

**LAWRENCE BOARD OF ZONING APPEALS**

**AGENDA**

**DECEMBER 1, 2011 – 6:30 P.M., CITY COMMISSION MEETING ROOM, FIRST FLOOR OF CITY HALL AT SIXTH AND MASSACHUSETTS STREET, LAWRENCE, KANSAS**

**CALL THE MEETING TO ORDER**

**TAKE A ROLL CALL TO DETERMINE IF THERE IS A QUORUM OF MEMBERS PRESENT**

**ITEM NO. 1            COMMUNICATIONS**

Acknowledge any communications to come before the Board.

Board member disclosure of any ex parte contacts and/or abstentions from the discussion and vote on any agenda item under consideration.

Announce any agenda items that will be deferred.

**ITEM NO. 2            MINUTES**

Consider approval of the minutes from the October 6, 2011 meeting of the Board.

**BEGIN PUBLIC HEARING:**

**ITEM NO. 3            2626 MANOR TERRACE [DRG]**

**B-11-9-11:** A request for a variance as provided in Section 20-1309 of the Land Development Code of the City of Lawrence, Kansas, 2011 edition. The request involves a reduction of the rear yard building setback for a residential dwelling in an RS7 (Single Dwelling Residential) District from the required 30 feet requirement found in Section 20-601(a) of the City Code, to a minimum of 14 feet. The variance is needed for the owner to be able to build a master bedroom with accessible master bath and laundry area on the back side of the dwelling. The property is located at 2626 Manor Terrace. The application was submitted by Stan Flory for Jean R. Flory and Calvin F. Flory Trustees, the property owner of record. **The legal description for the property in the appeal and the case file for the public hearing item are available in the Planning Office for review during regular office hours, 8-5 Monday - Friday.**

**ITEM NO. 4            2618 MISSOURI STREET [DRG]**

**B-11-10-11:** A request for a variance as provided in Section 20-1309 of the Land Development Code of the City of Lawrence, Kansas, 2011 edition. The request involves a reduction of the 5 feet accessory building setback from an interior lot line in residential zoning districts found in Section 20-533(3) of the City Code, to a minimum of 3 feet. The variance is requested so the owner can build a 10 feet by 12 feet storage shed 2 feet closer to the south property line. The property is located at 2618 Missouri Street. The application was submitted by Travis J. Alexander, the property owner of record. **The legal description for the property in the appeal and the case file for the public hearing item are available in the Planning Office for review during regular office hours, 8-5 Monday - Friday.**

**ITEM NO. 5            MISCELLANEOUS**

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