersigned are fare the form (and the first t	duly puthonized agent) (Civela One) of the
I/We, the undersigned am/are the <b>(owner(s)), (</b> aforementioned property. By execution of my/ou	r signature, I/we do hereby officially apply for
rezoning as indicated above.	
Signature(s): Carrie Mulla	Date
-	Date
	Date
CTAFF LICE ONLY	
STAFF USE ONLY	
Application No	
Date Received	
Planning Commission Date	
Fee \$	
Date Fee Paid	



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# **Note to Applicant:**

Replace this page with "Exhibit A, Legal Description".



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#### PROPERTY OWNERSHIP LIST CERTIFICATION

As required by Article 13, Section 20-1301(q) of the Development Code, the applicant is responsible for providing certified Ownership information (including names and mailing addresses) of all real property owners within a defined radius from the subject property. The Planning Department is required by the Development Code to use the submitted Ownership list to mail notice of the public hearing to surrounding property owners regarding this Application.

#### **Ownership Information**

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#### **Radius of Notification**

The Ownership list shall include the record Owner of the subject property and all Owners of property located within 400 feet of the subject property. If the subject property is adjacent to the City limits the area of notification shall be extended to at least 1,000 feet into the unincorporated area.

A map of the "Radius of Notification" can be obtained at the Applicant's request at the Planning Office. The map indicates ownership of each property and can be used to check the accuracy and completeness of the Ownership List. The map will be supplied at the Applicant's expense. Allow 10 business days to receive the map.

#### THE FOLLOWING IS TO BE COMPLETED AND SUBMITTED BY THE APPLICANT.

I certify that I have read and understood the above information and that the submitted Ownership list:

- 1. was a) obtained from and b) certified by the Douglas County Clerk,
- 2. is current (no more than 30 days old), and
- 3. includes all property owners within the required notification radius of the subject property.

Signature J-18
Date

Printed Name



6 East 6<sup>th</sup> Street, P.O. Box 708, Lawrence, KS 66044 (785) 832-3150 Fax (785) 832-3160 http://www.lawrenceks.org/pds/

# SIGN POSTING PROCEDURES AND AFFIDAVIT

#### **Sign Posting Procedures**

The applicant is required to post one or more notification sign(s) on the property. The applicant is responsible for obtaining the sign(s) from the Planning Office of Lawrence/Douglas County, Kansas and for posting and maintaining the sign(s) as prescribed below:

- 1. When the provisions of the Development Code require that "Posted Notice" be provided, the applicant shall ensure that notice is posted on the subject property.
- 2. Posted notice shall be in the form of official signs provided by the Planning Office.
- 3. Posted notice shall be clearly visible to neighboring residents and passers-by from each public street bordering the subject property. At least one sign shall be posted on each street frontage. The Planning Director is authorized to require the posting of additional signs when deemed necessary for effective public notice, but not more than one sign per 300 feet of Street Frontage may be required.
- 4. Posted notice shall remain in place for <u>at least 20 days</u> before the public hearing, meeting, or date of action that is the subject of the notice.
- 5. During the required notice period, the applicant shall periodically check the condition of the sign and shall replace it if it is no longer legible for any reason, whether through act of God, vandalism, defect in installation or vegetative growth.
- 6. For any application requiring posted notice, the applicant shall supplement the application with an affidavit of posting and notice at least seven days before the scheduled hearing. Failure to make timely delivery of such affidavit to the Planning Director shall render the application incomplete and subject it to removal from the agenda on the hearing date, at the discretion of the Planning Commission.
- 7. The applicant shall remove notice signs required by this section within 10 days of the date that the decision-making body takes action or the date that the application is withdrawn.
- 8. Failure to properly post or maintain such signs is grounds for deferral or denial of the application
- 9. For applications that do not abut public streets, the Planning Director is authorized to approve an alternative form of posted notice that will be visible to passers-by.



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#### **OWNER AUTHORIZATION**

I/WE
1. I/We the Undersigned, on the date first above written, am/are the lawful owner(s) in fee simple absolute of the following described real property:
See "Exhibit A, Legal Description" attached hereto and incorporated herein by reference.
2. I/We the undersigned, have previously authorized and hereby authorized to as "Applicant"), to act on my/our behalf for the purpose of making application with the Planning Office of Lawrence/Douglas County, Kansas, regarding 1622 New York St. Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/Lawrence/L
3. It is understood that in the event the Undersigned is a corporation or partnership then the individual whose signature appears below for and on behalf of the corporation of partnership has in fact the authority to so bind the corporation or partnership to the terms and statements contained within this instrument.
IN WITNESS THEREOF, I, the Undersigned, have set my hand and seal below.
Owner Owner
STATE OF KANSAS COUNTY OF DOUGLAS
The foregoing instrument was acknowledged before me on this $\frac{18}{20}$ day of $\frac{1}{20}$ 20 $\frac{1}{20}$
by Came Mulligan
My Commission Expires:  Carelyn Drlar  Notary Public
Caitlyn Dolar Notary Public State of Kansas My Commission Expires 9/13/2



Marni Penrod-Chief Deputy Clerk Heather Dill-Deputy Clerk Elections

January 16, 2019

A CERTIFIED PROPERTY OWNERSHIP LIST WITHIN 400 FT OF 1022 NEW YORK ST (U00459). 01/16/2019. REQUESTED BY CARRIE MULLIGAN.

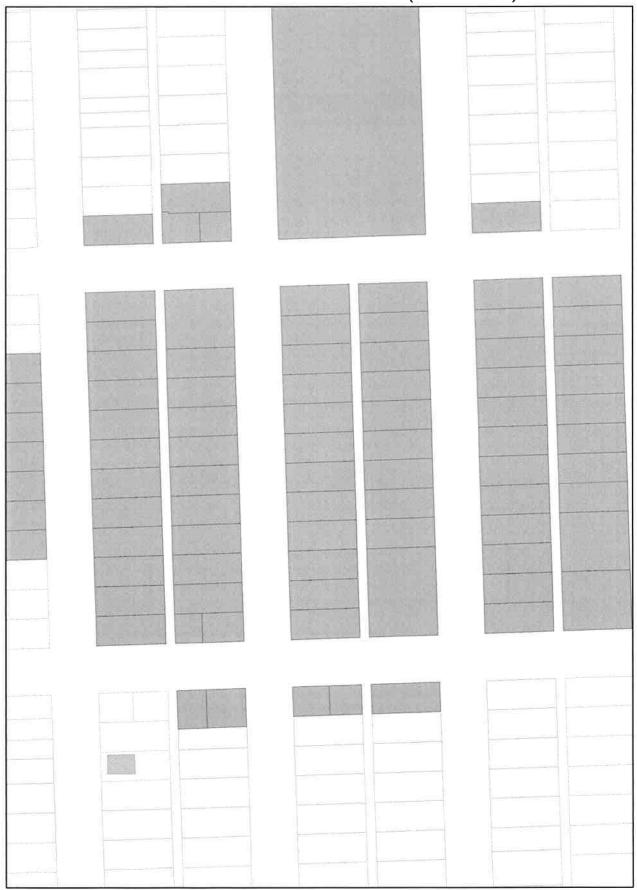
JOHN R. NICHOLS DOUGLAS COUNTY CLERK'S OFFICE 1100 MASSACHUSETTS ST LAWRENCE, KS 66044

785-832-5147

jnichols@douglascountyks.org

Douglas County Real Estate Division County Clerk's Office. I do hereby certify the Property Ownership listed hereto, to be true and accurate.

# CERTIFIED POL WITHIN 400 FT OF 1022 NEW YORK ST (U00459)



079 31-010 23 011 03-0 079 31-0 10-23 011 01-0 079 31-0-10-05 001 00-0 079 31-0-40-05 001 00-0 079 31-0-40-05 003 00-0 079 31-0-40-07-001 00-0 079 31-0-40-07-002 00-0 079 31-0-40-07-002 00-0 079 31-0-10-21-012 01-0	079-31-0-10-22-012-01-0 079-31-0-10-23-011-05-0 079-31-0-10-23-011-02-0 079-31-0-10-22-012-02-0 079-31-0-10-22-012-02-0 079-31-0-10-23-011-04-0	079-31-0-10-23-011.00-0 079-31-0-10-21-010.03-0 079-31-0-10-21-010.01-0	079-31-0-10-22-013.00-0 079-31-0-10-22-012.00-0 079-31-0-10-23-012.00-0	079-31-0-10-23-013.00-0 079-31-0-10-23-010.00-0 079-31-0-10-24-008.02-0 079-31-0-10-21-010.00-0	079-31-0-10-21-009.00-0 079-31-0-10-22-014.00-0 079-31-0-10-22-011.00-0	079-31-0-10-23-009.00-0 079-31-0-10-24-008.01-0 079-31-0-10-21-011.00-0	079-31-0-10-22-010.00-0	079-31-0-10-24-007.00-0 079-31-0-10-21-008.00-0 079-31-0-10-27-015.00-0	079-31-0-10-23-015.00-0 079-31-0-10-23-008.00-0	079-31-0-10-22-016.00-0 079-31-0-10-22-009.00-0	079-31-0-10-24-006-00-0 079-31-0-10-21-012-00-0	079-31-0-10-23-007.00-0	079-31-0-10-22-017.00-0	079-31-0-10-21-013.00-0 079-31-0-10-21-006.00-0	079-31-0-10-24-005,00-0 079-31-0-10-24-005,00-0	079-31-0-10-23-006.00-0	32 32	079-31-0-10-21-005.00-0	079-31-0-10-24-004.00-0 079-31-0-10-21-014.00-0	079-31-0-10-23-018.00-0 079-31-0-10-23-005.00-0	079-31-0-10-22-019.00-0 079-31-0-10-22-006.00-0	079-31-0-10-21-015.00-0 079-31-0-10-21-004.00-0	079-31-0-10-24-003.00-0	079-31-0-10-23-019.00-0 079-31-0-10-23-004.00-0	079-31-0-10-22-020.00-0	079-31-0-10-21-016.00-0	079-31-0-10-22-004,00-0	079-31-0-10-21-003-00-0	079-31-0-10-23-002.00-0	079-31-0-10-22-003.00-0	079-31-0-10-21-002-00-0	079-31-0-10-15-014,00-0 079-31-0-10-21-001,00-0	079-31-0-10-15-016.00-0 079-31-0-10-15-015.00-0	079-31-0-10-15-017.00-0 079-31-0-10-17-013.00-0	079-31-0-10-16-002.01-0
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6 East 6<sup>th</sup> Street, P.O. Box 708, Lawrence, KS 66044 (785) 832-3150 Fax (785) 832-3160 http://www.lawrenceks.org/pds/

# RECEIVED

JAN 22 2019

#### SPECIAL USE PERMIT APPLICATION

Pre-Application Meeting
required minimum 7 days
before submission
Planner
Date
Fee
Fee: \$50

Planning & Development Services City of Lawrence/Douglas County, KS **OWNER INFORMATION** Name(s) ZIP State Phone ( Mobile/Pager (4/ APPLICANT/AGENT INFORMATION Contact Company \_ Address \_\_\_\_\_ State \_\_\_\_ ZIP \_\_\_\_ City Phone ( ) Fax ( ) Mobile/Pager (\_\_\_\_) \_\_\_\_\_ Pre-Application Meeting Date \_\_\_\_\_ Planner \_\_\_\_\_ PROPERTY INFORMATION Present Zoning District 1 Proposed Zoning District Present Land Use Keta Proposed Land Use Legal Description (may be attached) Address of Property 343 Total Site Area Number and Description of Existing Improvements or Structures

SUP Application



**Metropolitan Planning Office** 6 East 6<sup>th</sup> Street, P.O. Box 708, Lawrence, KS 66044 (785) 832-3150 Fax (785) 832-3160 http://www.lawrenceks.org/pds/

itting any of the following a	applications?	
☐Subdivision Plat	☐ Special Use Permit	☑oning Change
☐ Other (specify)		V
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I the City Commission ode places the burden in the Please respond to the land sheets if needed.)	are required consider the follon the applicant to show that the following criteria to the b	lowing criteria. The tan application complies est of your knowledge.
	d making decisions on the City Commission ode places the burden ia. Please respond to the last sheets if needed.)	the reason for your request. (Attach additional shows that the Mental of Donntown Parking decisions on proposed Special Use Permit the City Commission are required consider the following the burden on the applicant to show that ia. Please respond to the following criteria to the burden on the applicant to the burden on the special use the burden on the special use the burden on the applicant to the burden on the special use the burden on the special us



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3. Will the proposed use cause a substantial dimunition in value of other property in the neighborhood in which it is located? 4. Will the proposed use cause significant adverse impacts on the natural environment? **SIGNATURE** I/We, the undersigned am/are the (owner(s)), (duly authorized agent), (Circle One) of the aforementioned property. By execution of my/our signature, I/we do hereby officially apply for rezoning as indicated above. Date 1/23 \_\_\_\_\_ Date \_\_\_\_\_ \_\_\_\_\_\_ Date \_\_\_\_\_\_ **STAFF USE ONLY** Application No. \_\_\_\_\_ Date Received Planning Commission Date \_\_\_\_\_ Fee \$\_\_\_\_\_\_

Date Fee Paid \_\_\_\_\_



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#### PROPERTY OWNERSHIP LIST CERTIFICATION

As required by Article 13, Section 20-1301(q) of the Development Code, the applicant is responsible for providing certified Ownership information (including names and mailing addresses) of all real property owners within a defined radius from the subject property. The Planning Department is required by the Development Code to use the submitted Ownership list to mail notice of the public hearing to surrounding property owners regarding this Application.

#### **Ownership Information**

The applicant is responsible for providing certified Ownership information. Current Ownership information shall be obtained from the Douglas County Clerk. Ownership information will be considered current if it is **no more than 30 days old** at the time an application is submitted to the Planning Department.

#### **Radius of Notification**

The Ownership list shall include the record Owner of the subject property and all Owners of property located within 400 feet of the subject property. If the subject property is adjacent to the City limits the area of notification shall be extended to at least 1,000 feet into the unincorporated area.

A map of the "Radius of Notification" can be obtained at the Applicant's request at the Planning Office. The map indicates ownership of each property and can be used to check the accuracy and completeness of the Ownership List. The map will be supplied at the Applicant's expense. Allow 10 business days to receive the map.

#### THE FOLLOWING IS TO BE COMPLETED AND SUBMITTED BY THE APPLICANT.

I certify that I have read and understood the above information and that the submitted Ownership list:

- 1. was a) obtained from and b) certified by the Douglas County Clerk,
- 2. is current (no more than 30 days old), and
- 3. includes all property owners within the required notification radius of the subject property.

Signature

Rev 11/29/16

Date

Printed Name

# Lawrence Douglas County Metropolitan Planning Office 6 East 6th Street, P.O. Box 708, Lawrence, KS 66044

(785) 832-3150 Fax (785) 832-3160 http://www.lawrenceks.org/pds/

# RECEIVED

JAN 2 2 2019

Planning & Development Services City of Lawrence/Douglas County, KS

# SPECIAL USE PERMIT APPLICATION

Pre-Application Meeting
required minimum 7 days
before submission
Planner
Date
Fee
Fee: \$500 (+\$50 Legal Ad

Name(s) Sofiance Olivera & Monica A. Out  Contact Sofiance Olivera & Monica A. Out  Address 13.31 W. Looth St.  City Levels State N  Phone (185) 766-9032 Fax (	
Address   3131   31   31   31   31   31   31	S ZIP GLEZIS
City	S ZIP GGZIS
Phone (185)	S ZIP GGZIS
Phone (781)	
APPLICANT/AGENT INFORMATION  Contact Software Company Same Research Researc	
Contact Serve	
Company Same As Alexander  Address State Phone () Fax ( E-mail Mobile/Pere-Application Meeting Date Planner  PROPERTY INFORMATION  Present Zoning District RH12 Proposed Zoning D	
Address  City	
Address	
City	
Phone () Fax (	
E-mail Mobile/Pools Pre-Application Meeting Date Planner  PROPERTY INFORMATION  Present Zoning District R H 12 Proposed Zoning D	
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Pre-Application Meeting Date Planner  PROPERTY INFORMATION  Present Zoning District R 1 2 Proposed Zoning D	iger ()
Present Zoning District RH12 Proposed Zoning D	
Present Zoning District RH12 Proposed Zoning D	
A	strict
Present Land Use Proposed Land Use	
Legal Description (may be attached)	
Address of Property Que Rho de Isla	
Total Site Area	
Number and Description of Existing Improvements or Structures	

**SUP Application** 

6 East 6th Street, P.O. Box 708, Lawrence, KS 66044 (785) 832-3150 Fax (785) 832-3160 http://www.lawrenceks.org/pds/

Action of the reason for your request. (Attach additional sheets if needed.)  To use the Aparament to an Acrosso  Provided in the Lacuar  reviewing and making decisions on proposed Special Use Permits, the Planning maission and the City Commission are required consider the following criteria. The velopment Code places the burden on the applicant to show that an application comply such criteria. Please respond to the following criteria to the best of your knowledge tach additional sheets if needed.)  Does the proposed use comply with the applicable provisions of the Development Co			on Plat	Special U	Jse Permit	Zoning Change	2
To use the apparate As an Arrows  Thus unt has a bedience and pany spaces are reviewing and making decisions on proposed Special Use Permits, the Planning namission and the City Commission are required consider the following criteria. The relopment Code places the burden on the applicant to show that an application comp is such criteria. Please respond to the following criteria to the best of your knowledge tach additional sheets if needed.)  Does the proposed use comply with the applicable provisions of the Development Co	ance	Other (s	specify)				
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	ch criteri addition	nal sheets i posed use	comply with t	he applicable p	rovisions of	the Developmen	t Code?
	ch criteri addition	nal sheets i posed use	comply with t	he applicable p	rovisions of	the Developmen	t Code?
	ch criteri addition	nal sheets i posed use	comply with t	he applicable p	rovisions of	the Developmen	t Code?
Is the proposed use compatible with adjacent uses in terms of scale, site d	ch criteri addition	nal sheets i posed use	comply with t	he applicable p	rovisions of	the Developmen	t Code?
operating characteristics, including hours of operation, traffic generation, lighting,	ch criteri addition s the pro	posed use	comply with t				
odor, dust, and other external impacts?	the pro	posed use	comply with t	with adjacent	uses in ter	ms of scale, sit	te desig
Yes	the propagating ch	posed use	comply with t	with adjacent nours of operat	uses in ter	ms of scale, sit	te desig

3. Will the proposed use cause a substantial dimunition in value of other property in the neighborhood in which it is located?

No

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	No		
	ed am/are the <b>(owner(s)), (duly author</b> perty. By execution of my/our signature, I d above.		
Signature(s):	54-	Date	1 18/19
	AllisesAbdan	Date	1/18/19
	#( <del>122-222-2-11</del>	Date _	
AFF USE ONLY			
Application No		-	
Date Received			
Planning Commission	n Date		
Fee \$	Harris Colonia	-	
	X		

# EXHIBIT A FOR SPECIAL USE PERMIT

# 941 RHODE ISLAND, LAWRENCE

## LEGAL DESCRIPTION:

RHODE ISLAND STREET S 6 FT LT 87 & N 38 FT LT 89 (U00825 & 827 COMBINED 1988)

6 East 6<sup>th</sup> Street, P.O. Box 708, Lawrence, KS 66044 (785) 832-3150 Fax (785) 832-3160 http://www.lawrenceks.org/pds/

#### PROPERTY OWNERSHIP LIST CERTIFICATION

As required by Article 13, Section 20-1301(q) of the Development Code, the applicant is responsible for providing certified Ownership information (including names and mailing addresses) of all real property owners within a defined radius from the subject property. The Planning Department is required by the Development Code to use the submitted Ownership list to mail notice of the public hearing to surrounding property owners regarding this Application.

## **Ownership Information**

The applicant is responsible for providing certified Ownership information. Current Ownership information shall be obtained from the Douglas County Clerk. Ownership information will be considered current if it is **no more than 30 days old** at the time an application is submitted to the Planning Department.

#### **Radius of Notification**

The Ownership list shall include the record Owner of the subject property and all Owners of property located within 400 feet of the subject property. If the subject property is adjacent to the City limits the area of notification shall be extended to at least 1,000 feet into the unincorporated area.

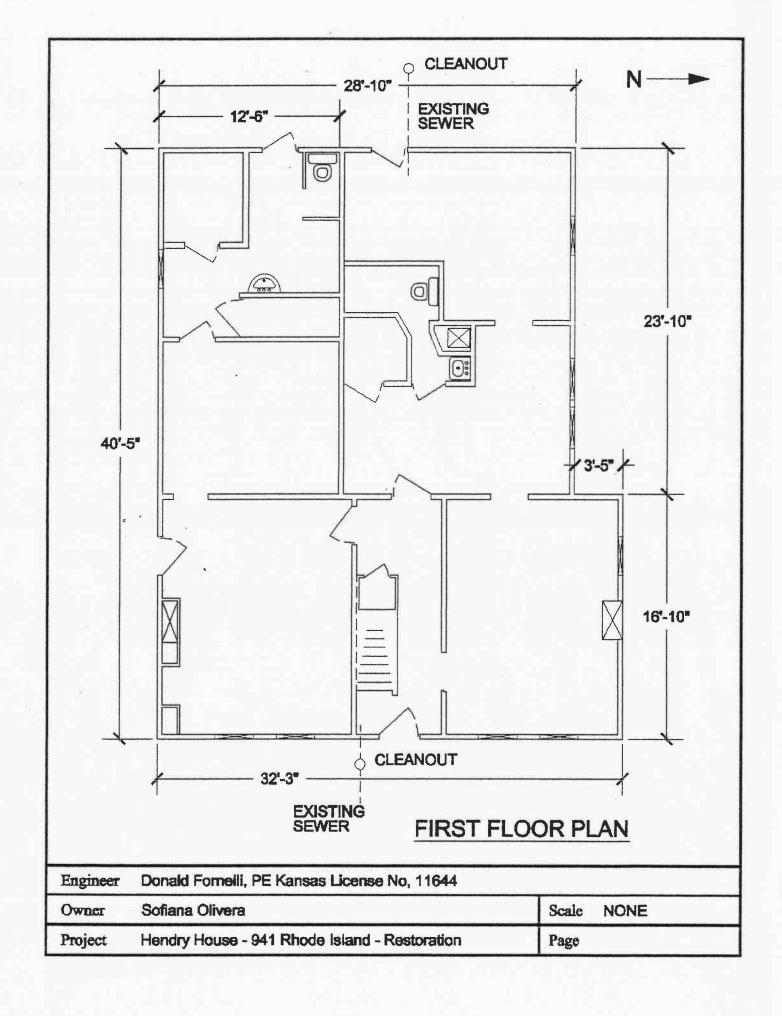
A map of the "Radius of Notification" can be obtained at the Applicant's request at the Planning Office. The map indicates ownership of each property and can be used to check the accuracy and completeness of the Ownership List. The map will be supplied at the Applicant's expense. Allow 10 business days to receive the map.

#### THE FOLLOWING IS TO BE COMPLETED AND SUBMITTED BY THE APPLICANT.

I certify that I have read and understood the above information and that the submitted Ownership list:

- 1. was a) obtained from and b) certified by the Douglas County Clerk,
- is current (no more than 30 days old), and
   includes all property owners within the required notification radius of the subject property.

	1/18/13
Signature	Date
SOFIANA OLIVERA	
Printed Name	



# Douglas County, KS Property Viewer





1 Riverfront Plaza, Suite 110, Lawrence, Kansas 66044 Phone: (785) 832-3345 Fax: (785) 832-3110

# MASTER RENTAL LICENSE

License #:

RLMA-16-00098

Licensee Name:

**OLIVERA, SOFIANA** 

**Rental Complex Name:** 

**Rental Property Address:** 

941 RHODE ISLAND ST

Number of Units on License:

Issue Date:

07/23/2018

**Expires:** 

08/31/2019

If ownership changes occur to the rental property during the license period, or if you have any questions, please notify the City of Lawrence Code Enforcement Division at (785) 832-3345.

2

The issuance of an RLSF, RLMF or RLMA (Master License) rental license for dwelling units and structures containing multiple dwelling units only establishes compliance with the licensing requirements of Chapter 6, Article 13, Section 6-1303(a) of the City Code, 2015 Edition, and amendments thereto, governing the renting, leasing, or letting of Residential Rental Property. The issuance of an RLSF, RLMF or RLMA rental license does not establish or authenticate that such dwelling units and structures are otherwise in compliance with the City's Land Development Code found at Chapter 20 of the City Code, 2015 Edition, and amendments thereto.

A & S RENTAL SOLUTIONS 13 1/2 E 8TH ST LAWRENCE, KS 66044

required minimum 7 days

# RECEIVED

JAN 2 4 2019

Planning & Development Services City of Lawrence/Douglas County, KS

## SPECIAL USE PERMIT APPLICATION

6 East 6th Street, P.O. Box 708, Lawrence, KS 66044 (785) 832-3150 Fax (785) 832-3160 http://www.lawrenceks.org/pds/ Pre-Application Meeting

before submission Planner \_\_\_\_ Fee OWNER INFORMATION Fee: \$500 (+\$50 Legal Ad Name(s) ARON & OLIVERA TRUST & \$175 Ordinance) Contact Address 2237 Templeton Dr State TX ZIP 76006 City Arlington Phone (\_\_\_) \_\_\_\_\_ Fax (\_\_\_) \_\_\_\_\_ Mobile/Pager (\_\_\_\_) \_\_\_\_\_ E-mail APPLICANT/AGENT INFORMATION Contact HONICA OLIVERA Company \_\_\_\_\_ Address 602 WEST 25+C City Lawrence State K5 ZIP 66046 Phone (785) 760 - 1874 E-mail \_\_monolivera 590 e gmoil.com Mobile/Pager (\_\_)\_\_\_ Pre-Application Meeting Date \_\_\_\_\_\_ Planner \_\_\_\_\_ PROPERTY INFORMATION Present Zoning District \_\_\_\_\_\_ Proposed Zoning District \_\_\_\_\_ Proposed Land Use \_\_\_\_\_ Present Land Use Legal Description (may be attached) 1325 Naismith Dr Address of Property \_\_\_\_\_ Total Site Area Number and Description of Existing Improvements or Structures \_\_\_\_\_\_

SUP Application

Metropolitan Planning Office 6 East 6th Street, P.O. Box 708, Lawrence, KS 66044 (785) 832-3150 Fax (785) 832-3160 http://www.lawrenceks.org/pds/

Building Permit	Subdivision Plat	Special Use I	'ermit	Zoning Change	
Variance	Other (specify)				
Please indicate t	he reason for your re	equest . (Attach addi	tional sheets	if needed.)	
To	ose the prope	crty as an	Airbnb.		
				_	
Commission and Development Co vith such criteri	the City Commission de places the burder	n proposed Special Un n are required conside n on the applicant to so n the following criteria	er the followi show that an	ing criteria. The application comp	plies ge.
Does the pro		th the applicable pro	isions of the	Development Co	ode?
	Yes				
operating ch		ole with adjacent us ng hours of operation pacts?			
3. Will the pro neighborhoo	posed use cause a s d in which it is locate No		on in value o		in the
Rev 1/3/2019	Pac	ge 5 of 20		SUP Application	on

Page 5 of 20

Are you also submitting any of the following applications?

Rev 1/3/2019



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#### **OWNER AUTHORIZATION**

I/WE ARON E. OLIVERA , hereby referred to as the "Undersigned", being of lawful age, do hereby on this
1. I/We the Undersigned, on the date first above written, am/are the lawful owner(s) in fee simple absolute of the following described real property:
See "Exhibit A, Legal Description" attached hereto and incorporated herein by reference.
2. I/We the undersigned, have previously authorized and hereby authorized    **Movica OLivera**  to as "Applicant"), to act on my/our behalf for the purpose of making application with the Planning    Office of Lawrence/Douglas County, Kansas, regarding    **Lawrence/Douglas**  **County, Kansas, regarding    **The Such authorization includes, but is not limited to, all acts or things    whatsoever necessarily required of Applicant in the application process.
3. It is understood that in the event the Undersigned is a corporation or partnership then the individual whose signature appears below for and on behalf of the corporation of partnership has in fact the authority to so bind the corporation or partnership to the terms and statements contained within this instrument.
IN WITNESS THEREOF, I, the Undersigned, have set my hand and seal below.  Owner  Owner
Owner Owner
STATE OF KANSAS COUNTY OF DOUGLAS
The foregoing instrument was acknowledged before me on this 25 day of Sancary, 20 19  by Arcn E. Oliver
My Commission Expires:  Notary Public  Notary Public
BARRY KIM Notary Public STATE OF TEXAS My Comm. Exp. 10-30-22 Notary ID # 12851996-8

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	**
4. Will the proposed use cause significant adverse	impacts on the natural environment?
NO	
SIGNATURE	
I/We, the undersigned am/are the <b>(owner(s))</b> (dula aforementioned property. By execution of my/our signer rezoning as indicated above.	gnature, I/we do hereby officially apply for
Signature(s): 40 M Jes & bog	Date 1/17/18
	Date
	Date
STAFF USE ONLY	
Application No	
Date Received	
Planning Commission Date	
Fee \$	
Date Fee Paid	

# EXHIBIT A FOR SPECIAL USE PERMIT

1325 Naismith, LAWRENCE

LEGAL DESCRIPTION:

UNIVERSITY HEIGHTS PART 2 LT 2LESS W 15 FT

6 East 6th Street, P.O. Box 708, Lawrence, KS 66044 (785) 832-3150 Fax (785) 832-3160 http://www.lawrenceks.org/pds/

#### PROPERTY OWNERSHIP LIST CERTIFICATION

As required by Article 13, Section 20-1301(q) of the Development Code, the applicant is responsible for providing certified Ownership information (including names and mailing addresses) of all real property owners within a defined radius from the subject property. The Planning Department is required by the Development Code to use the submitted Ownership list to mail notice of the public hearing to surrounding property owners regarding this Application.

#### **Ownership Information**

The applicant is responsible for providing certified Ownership information. Current Ownership information shall be obtained from the Douglas County Clerk. Ownership information will be considered current if it is **no more than 30 days old** at the time an application is submitted to the Planning Department.

#### **Radius of Notification**

The Ownership list shall include the record Owner of the subject property and all Owners of property located within 400 feet of the subject property. If the subject property is adjacent to the City limits the area of notification shall be extended to at least 1,000 feet into the unincorporated area.

A map of the "Radius of Notification" can be obtained at the Applicant's request at the Planning Office. The map indicates ownership of each property and can be used to check the accuracy and completeness of the Ownership List. The map will be supplied at the Applicant's expense. Allow 10 business days to receive the map.

#### THE FOLLOWING IS TO BE COMPLETED AND SUBMITTED BY THE APPLICANT.

I certify that I have read and understood the above information and that the submitted Ownership list:

- 1. was a) obtained from and b) certified by the Douglas County Clerk,
- 2. is current (no more than 30 days old), and
- 3. includes all property owners within the required notification radius of the subject property.

Melis	1118119	
Signature (		Date
MONICA	OLIVERA	
Printed Name		

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# SIGN POSTING PROCEDURES AND AFFIDAVIT

## **Sign Posting Procedures**

The applicant is required to post one or more notification sign(s) on the property. The applicant is responsible for obtaining the sign(s) from the Planning Office of Lawrence/Douglas County, Kansas and for posting and maintaining the sign(s) as prescribed below:

- 1. When the provisions of the Development Code require that "Posted Notice" be provided, the applicant shall ensure that notice is posted on the subject property.
- 2. Posted notice shall be in the form of official signs provided by the Planning Office.
- 3. Posted notice shall be clearly visible to neighboring residents and passers-by from each public street bordering the subject property. At least one sign shall be posted on each street frontage. The Planning Director is authorized to require the posting of additional signs when deemed necessary for effective public notice, but not more than one sign per 300 feet of Street Frontage may be required.
- 4. Posted notice shall remain in place for <u>at least 20 days</u> before the public hearing, meeting, or date of action that is the subject of the notice.
- 5. During the required notice period, the applicant shall periodically check the condition of the sign and shall replace it if it is no longer legible for any reason, whether through act of God, vandalism, defect in installation or vegetative growth.
- 6. For any application requiring posted notice, the applicant shall supplement the application with an affidavit of posting and notice at least seven days before the scheduled hearing. Failure to make timely delivery of such affidavit to the Planning Director shall render the application incomplete and subject it to removal from the agenda on the hearing date, at the discretion of the Planning Commission.
- 7. The applicant shall remove notice signs required by this section within 10 days of the date that the decision-making body takes action or the date that the application is withdrawn.
- 8. Failure to properly post or maintain such signs is grounds for deferral or denial of the application
- 9. For applications that do not abut public streets, the Planning Director is authorized to approve an alternative form of posted notice that will be visible to passers-by.

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#### SPECIAL USE PERMIT

# DETERMINATION OF COMPLETENESS, ACCURACY, AND SUFFICIENCY (Completed by Staff)

The following items apply to Special Use Permit applications. Submission of less information than necessary to adequately review and process your application may delay the review process. The following submittal requirements will be deemed either fully completed and Provided (P) or Not Provided (NP) or by the applicant or Not Applicable (NA) based on the pre-application meeting.

Pre			on Meeting
P	NP	NA	
			1. Pre-Application Meeting. The applicant shall meet with Planning Staff at least seven (7) business days prior to submittal of the application. During the meeting Planning
		Staf	f will assist the applicant to determine if the following items are required:
			Traffic Impact Study, in print (3 copies) and electronic format.
			Drainage Study, in print (2 copies) and electronic format.
			Stormwater Pollution Prevention Plan (SWP3), in print and electronic format.
			Market Study, in print (3 copies) and electronic format
			Downstream Sanitary Sewer Analysis (DSSA), in print (3 copies) and electronic format.
			Plan: Area, Corridor, Nodal, other in print and electronic format.
Gei	neral :	Subn	nittal Requirements
P	NP		
		1.	A complete application form.
		2.	Payment of review fee.
		3.	Owner Authorization form if applicant is not the legal owner of the property.
		4.	Site Plan, 2 copies, folded to a size of $8.5^{\prime\prime}$ by $11^{\prime\prime}$ in size, image side out, and one copy in electronic format (PDF or TIF preferred).
		5.	Legal description of the property in print and electronic (Microsoft Word) formats.
		6.	A list certified by the County Clerk of all property owners within the notification area of the subject property.
		7.	Ownership List Certification form.

**SUP Application** 

# Lawrence Douglas County Metropolitan Planning Office 6 East 6th Street, P.O. Box 708, Lawrence, KS 66044

6 East 6th Street, P.O. Box 708, Lawrence, KS 66044 (785) 832-3150 Fax (785) 832-3160 http://www.lawrenceks.org/pds/

Requ	Requirements for Public Notification of the Public Hearing					
		1. hea	Post aring.	a sign (supplied by the Planning Office) at least twenty days before the public		
		2. hea	Subr aring.	nit Sign Posting Procedures and Affidavit form at least seven days before the public		
Othe	Other Requirements					
			1. confor	Drawings and data necessary to demonstrate that the proposal is in general mance with the Comprehensive Plan.		
		<b>CD</b>	2. bound	Verify the existence of and notify all registered Neighborhood Associations whose aries include or are contiguous to the subject property. (To be completed by		
	Sta	Ħ).				
			3.	The site plan must be submitted in both print and electronic format (TIF Preferred).		

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## **Determination Of Completeness, Accuracy, and Sufficiency**

Ιŀ	ave	reviewed the rezoning application submitted by:								
Na	me:	: Date:								
	Application No.									
Ва	sed	upon the submitted information, I find the application to be:								
	Complete (based upon the items reviewed)									
	Ind	complete, inaccurate, or insufficient (circle) for the following reasons:								
		The application or plan contains one or more significant inaccuracies or omissions that hin timely or competent evaluation of the plan's/application's compliance with Development Costandards.								
		The application contains multiple minor inaccuracies or omissions that hinder timely or compet evaluation of the plan's/application's compliance with Development Code standards.	ent							
		The application or plan cannot be approved without a variance or some other change modification that the decision-making body for that application or plan does not have the autho to make.								
		Other								
-										
_										
Pla	nne	Date								
Re	sub	mit by to be placed on the agenda for the Planning Commission meet	ing							
on	-	. (All resubmitted materials must be deemed to be complete, accurate, and	1							
su	fficie	ent.)								

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Consult the chart below for additional site plan drawing requirements.

✓ NA	Section 20-1305(f)(1)
	Be prepared by an architect, engineer, landscape architect, or other qualified professional and show the name, business address and licensing information for the professional in the information block on each sheet
	Be prepared at a scale of one inch equals 30 feet or larger for sites of five or fewer acres and be prepared at a scale of one inch equals 40 feet for sites over five acres
	Be arranged so that the top of the plan represents north or, if otherwise oriented, i clearly and distinctly marked
	Show boundaries and dimensions graphically, and contain a written legal description of the property; identification of a known vertical & horizontal reference mark approved by the city engineer; and, show a written and graphic scale
	Show existing public and private Street system, platted or unplatted Ownership, type and location of Structures, curb cuts on adjacent properties and along the opposite side of the Street
	Show topography extending 50 feet beyond the outside boundaries of the proposed site plan for infill development sites
	Show present and proposed topo. Present and proposed topography (contou interval not greater than 2 feet) shall be consistent with City of Lawrence aeria topography. Where land disturbance, grading or development has occurred on a site or within 100 feet of the subject site since the date the City of Lawrence obtained aerial topography, an actual field survey shall be required;
	Show the location of existing utilities and Easements on and adjacent to the sit including power lines, telephone lines, & gas lines. Show the vertical elevation (available) and horizontal location of existing sanitary sewers, water mains, storm sewers and culverts within and adjacent to the site. The location of ground mounted transformers and air conditioning units shall be shown on the site plan and such units shall be Screened if visible from the Street or when adjacent to a Structure of an adjoining Lot(s). In any instance, the location of such units shall occur behind the Front and Side Setback lines as set forth in Sec. 20-601, in the Density and Dimensional Standards Tables;
	Show, by use of directional arrow, the proposed flow of storm drainage from the site. Provide the supplemental stormwater information required by City Regulations and provide on the site plan a site summary table which indicates: the area (in soft.) and percentage of the site proposed for development as a Building(s) development as a paved surface; undeveloped and planted with grass, Ground Cover, or similar vegetative surface
	Show the location of existing and proposed Structures and indicate the number of stories, Floor Area, and entrances to all Structures

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	intp.//www.dav
	Show the location and dimensions of existing and proposed curb cuts, Access aisles, off-Street Parking, loading zones and walkways
7	Indicate location, Height, and material for Screening walls and fences
	List the type of surfacing and base course proposed for all Parking, loading and walkway areas
	Show the location and size, and provide a landscape schedule for all perimeter and interior Landscaping including grass, Ground Cover, trees and Shrubs
	Show both Gross and Net public areas for proposed offices and commercial establishments. The proposed use, the required number of off-Street Parking Spaces, and the number of off-Street Parking Spaces shown shall be listed on the site plan. If the exact use is not known at the time a site plan is submitted for review, the off-Street Parking requirements shall be calculated by the general use group using the greatest off-Street Parking requirement of that use group
	Show the proposed location, direction and amount of illumination of proposed lighting. Provide information on Screening proposed for the lighting and steps taken to prevent glare
-	Designate a trash storage site on each site plan or a note explaining how refuse removal will be handled. The size of the trash storage receptacle, its location and an elevation of the enclosure shall be approved by the Director of Public Works prior to approval of the site plan. If a modification to the location of the trash storage area is required during the construction phase, both the Planning and Public Works Directors must approve the modification before it occurs
	For CN2, CC and CR Districts, be prepared for all of the contiguous area in that Zoning District under the same Ownership. If the entire site is not proposed for development in the immediate future, then the initial Site Plan application shall contain a proposed phasing schedule, showing which sections of the property shall be developed in which order and showing in which phases the Easements, Driveways, Parking Areas and Landscaping will be included. The review body may require adjustments in the provision of Easements, Driveways, Parking Areas and Landscaping among the various phases as a condition of approval
	Provide at least one north-south and one east-west elevation of the property from the Street right-of-way (property line) at a reasonable scale to illustrate Building shape, Height, and Screening proposed
	A note shall be provided on the site plan for a public or governmental Building(s) and facility(ies) indicating that it has been designed to comply with the provisions of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) for Buildings and facilities, appendix A to 28 CFR Part 36
	If the site plan is for a multiple-Family residential Structure containing at least four Dwelling Units, a note shall appear on the site plan indicating it has been designed to comply with the minimum provisions of the Final Fair Housing Accessibility Guidelines, 24 CFR, Chapter 1, Subchapter A, Appendix II, of the Fair Housing Act of 1968, as amended.

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	Provide a photometric plan pursuant to Section 20-1103(c). Show the proposed
	location, direction and amount of illumination of proposed lighting. Provide
	information on Screening proposed for the lighting and steps taken to prevent glare.

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#### SITE PLAN PERFORMANCE AGREEMENT

The undersigned owners of the property locate			scribed as
and project known as certain improvements to be made thereon, do complete compliance and in accordance with the enacted regulations of said City covering and co jurisdiction of said City.	hereby agree and cove e requirements of the law	have requested approval of a s enant that said improvements will b vs of the City of Lawrence, Kansas, a	pe made in and the duly
Therefore, in consideration of the granting of this itself and his/or its heirs, executors, administrat approved site plan. The owner affirmatively acknor this agreement and being so informed agree Inspector until full compliance with the site plar agree that the seasons of the year and adverse with period of time for landscaping, provided that to cover such landscaping.	tors and assigns to comp nowledges that he/or it is es that no permanent ut n has been accomplished weather conditions shall t	plete said improvements in accordantifully knowledgeable of the content at tility hook-ups will be approved by the content at the parties to this agreement cobe given reasonable consideration in the content is a consideration in the content in the c	ce with the nd meaning the Building evenant and determining
Dated at Lawrence, Kansas, this day of _			
Owner	All distances in the second se		
Please print name  STATE OF  COUNTY OF_	:SS	Notary Public  My Commission Expires	_
Site plan approved on			
Performance agreement accepted/signed on		ce, Kansas - a Municipal Corporation	
ATTEST:			
City Clerk	By <u>Mayor</u>	0-0)-23-11-3-23-12-23-13-11-11-11-12-23-24-11-0-10-42-24-	
Notary Public		:SS TY OF)	
My Commission Expires			

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# APPROVAL AND EXTENSION TIME PERIOD LAND DEVELOPMENT CODE ARTICLE 13

No action by the City shall be necessary to cause the approval to expire. Its expiration shall be considered a condition of the original approval.

#### SITE PLANS:

[Section 20-1305(o)(1)]

<u>Approval time period</u> -- Building permit must be obtained within **24 months** of final approval of the site plan or the approval shall expire.

<u>Extension</u> — Extension of **up to 24 months** may be approved by City Commission for good cause shown if written request is made by letter to the Planning Director before the expiration date. Additional extensions may be requested, if necessary.

#### **SPECIAL USE PERMITS:**

[Section 20-1306(k)]

<u>Approval time period</u> -- Building permit must be obtained within **24 months** of the effective date of the decision on the Special Use or the approval shall expire.

<u>Extension</u> -- Extension of **up to 24 months** may be approved by City Commission for good cause shown if written request is made by letter to the Planning Director before the expiration date. Additional extensions may be requested, if necessary.

#### PRELIMINARY DEVELOPMENT PLAN:

[Section 20-1304(d)(12)]

<u>Approval time period</u> -- Application for a Final Development Plan must be submitted within **24 months** after final approval of the preliminary development plan or within 6 months after the date shown on an approved development schedule or the approval shall expire.

<u>Extension</u> -- Extension of **up to 24 months**, or the proposed phasing schedule may be modified to extend all dates by a period **up to one-half the original period allowed for development of that phase**, may be approved by City Commission for good cause shown if written request is made by letter to the Planning Director before the expiration date. Additional extensions may be requested, if necessary.

#### **FINAL DEVELOPMENT PLAN**

[Section 20-1304(e)(2)(vii)]

<u>Approval time period</u> -- A building permit must be obtained within **24 months** after the final approval of the Final Development Plan or the approval shall expire.

<u>Extension</u> -- Extension of **up to 24 months**, or the proposed phasing schedule may be modified to extend all dates by a period up to **one-half the original period allowed for development of that phase** may be approved by City Commission for good cause shown if written request is made by letter to the Planning Director before the expiration date. Additional extensions may be requested, if necessary.

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#### INSTITUTIONAL DEVELOPMENT PLAN

[Section 20-1307(g)]

Approval time period -- A building permit must be obtained within 24 months after the final approval of the Institutional Development Plan or the approval shall expire.

<u>Extension</u> -- Extension of **up to 24 months** may be approved by the City Commission for good cause shown if written request is made by letter to the Planning Director before the expiration date. Additional extensions may be requested, if necessary.

#### **ZONING VARIANCES**

[Section20-1309(k)]

<u>Approval time period</u> — A building permit must be obtained within **24 months** after the variance has been granted or the variance will expire. The variance will also expire upon expiration of a building permit.

<u>Extension</u> -- Extension of up to **24 months** may be approved by the Board of Zoning Appeals for good cause shown if written request is made by letter to the Planning Director before the expiration date. Additional extensions may be requested, if necessary.

# APPROVAL AND EXTENSION TIME PERIOD SUBDIVISION REGULATIONS

#### PRELIMINARY PLAT\*

[Section 20-809(i)]

<u>Approval time period</u> -- A final plat must be submitted within **24 months** of the date approval of the preliminary plat was granted by the Planning Commission or the approval of the preliminary plat shall expire.

\* Per Section 20-1304(d)(10) of the Development Code, approval of a Preliminary Development Plan constitutes approval of a preliminary plat. The approval and extension timeframe for Preliminary Development Plans that served as Preliminary Plats are provided in the Development Code section on the previous page.

<u>Extension</u> -- An extension of **up to 24 months** may be granted by the Planning Commission for a Preliminary Plat if the cause of failure to submit a final plat is beyond the subdivider's control. A written request must be provided to the Planning Director prior to the expiration date. Additional extensions may be requested, if necessary.

#### FINAL PLAT

[Section 20-809(n)(5)]

<u>Approval time period</u> -- Approval of a Final Plat shall be effective for no more than **24 months** from the date of approval unless all conditions of approval have been completed.

<u>Extension</u> – An extension may be granted by the Planning Director for good cause. A written request for extension must be provided to the Planning Director prior to the expiration of the original 24 month approval period.

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## MINOR SUBDIVISION/REPLAT

(Section 11-108(k)

Approval of a Minor Subdivision/Replat by the Planning director and acceptance of dedications by the Governing Body shall be effective for no more than **24 months** from the date of acceptance unless all conditions of approval have been completed or an extension has been granted by the Planning Director for good cause.

<u>Extension</u> – The extension request must be submitted to the Planning Director prior to the expiration of the original 24 month approval period.

1/3/2019



1 Riverfront Plaza, Suite 110, Lawrence, Kansas 66044 Phone: (785) 832-3345 Fax: (785) 832-3110

# RENTAL DWELLING LICENSE

License #:

RLSF-14-00888

Licensee Name:

**OLIVERA, ARON** 

**Rental Property Address:** 

**1325 NAISMITH DR** 

Issue Date:

07/23/2018

**Expires:** 

08/31/2019

The issuance of an RLSF, RLMF or RLMA (Master License) rental license for dwelling units and structures containing multiple dwelling units only establishes compliance with the licensing requirements of Chapter 6, Article 13, Section 6-1303(a) of the City Code, 2015 Edition, and amendments thereto, governing the renting, leasing, or letting of Residential Rental Property. The issuance of an RLSF, RLMF or RLMA rental license does not establish or authenticate that such dwelling units and structures are otherwise in compliance with the City's Land Development Code found at Chapter 20 of the City Code, 2015 Edition, and amendments thereto.

If ownership changes occur to the rental property during the license period, or if you have any questions, please notify the City of Lawrence Code Enforcement Division at (785) 832-3345.

A & S RENTAL SOLUTIONS 13 1/2 E 8TH ST LAWRENCE, KS 66044 Naismith .

# Lawrence Douglas County Metropolitan Planning Office

6 East 6<sup>th</sup> Street, P.O. Box 708, Lawrence, KS 66044 (785) 832-3150 Fax (785) 832-3160 http://www.lawrenceks.org/pds/

## SPECIAL USE PERMIT APPLICATION CHECKLIST

## **Application Requirements**

Application materials must be submitted in both print and electronic format (on disc).

If you are not able to provide the application materials in electronic format, please contact the Planning Office at 785-832-3150.

This checklist has been provided to assist you, the applicant, as you prepare your application. Submission of less information than necessary to adequately review and process your application will delay the review process.

The applicant shall meet with Planning Staff at least seven (7) working days prior to submittal of the application.

Planning Staff will determine the completeness, accuracy, and sufficiency of the application within five (5) working days of submission. Incomplete applications will be returned to the applicant.

# **Pre-Application Meeting**

The applicant shall meet with Planning Staff at least seven (7) working days prior to submittal of the

Stormwater Pollution Prevention Plan (SWP3), in both print and electronic format.

Downstream Sanitary Sewer Analysis (DSSA), in both print (2 copies) and electronic

SUP A	Applic	ation
-------	--------	-------

M

X

S format.

Traffic Impact Study, in both print (3 copies) and electronic format.

Drainage Study, in both print (2 copies) and electronic format.

Market Study, in both print (2 copies) and electronic format.

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		http://www.lawrenceks.org/pds/
	Plan: Area, Corridor, Nodal, other.	

**SUP Application** Rev 1/3/2019 Page 2 of 20

# Lawrence Douglas County Metropolitan Planning Office 6 East 6th Street, P.O. Box 708, Lawrence, KS 66044

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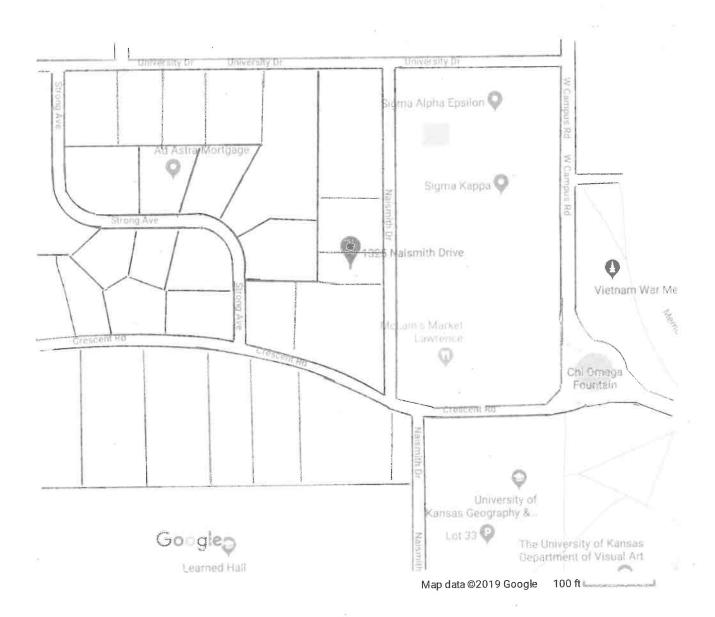
# **General Special Use Permit Submittal Requirements**

•	Ap	plication Form, in both print and electronic format (on disc).
		A complete Application Form, in both print and electronic format.
		▼ Page 1 – Owner, Applicant, and Property information
		▶ Page 2 – Description and details of proposal
		Page 3 – Description and details/signature page
*	Att	tachments Required, in both print and electronic format.
		Owner Authorization Form if applicant is not the legal owner of the property.
		<u>Legal description</u> of property in print (see Page 10 of this packet) and electronic format (MS Word).
		Site Plan meeting the requirements of 20-1305(f) 2 paper copy, and 1 electronic (TIF format preferred).
		<u>Property Owner List</u> certified by the County Clerk of all property owners within the notification area of the subject property.
		Property Ownership List Certification
		<u>Sign Posting Affidavit</u> submitted at least 7 days before the public hearing, sign must be posted at least 20 days before public hearing
		Copy of letter of notification
***	Ot	her
		Payment of review fee. (Make check payable to the City of Lawrence.)
		Drawings and data necessary to demonstrate that the proposal is in general conformance with the Comprehensive Plan.



http://gis.douglascountyks.org/propertyviewer/?find=067-36-0-30-14-013.00-0

# Google Maps 1325 Naismith Dr



10 5 0 10 20 30 40 1 inch = 22 feet A parking spaces

DISCLAIMER NOTICE

The map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the requester. The City of Lawrence makes no warranties, express or implied, as to the use of the map. There are no implied warranties of merchantability or fitness for a particular purpose. The requester acknowledges and accepts the limitations of the map, including the fact that the map is dynamic and is in a constant state of maintenance, correction and update.

Date: 1/24/201





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# **APPLICATION FOR** VARIANCE FROM UNNECESSARY HARDSHIPRE

FEB 04 2019

Contact Owners  Address 545 Ohio St  City Lawrence State KS ZIP 66044  Phone (785) 234-9732 Fax ()  E-mail unnyhoney@vahoo.com Mobile/Pager (_)  APPLICANT/AGENT INFORMATION  Contact Al Un and Lyndsie Un  Company  Address 3620 SW Kings Forest Rd  City Topeka State KS ZIP 66610  Phone (785) 230-9909 Fax ()  E-mail unnyproperties@gmail.com Mobile/Pager (_)  Pre-Application Meeting Date Planner	OWNER INFORMATION		Plann	ing & Development Services
Address _ 545 Ohio St  City _ Lawrence			City Or 1	Lawrence/Douglas County, K
City_Lawrence	Contact Owners			
Phone (785) _234-9732	Address 545 Ohio St			
APPLICANT/AGENT INFORMATION  ContactAl Un and Lyndsie Un  Company Address3620 SW Kings Forest Rd  CityTopeka	CityLawrence	State <u>KS</u>	_ ZIP _	66044
ContactAl Un and Lyndsie Un  Company Address3620 SW Kings Forest Rd  CityTopeka StateKSZIP66610  Phone (785)230-9909 Fax ()  E-mailunnyproperties@gmail.com Mobile/Pager ()  Pre-Application Meeting Date Planner  PROPERTY INFORMATION  Present Zoning District RS5 Present Land Use RS5  Proposed Land Use Residential  Legal Description (may be attached) PINCKNEY STREET S 1/2 LT 11  Address of Property 545 Ohio Street  Total Site Area 3350 sq ft	Phone (785) 234-9732	Fax ()		With the same of t
ContactAl Un and Lyndsie Un  Company Address3620 SW Kings Forest Rd  CityTopeka StateKSZIP66610  Phone (785)230-9909 Fax ()  E-mail unnyproperties@gmail.com Mobile/Pager ()  Pre-Application Meeting Date Planner  PROPERTY INFORMATION  Present Zoning District RS5 Present Land Use RS5  Proposed Land Use Residential  Legal Description (may be attached) PINCKNEY STREET S 1/2 LT 11  Address of Property 545 Ohio Street  Total Site Area 3350 sq ft	E-mail unnyhoney@yahoo.com	Mobile/Pager (	)	
Company	APPLICANT/AGENT INFORMATION			ent.
Address _3620 SW Kings Forest Rd  CityTopeka	Contact Al Un and Lyndsie Un			
City_Topeka State_KS ZIP_66610  Phone (785)230-9909 Fax ()  E-mailunnyproperties@gmail.com	Company			<u></u>
Phone (785)230-9909	Address 3620 SW Kings Forest Rd			
E-mailunnyproperties@gmail.com Mobile/Pager (	CityTopeka	State KS	_ ZIP _	66610
Pre-Application Meeting DatePlannerPROPERTY INFORMATION  Present Zoning DistrictRS5 Present Land UseRS5Proposed Land UseResidential	Phone (785) 230-9909	Fax ()		
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Present Zoning District RS5 Present Land Use RS5  Proposed Land Use Residential  Legal Description (may be attached) PINCKNEY STREETS 1/2 LT 11  Address of Property 545 Ohio Street  Total Site Area 3350 sq ft	Pre-Application Meeting Date	Planner		
Present Zoning District RS5 Present Land Use RS5  Proposed Land Use Residential  Legal Description (may be attached) PINCKNEY STREETS 1/2 LT 11  Address of Property 545 Ohio Street  Total Site Area 3350 sq ft				
Proposed Land UseResidential  Legal Description (may be attached)PINCKNEY STREETS 1/2 LT 11  Address of Property 545 Ohio Street  Total Site Area 3350 sq ft	PROPERTY INFORMATION			
Legal Description (may be attached) PINCKNEY STREETS 1/2 LT 11  Address of Property 545 Ohio Street  Total Site Area 3350 sq ft	Present Zoning District Prese	nt Land Use	RS5	
Address of Property 545 Ohio Street  Total Site Area 3350 sq ft	Proposed Land Use Residential			
Total Site Area3350 sq ft	Legal Description (may be attached)PINCKNEY S	STREETS 1/2 LT 1	1	
Total Site Area3350 sq ft	Address of Property545 Ohio Street			

8-19-00068



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## **Description of variance requested:**

In applying for a Special Use Permit for Short Term Rental Licensing, a requirement of one on-property
parking space per "quest room" is required. We are requesting a variance to require no on-property parking for our house so it may be used
as a Short Term Rental located at 545 Ohio Street in Lawrence. We are requesting this variance for many reasons:
1. Our property in its current state, and as we purchased it, never had on-property parking, nor a cut in to a driveway from either
street (it sits on the corner of Ohio an 6th streets). We did not remove or cover over any existing parking as owners.
2. Being that the location is on the corner of Ohio and 6th street there is also no alley behind or to the side of the property.
3. It is a small lot with little room to add a driveway, let alone 3 of them (as would be required, since it is currently a 3 bedroom house).
4. Before the city created the licensing process for short term rentals, we were already using this property for the purpose in which the
Special Use Permit is required. We did not short term rent each "quest room" separately, but rather renied the entire home as a whole.
Therefore, unlike some other short term rental properties with the same number of "quest rooms," our property rarely attracts more
than 2 cars, since all three rooms are rented by the one group (or guest) reserving the entire house. Each guest room does not
have a separate entrance or even separately keyed or locked doors. Everyone shares 2 bathrooms and the same kitchen.
5. We have never had complaints about guests not having room to park along the street near the house, and have never had neighbor
complain to us about extra cars on the street due to our guests. We may even argue that creating three parking spots as required
by the Short Term Rental License process on our tiny lot may adversely affect our neighbors more greatly than a granted variance would.
Should the variance be denied and we remain with a requirement to create three parking spots on-property, we feel it would negatively
affect the neighbors by convienince issues with accessing the intersection, new traffic patterns, and aesthetic value, since it would basically
pave the majority of the front yard and green space of the home. Since our land does not permit compliance with these new licensing
regulations we constitute an unecessary hardship of decreased property value as compared to other homeowners since we would in
effect be unable to attain the Short Term Rental License that other homeowners would be able to obtain, making their property advantaged
and more attractive and valuable in resale, especially considering its close walkable distance to many popular Mass Street businesses and
proximity to the University.



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#### **UNNECESSARY HARDSHIP CRITERIA**

The Board of Zoning Appeals may approve a zoning variance if it finds that all of the following criteria have been met. The Development Code places the burden on the applicant to show that an application complies with such criteria. Please respond to each criterion to the best of your knowledge. (Attach additional sheets if needed.)

1. That the variance request arises from such conditions which are unique to the property in question and not ordinarily found in the same zoning or district and are not created by

Our property sits	directly on the corner of Ohio and 6th streets. It has no alley behind or to the side of it.
It is locked in on all side	s by neighboring properties or the street. There is currently no driveway cut in from either
street to our land, meani	ing there is no on-property parking spot. It is a much smaller lot than most on its street.
Usually, in the same zo	oning, there is alley access with plenty of land behind or in front of the property. Usually
in the same zoning there	e exists at least one cut in from the street to the property indicating an on-property parking spot
This is not the case for t	this property. We have made no changes to this house since its purchase. We did not cover over
an already existing part	king spot.

2. That granting the variance would not adversely affect the rights of adjacent property owners or residents:

Before the city created the licensing process for short term rentals, we were already using this property for the purpose in which the Special Use Permit is required. We did not short term rent each "quest room" separately, but rather rented the entire home as a whole. Therefore, unlike some other short term rental properties with the same number of quest rooms, our property rarely attracts more than 2 cars, since all three rooms are rented by the one group (or quest) reserving the entire house. Fach "quest room" does not have a separate entrance or even separately keyed or locked doors. Everyone shares 2 bathrooms and the same kitchen. Often the cars at our property were fewer and less frequent than most long term rental housing, since our rentals would mostly occur over a weekend. We have never had complaints about guests not having room to park along the street near the house, and have never had neighbors complain to (see attach-



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3. That strict application of the provisions of this chapter for which the variance is requested would constitute unnecessary hardship upon the property owner represented in the application:

Unlike most other property owners applying for Short Term Use Licenses through a Special Use Permit, we do not have land available on our property to allocate for 3 new on-property parking spots. As previously mentioned, our property in its current state, and as we purchased it, never had on-property parking, nor a cut in to a driveway from either street (it sits on the corner of Ohio and 6th streets). Being that the location is on the corner, there is also no alley behind or to the side of the property. It is a small lot with little room to add a driveway, let alone 3 of them (which would be the requirement without a variance granted since it is currently a 3 bedroom house). Before the city created the licensing process for short term rentals, we were already using this property for the purpose in which the Special Use Permit is required.

We did not short term rent each "guest room" seperately (as some other home owners may be doing), but rather rented the entire home as a whole. Therefore, unlike some other short term rental properties with the same (see attached)

4. That the variance desired would not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare:

Before the city created the licensing process for short term rentals, we were already using this property for the purpose in which the Special Use Permit is required. We did not short term rent each "guest room" separately, but rather rented the entire home as a whole. Therefore unlike some other short term rental properties with the same number of "guest rooms," our property rarely attracts more than 2 cars, since all three rooms are rented by the one group (or guest) reserving the entire house. Each "guest room" does not have a separate entrance or even separately keyed or locked doors.

Everyone shares 2 bathrooms and the same kitchen. Often the cars out our property were fewer and less frequent than most long term rental housing, since our rentals would mostly occur over a weekend. We have never had complaints about guests not having room to park along the street near the house, and have never had neighbors complain to us about extra cars on the street due to our visitors. We may even argue that creating three parking spote (see attached)



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J	of the <b>Development</b> Code:	pposed to the gener	ai spirit and inten
_	There is no change in the intent of the development of	ode of RS5 with park	king, living, or rental
	situation. Most of the guests are related family memb	pers who are traveling	g to Lawrence
	to visit other family members or have a community co	nnection with the Cit	y of Lawrence or
	university. Our renters are looking for a comfortable a	and quiet place to sta	y for the weekend
	as intended for the surrounding neighborhood. House	e rules are accepted	by guests not to
SI	have large parties, underage drinking, or illegal drugs same for any family or owner of a rental as in the spir GNATURE		
	I/We, the undersigned am/are the <b>(owner(s)), (duly</b> aforementioned property. By execution of my/our sign variances as indicated above.		-
	Signature(s):	Date	2/4/2019
	- Sydai h	Date	14/209
		Date	
ST	AFF USE ONLY		
	Application No.		
	Date Received		
	BZA Date		
	Fee \$		

Herdship Variane althust Name: Un Property: 545 OtioSt.

Each question continued as indicated:

- 2. (continued) us about extra cars on the street due to our visitors. We may even argue that creating three parking spots on our tiny lot may adversely affect our neighbors more greatly than a granted variance would.
- 3. (continued) number of guest rooms, our property rarely attracts more than 2 cars, since all three rooms are rented by the one guest or related group of guests, reserving the entire house. Each "guest room" does not have a separate entrance or even separately keyed or locked doors. Everyone shares 2 bathrooms and the same kitchen. Since our land does not permit compliance with these new licensing regulations we constitute and unnecessary hardship of decreased property value, since we would in effect be unable to attain the Short Term Rental license that other homeowners would be able to obtain, making their property more attractive and valuable in resale, especially considering its close walkable distance to many popular Mass Street businesses and proximity to the University. Also should we be required to create 3 parking spaces on our tiny lot, there would in essence no longer be a front yard, decreasing the aesthetic value the property currently holds.
- 4. (continued) on our tiny lot may adversely affect our neighbors more greatly than a granted variance would. Should we not be granted the variance but rather, be required to create three parking spots on-property we feel it would negatively affect the neighbors by conveince issues with accessing the intersection, traffic patterns, and aesthetic value, since it would basically pave the front yard of the home and eliminate the majority of the green space.



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#### **OWNER AUTHORIZATION**

1/V	VEHui Un and Yung Un, hereby referred
	as the "Undersigned", being of lawful age, do hereby on this 1st day of Feb. , 20 19, make
	following statements to wit:
1	I/We the Undersigned, on the date first above written, am/are the lawful owner(s) in fee simple
	absolute of the following described real property:
	about to the foreign about the property.
	See "Exhibit A, Legal Description" attached hereto and incorporated herein by reference.
	and and the state of the state
2.	I/We the undersigned, have previously authorized and hereby authorize
	Al Un and Lyndsie Un (Herein referred
	to as "Applicant"), to act on my/our behalf for the purpose of making application with the Planning
	Office of Lawrence/Douglas County, Kansas, regarding
	property, or portion thereof. Such authorization includes, but is not limited to, all acts or things
	whatsoever necessarily required of Applicant in the application process.
3.	It is understood that in the event the Undersigned is a corporation or partnership then the individual
	whose signature appears below for and on behalf of the corporation of partnership has in fact the
	authority to so bind the corporation or partnership to the terms and statements contained within this
	instrument.
N	WYTNESS THEREOF, I, the Undersigned, have set my hand and seal below.
7	Jewelful M Jung Gol Cog
	Julieny or Jung Gel Co
OW	ner Owner O
	ATE OF KANSAS
CO	UNTY OF DOUGLAS
	2 ,
The	e foregoing instrument was acknowledged before me on this and day of Jebnary, 2019,
,	
by	Hui Un and Yung Un
My	Commission Expires: 9/15/21 (Moneca) Meyers
	Notary Public ( /
	Å 1/0
	Veronica Meyers
	Notary Public State of Kansas
	My Appt. Expires 9/15/2/
	140/24



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#### PROPERTY OWNERSHIP LIST CERTIFICATION

As required by Article 13, Section 20-1301(q) of the Development Code, the applicant is responsible for providing certified Ownership information (including names and mailing addresses) of all real property owners within a defined radius from the subject property. The Planning Department is required by the Development Code to use the submitted Ownership list to mail notice of the public hearing to surrounding property owners regarding this Application.

## **Ownership Information**

The applicant is responsible for providing certified Ownership information. Current Ownership information shall be obtained from the Douglas County Clerk. Ownership information will be considered current if it is **no more than 30 days old** at the time an application is submitted to the Planning Department.

#### **Radius of Notification**

The Ownership list shall include the record Owner of the subject property and all Owners of property located within 400 feet of the subject property. If the subject property is adjacent to the City limits the area of notification shall be extended to at least 1,000 feet into the unincorporated area.

A map of the "Radius of Notification" can be obtained at the Applicant's request at the Planning Office. The map indicates ownership of each property and can be used to check the accuracy and completeness of the Ownership List. The map will be supplied at the Applicant's expense. Allow 10 business days to receive the map.

## THE FOLLOWING IS TO BE COMPLETED AND SUBMITTED BY THE APPLICANT.

1. was a) obtained from and b) certified by the Douglas County Clerk,

I certify that I have read and understood the above information and that the submitted Ownership list:

is current (no more than 30 days old), and
 includes all property owners within the required notification radius of the subject property.

Signature

Date

Printed Name



6 East 6<sup>th</sup> Street, P.O. Box 708, Lawrence, KS 66044 (785) 832-3150 Fax (785) 832-3160 http://www.lawrenceks.org/pds/

# **Note to Applicant:**

Replace this page with "Exhibit A, Legal Description".

PINCKNEY STREET S 1/2 LT 11



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# VARIANCE Unnecessary Hardship or Flood Protection Regulations

# DETERMINATION OF COMPLETENESS, ACCURACY, AND SUFFICIENCY (Completed by Staff)

The following items apply to variance applications. Submission of less information than necessary to adequately review and process your application may delay the review process. The following submittal requirements will be deemed: (P)provided or (NP)not provided. (Circled items have not been reviewed due to time constraints.)

#### **Pre-Application Meeting** NP Pre-Application Meeting. The applicant shall meet with Planning Staff at least seven 1. (7) business days prior to submittal of the application. **General Submittal Requirements** 2. A complete application form. 3. Payment of review fee. П 4. Owner Authorization form if applicant is not the legal owner of the property. П Requirements for Public Notification of the Public Hearing Legal description of the property in print and electronic (Microsoft Word) formats. 5. 6. A list certified by the County Clerk of all property owners within the notification area $\bigcap$ of the subject property. Ownership List Certification form. 7. П П **Other Requirements** 8. Plot plan illustrating the requested variances and proposed development. a. Submit 2 copies (in print form) and an electronic copy of the entire application. b. If larger than 8.5 " x 11", fold all plans with the image side out. c. Additional plans and an 11" x 17" reduction (if larger than 8.5 " x 11") may be

requested prior to completion.



Metropolitan Planning Office 6 East 6<sup>th</sup> Street, P.O. Box 708, Lawrence, KS 66044 (785) 832-3150 Fax (785) 832-3160 http://www.lawrenceks.org/pds/

# **Determination of Completeness, Accuracy, and Sufficiency**

It	ave	reviewed the	variance application subr	sitted by:
Na	me:			Date:
Ap	plica	ation No		
Ва	sed	upon the sub	mitted information, I find	the application to be:
	Со	mplete (based	upon the items reviewed	)
	Inc	complete, inac	curate, or insufficient (cir	cle) for the following reasons:
				or more significant inaccuracies or omissions that hinden ne plan's/application's compliance with Development Code
				or inaccuracies or omissions that hinder timely or competent compliance with Development Code standards.
		Other		
_	No.			
-				
	-			
-				
_				
Pla	anne	Y		Date
		(1)	Resubmit by	to be placed on the agenda for the Board
			of Zoning Appeals mee	ting on (All resubmitted materials
			must be deemed to be	complete, accurate, and sufficient.)



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#### RESOURCES AVAILABLE TO THE APPLICANT

- 1. Planning Staff
- 2. Calendars:
  - Board of Zoning Appeals Submittal Deadlines and Meeting Dates
  - Planning Commission Submittal Deadlines and Meeting Dates
  - Historic Resources Commission Submittal Deadlines and Meeting Dates
- 3. Fee Schedule
- 4. City of Lawrence Development Code

The following articles of the Development Code are applicable to variance applications:

- Article 6: Density and Dimensional Standards
- Article 13, Section 20-1308: Zoning Variances

#### PLANNING DEPARTMENT PROCEDURES

Public Hearing: Planning Staff will schedule a hearing before the Board of Zoning Appeals, which is responsible for hearing the request.

*Newspaper Publication:* Planning Staff will publish the notice of the public hearing twenty (20) days prior to the date of the public hearing.

Mailed Notice: Planning Staff will mail notices of the public hearing to all property owners within the required notification area at least twenty (20) days prior to the public hearing. Planning Staff will also mail notice to any Registered Neighborhood Associations whose boundaries include or are contiguous to the subject property.



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# APPROVAL AND EXTENSION TIME PERIOD LAND DEVELOPMENT CODE ARTICLE 13

No action by the City shall be necessary to cause the approval to expire. Its expiration shall be considered a condition of the original approval.

#### SITE PLANS:

[Section 20-1305(o)(1)]

<u>Approval time period</u> — Building permit must be obtained within **24 months** of final approval of the site plan or the approval shall expire.

<u>Extension</u> — Extension of **up to 24 months** may be approved by City Commission for good cause shown if written request is made by letter to the Planning Director before the expiration date. Additional extensions may be requested, if necessary.

#### SPECIAL USE PERMITS:

[Section 20-1306(k)]

<u>Approval time period</u> — Building permit must be obtained within **24 months** of the effective date of the decision on the Special Use or the approval shall expire.

<u>Extension</u> -- Extension of **up to 24 months** may be approved by City Commission for good cause shown if written request is made by letter to the Planning Director before the expiration date. Additional extensions may be requested, if necessary.

#### PRELIMINARY DEVELOPMENT PLAN:

[Section 20-1304(d)(12)]

<u>Approval time period</u> — Application for a Final Development Plan must be submitted within **24 months** after final approval of the preliminary development plan or within 6 months after the date shown on an approved development schedule or the approval shall expire.

<u>Extension</u> — Extension of **up to 24 months**, or the proposed phasing schedule may be modified to extend all dates by a period **up to one-half the original period allowed for development of that phase**, may be approved by City Commission for good cause shown if written request is made by letter to the Planning Director before the expiration date. Additional extensions may be requested, if necessary.

#### FINAL DEVELOPMENT PLAN

[Section 20-1304(e)(2)(vii)]

<u>Approval time period</u> -- A building permit must be obtained within **24 months** after the final approval of the Final Development Plan or the approval shall expire.

<u>Extension</u> -- Extension of **up to 24 months**, or the proposed phasing schedule may be modified to extend all dates by a period up to **one-half the original period allowed for development of that phase** may be approved by City Commission for good cause shown if written request is made by letter to the Planning Director before the expiration date. Additional extensions may be requested, if necessary.



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#### INSTITUTIONAL DEVELOPMENT PLAN

[Section 20-1307(g)]

<u>Approval time period</u> -- A building permit must be obtained within **24 months** after the final approval of the Institutional Development Plan or the approval shall expire.

<u>Extension</u> -- Extension of **up to 24 months** may be approved by the City Commission for good cause shown if written request is made by letter to the Planning Director before the expiration date. Additional extensions may be requested, if necessary.

#### **ZONING VARIANCES**

[Section20-1309(k)]

<u>Approval time period</u> — A building permit must be obtained within **24 months** after the variance has been granted or the variance will expire. The variance will also expire upon expiration of a building permit.

<u>Extension</u> — Extension of up to **24 months** may be approved by the Board of Zoning Appeals for good cause shown if written request is made by letter to the Planning Director before the expiration date. Additional extensions may be requested, if necessary.

# APPROVAL AND EXTENSION TIME PERIOD SUBDIVISION REGULATIONS

#### **PRELIMINARY PLAT\***

[Section 20-809(i)]

<u>Approval time period</u> — A final plat must be submitted within **24 months** of the date approval of the preliminary plat was granted by the Planning Commission or the approval of the preliminary plat shall expire.

\* Per Section 20-1304(d)(10) of the Development Code, approval of a Preliminary Development Plan constitutes approval of a preliminary plat. In the case of properties that were platted with a Preliminary Development Plan, the approval and extension dates of the Preliminary Development Plan shall apply. (See previous page)

<u>Extension</u> -- An extension of **up to 24 months** may be granted by the Planning Commission for a Preliminary Plat if the cause of failure to submit a final plat is beyond the subdivider's control. A written request must be provided to the Planning Director prior to the expiration date. Additional extensions may be requested, if necessary.

#### **FINAL PLAT**

[Section 20-809(n)(5)]

<u>Approval time period</u> — Approval of a Final Plat shall be effective for no more than **24 months** from the date of approval unless all conditions of approval have been completed.



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<u>Extension</u> – An extension may be granted by the Planning Director for good cause. A written request for extension must be provided to the Planning Director prior to the expiration of the original 24 month approval period.

## MINOR SUBDIVISION/REPLAT

(Section 11-108(k)

Approval of a Minor Subdivision/Replat by the Planning director and acceptance of dedications by the Governing Body shall be effective for no more than **24 months** from the date of acceptance unless all conditions of approval have been completed or an extension has been granted by the Planning Director for good cause.

<u>Extension</u> – The extension request must be submitted to the Planning Director prior to the expiration of the original 24 month approval period.



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# VARIANCE FROM UNNECESSARY HARDSHIP BY THE BOARD OF ZONING APPEALS

## **Application Requirements**

Please note, the application and application materials must be submitted in print and electronic format, on disc. If you are unable to provide the application materials in electronic format, please contact the Planning Office at 785-832-3150.

This checklist has been provided to assist you as you prepare your application. Submission of less information than necessary to adequately review and process your application may delay the review process. Planning Staff will determine the completeness, accuracy, and sufficiency of the application within five (5) business days of submission. Incomplete applications will be returned to the applicant.

within	five	(5) business days of submission. Incomplete applications will be returned to the applicant.
Pre-A	1.	Pre-Application Meeting. The applicant shall meet with Planning Staff at seven (7) business days prior to submittal of the application.
	1. 2.	A complete application form.  Payment of review fee. (\$150 residential; \$350 other, +\$50 Legal Ad Fee for All BZA lications) (Make check payable to the City of Lawrence.)  Owner Authorization form if Applicant is not the legal owner of the property.
	1. form 2.	Legal description of the property in print and electronic (Microsoft Word) ats.  A list certified by the County Clerk of all property owners within the notification (400 feet) of the subject property.  Ownership List Certification form.
Other	Rec	uirements
	1.	<ul> <li>Plot plan illustrating the requested variances and proposed development.</li> <li>a. Submit 2 paper copies and 1 copy in electronic format (TIF or PDF).</li> <li>b. If larger than 8.5 " x 11", fold all plans with the image side out.</li> <li>c. Additional plans and an 11" x 17" reduction (if larger than 8.5 " x 11") may be requested prior to completion.</li> </ul>

Lawrence, KS 66044

Marni Penrod-Chief Deputy Clerk
Heather Dill-Deputy Clerk Elections

January 15, 2019

A **CERTIFIED** PROPERTY OWNERSHIP LIST WITHIN 400 FT OF 545 OHIO ST (U02331). 01/15//2019. REQUESTED BY AL UN.

JOHN R. NICHOLS DOUGLAS COUNTY CLERK'S OFFICE 1100 MASSACHUSETTS ST LAWRENCE, KS 66044

785-832-5147

jnichols@douglascountyks.org

Douglas County Real Estate Division County Clerk's Office. I do hereby certify the Property Ownership listed hereto, to be true and accurate. CERTIFIED POL WITHIN 400 FT OF 545 OHIO ST (U02331)



JOINPIN	SYSCALACRE\$ owner1	l owner2 l	owner3 address	eity	state	Zip	plate	PID
067-25-0-40-16-018-00-0	0.16787283 SNEEGAS SHEROLYN K		511 LOUISIANA ST	LAWRENCE	KS	66044		023-067-25-0-40-16-018
067-25-0-40-16-017.00-0	0.26859638 MACFARLAND JEFF	JAY AMANDA S	523 LOUISIANA ST	LAWRENCE	KS	66044	U02087	023-067-25-0-40-16-017
067-25-0-40-16-016.00-0	0.09753635 BOLTON HANNAH M		531 LOUISIANA ST	LAWRENCE	KS	66044	U02091	023-067-25-0-40-16-016
067-25-0-40-16-015.00-0	0.16644328 CAST TIMOTHY L	CAST AMY J	533 LOUISIANA ST	LAWRENCE	KS	66044	U02093	023-067-25-0-40-16-015
067-25-0-40-16-009.00-0	0.12971592 COHN BRYAN	COHN ELIZABETH R	536 INDIANA ST	LAWRENCE	KS	66044	U02232	023-067-25-0-40-16-009
067-25-0-40-16-014.00-0	0.29338691 DEITERING JEFFREY D COTRUST	EEDEITERING SANDRAK COTRUSTEE	545 LOUISIANA ST	LAWRENCE	KS	66044	U02343A	023-067-25-0-40-16-014
067-25-0-40-16-013.00-0	0.19558704 LAUREN JAMES		1365 PARKWOOD PL NW	WASHINGTON	DC	20010	U02346A	023-067-25-0-40-16-013
067-25-0-40-28-001.00-0	0,19299095 MARTIN JEAN A		601 LOUISIANA ST	LAWRENCE	KS	66044	U02344A	023-067-25-0-40-28-001
067-25-0-40-28-002.00-0	0.17294589 DIEDERICH JAMES		1622 DUDLEY CT	LAWRENCE	KS	66044	U02355A	023-067-25-0-40-28-002
067-25-0-40-28-015-00-0	0.25152989 ALBRIGHT ANDREA	ADAMS LANCE J	607 LOUISIANA ST	LAWRENCE	KS	66044	U02345A	023-067-25-0-40-28-015
067-25-0-40-28-014.00-0	0.28777915 HURSTIAN	HURST HANNAH	615 LOUISIANA ST	LAWRENCE	KS	66044	U02095A	023-067-25-0-40-28-014
079-30-0-30-12-001-00-0	2.5320365 CITY OF LAWRENCE		PO BOX 708	LAWRENCE	KS	66044	U02392A01	023-079-30-0-30-12-001
079-30-0-30-10-020-00-0	0.26869222 HANSEN AMY T	TERRY SCOTT G	505 OHIO ST	LAWRENCE	KS	66044	U01876	023-079-30-0-30-10-020
079-30-0-30-11-004.00-0	0.13477669 SANFILIPPO EVANGELINE	SANDAL ABHIMANYU	510 OHIO ST	LAWRENCE	KS	66044	U01877	023-079-30-0-30-11-004
079-30-0-30-10-004.00-0	0.13431977 WELBORN ANDREA D	IRVING ROBERT B JR	508 LOUISIANA ST	LAWRENCE	KS	66044	U02081	023-079-30-0-30-10-004
079-30-0-30-11-022.00-0	0.21161307 FELDMAN HUME A		511 TENNESSEE ST	LAWRENCE	KS	66044	U01665A	023-079-30-0-30-11-022
079-30-0-30-11-005.00-0	0.13473813 VAN DE RIET KEITH J CO-TRUSTI	SE VAN DE RIET AMY E CO-TRUSTEE	512 OHIO ST	LAWRENCE	KS	66044	U01879	023-079-30-0-30-11-005
079-30-0-30-10-019.00-0	0.13434598 GLODICH ANN M	THOMPSON GEORGE	511 OHIO ST	LAWRENCE	KS	66044	U01878	023-079-30-0-30-10-019
079-30-0-30-10-005.00-0	0.13431941 SCIOLI EMMA J	STINSON PHILIP T	512 LOUISIANA ST	LAWRENCE	KS	66044	U02084	023-079-30-0-30-10-005
079-30-0-30-11-006,00-0	0.1347013 SKRTIC THOMAS M		500 OHIO ST	LAWRENCE	KS	66044	U01881	023-079-30-0-30-11-006
079-30-0-30-10-018.00-0	0.20151813 IRICK LARRY D TRUSTEE		515 OHIO ST	LAWRENCE	KS	66044	U01880A	023-079-30-0-30-10-01
079-30-0-30-10-006.00-0	0.13431854 ARNOLDY NANCY S	WELLER DOUGLAS L	516 LOUISIANA ST	LAWRENCE	KS	66044	U02086	023-079-30-0-30-10-00
079-30-0-30-11-019.00-0	0.20100112 BURGER LARA A	BURGER CHRISTOPHER F	521 TENNESSEE ST	LAWRENCE	KS	66044	U01669	023-079-30-0-30-11-01
079-30-0-30-11-007.00-0	0.18846861 UN ALLAN Y	UN LYNDSIE S	520 OHIO ST	LAWRENCE	KS	66044	U01884A	023-079-30-0-30-11-00
079-30-0-30-10-007.01-0	0 13431884 AXCELL ERICK W	AXCELL CRYSTAL L	520 LOUISIANA ST	LAWRENCE	KS	66044	U02088	023-079-30-0-30-10-00
079-30-0-30-11-018.00-0	0.1342648 WHEALY KEITH L	WILLIAMS ANITA L	525 TENNESSEE ST	LAWRENCE	KS	66044	U01670	023-079-30-0-30-11-01
079-30-0-30-11-018:00-0	0.13431904 POGANY STEFANO A TRUSTEE	WILDERING STATES	4517 CHERRY HILLS DR	LAWRENCE	KS	66047	U02090	023-079-30-0-30-10-00
079-30-0-30-11-008.00-0	0.08082034 DAY KAMI	EODICE MICHELE A	320 N PETERS AVE	NORMAN	OK	73069	U01887	023-079-30-0-30-11-00
079-30-0-30-11-017.00-0	0.13420456 MARQUIS DONALD B	BODICE MICHELE A	529 TENNESSEE ST	LAWRENCE	KS	66044	U01671	023-079-30-0-30-11-00
			530 OHIO ST	LAWRENCE	KS	66044	U01889	023-079-30-0-30-11-00
079-30-0-30-11-009.00-0	0.1345873 ELLIOTT HENRY S	CORPORED ADDIVA		LAWRENCE	KS	66044	U01888	
079-30-0-30-10-016.00-0	0.14777423 SPRECKER CHRIS	SPRECKER ARIKA	529 OHIO ST			66044		023-079-30-0-30-10-0
079-30-0-30-10-008.00-0	0.1343187 NEWLIN JENNIFER S		530 LOUISIANA ST	LAWRENCE	KS		U02092	023-079-30-0-30-10-00
079-30-0-30-11-016.00-0	0,13431399 FOAT COURTNEY		533 TENNESSEE ST	LAWRENCE	KS	66044	U01672	023-079-30-0-30-11-01
079-30-0-30-11-010.00-0	0.1345525 FOOS KELLYH	FOOS TODD M	619 ILLINOIS ST	LAWRENCE	KS	66044	U01891	023-079-30-0-30-11-0
079-30-0-30-10-015.00-0	0.13435724 WILSON WALTER T	WILSON VIRGINIA M	403 LAWRENCE ST	BALDWIN CITY	KS	66006	U01890	023-079-30-0-30-10-0
079-30-0-30-10-009.00-0	0.13432104 OSBORNE GEORGE C		534 LOUISIANA ST APT 2	LAWRENCE	KS	66044	U02094	023-079-30-0-30-10-00
079-30-0-30-11-015.00-0	0.09661311 BROWNE JULIA		539 TENNESSEE ST	LAWRENCE	KS	66044	U02315A	023-079-30-0-30-11-01
079-30-0-30-11-013.00-0	0.11486453 FRYDMAN RICHARD A TRUSTEE		1415 NEW YORK ST	LAWRENCE	KS	66044	U02318	023-079-30-0-30-11-01
079-30-0-30-11-012.00-0	0.15389182 CARON ELISABETH	TOUMI RICHARD J	408 W 6TH ST	LAWRENCE	KS	66044	U02320	023-079-30-0-30-11-01
079-30-0-30-11-011.03-0	0.12519515 LG VENTURES LLC		1612 NEW HAMPSHIRE ST		KS	66044	U02324	023-079-30-0-30-11-01
079-30-0-30-11-011.01-0	0.08613677 LG VENTURES LLC		1612 NEW HAMPSHIRE ST		KS	66044	U02323A	023-079-30-0-30-11-01
079-30-0-30-10-014.00-0	0,07689654 ANDRADE INVEVESTMENTS LLC		615 FLORIDA ST	LAWRENCE	KS	66044	U02330	023-079-30-0-30-10-03
079-30-0-30-10-012.00-0	0.15379452 HARRIS LAUREN N TRUSTEE	HUNTOON JANIS L TRUSTEE	3301 YELLOWSTONE DR	LAWRENCE	KS	66047	U02333	023-079-30-0-30-10-0
079-30-0-30-10-011.00-0	0.15379451 FREEMAN RICHARD		880 N 1072 RD	LAWRENCE	KS	66047	U02335	023-079-30-0-30-10-0
079-30-0-30-10-010-00-0	0.30759047 ANDREWS BENJAMIN P	ANDREWS MICHELLE D	516 W 6TH ST	LAWRENCE	KS	66044	U02337A	023-079-30-0-30-10-03
079-30-0-30-11-014.00-0	0.09647418 FOSTER MATTHEW	FOSTER JOYANNE L	1736 LOUISIANA ST	LAWRENCE	KS	66044	U02314	023-079-30-0-30-11-01
079-30-0-30-11-011-02-0	0.0964493 LG VENTURES LLC		1612 NEW HAMPSHIRE ST	LAWRENCE	KS	66044	U02327	023-079-30-0-30-11-0
079-30-0-30-10-013-00-0	0.07689795 UN HUI C	UN YUNG Y	2330 SE BLAIR DR	TOPEKA	KS	66605	U02331	023-079-30-0-30-10-0
079-30-0-30-16-001.00-0	3.44354004 CITY OF LAWRENCE		PO BOX 708	LAWRENCE	KS	66044	U02395A	023-079-30-0-30-16-00
079-30-0-30-15-001-00-0	0.3858513 HOLT EVAN N	HOLT MARY M	603 TENNESSEE ST	LAWRENCE	KS	66044	U02316A	023-079-30-0-30-15-00
079-30-0-30-15-002.00-0	0.23104025 OLSON CLARENCE E TRUSTEE	OLSON ARIELLE N TRUSTEE	236 N ELM AVE	WEBSTER GROV	ES MO	63119	U02322	023-079-30-0-30-15-00
079-30-0-30-15-003.00-0	0.09255397 FRYDMAN RICHARD A TRUSTEE	LEE AMY J TRUSTEE	1415 NEW YORK ST	LAWRENCE	KS	66044	U02328	023-079-30-0-30-15-00
079-30-0-30-14-001.00-0	0.4618499 GODWIN PHILLIP A TRUSTEE	GODWIN PHOEBE V TRUSTEE	603 OHIO ST	LAWRENCE	KS	66044	U02332A	023-079-30-0-30-14-00
079-30-0-30-14-002.00-0	0 15394198 SEAVER WILLIAM M	SEAVER NANCY H	600 LOUISIANA ST	LAWRENCE	KS	66044	U02338A	023-079-30-0-30-14-0
079-30-0-30-14-003.00-0	0.15394304 NITCHER JOHN W	NITCHER KATY S	608 LOUISIANA ST	LAWRENCE	KS	66044		023-079-30-0-30-14-0
079-30-0-30-15-004.00-0	0.0614229 MARTIN ALAN L		610 OHIO	LAWRENCE	KS	66044		023-079-30-0-30-15-0
079-30-0-30-15-017.00-0	0.24382316 JWH AND WJH LP		350 SECRETARIAT DR	AUSTIN	TX	78737	U01673A	023-079-30-0-30-15-0
079-30-0-30-15-005.00-0	0.13444037 POFF LAURENCE E	POFF SANDRA C	618 OHIO ST	LAWRENCE	KS	66044		023-079-30-0-30-15-0
079-30-0-30-14-017.00-0	0.20160522 YODER BONITA J	1011 511151110	PO BOX 1243	LAWRENCE	KS	66044		023-079-30-0-30-14-0
	0.20160224 SNEAD DONAM TRUSTEE		612 LOUISIANA ST	LAWRENCE	KS	66044	U02096A	023-079-30-0-30-14-0
079-30-0-30-14-004.00-0	0.20160204 SNEAD DONA M TRUSTEE 0.13444059 KIDD JASON	KIDD ERIN	620 OHIO ST	LAWRENCE	KS	66044	U01896	023-079-30-0-30-14-0
079-30-0-30-15-006.00-0			620 OHIO ST 621 TENNESSEE ST	LAWRENCE	KS	66044		023-079-30-0-30-15-0
079-30-0-30-15-016.00-0	0.26889948 STULL DOUGLASS E TRUSTEE	NORWOOD LORI L TRUSTEE						
079-30-0-30-14-016.00-0	0.20160357 JAMES GEORGE W	MCCARTHY SUSAN E	625 OHIO ST	LAWRENCE	KS	66044		023-079-30-0-30-14-0
079-30-0-30-14-005.00-0	0.20160346 WEICKERT M KATHARINE	GRABER DEBRA R	620 LOUISIANA ST	LAWRENCE	KS	66044	U02099A	023-079-30-0-30-14-0
079-30-0-30-15-007-00-0	0.13443608 GREGG SARA	GREGG SARA M	622 OHIO ST	LAWRENCE	KS	66044		023-079-30-0-30-15-0
	0.13443665 KRESSIN KAREN S		PO BOX 1244	LAWRENCE	KS	66044	U01900	023-079-30-0-30-15-0
079-30-0-30-14-015.00-0	0.16136706 SLUSSER DALE	FOWLER SHERRY	627 OHIO ST	LAWRENCE	KS	66044	U01899	
079-30-0-30-15-008.00-0 079-30-0-30-14-015.00-0 079-30-0-30-14-006.00-0 079-30-0-30-10-017.00-0		FOWLER SHERRY ROVIT REBECCA L PELTIER EDWARD F	627 OHIO ST 624 LOUISIANA ST 519 OHIO ST	LAWRENCE LAWRENCE LAWRENCE	KS KS	66044	U02103A U01883A	023-079-30-0-30-14-00 023-079-30-0-30-14-00 023-079-30-0-30-10-01