

**LAWRENCE BOARD OF ZONING APPEALS
AGENDA**

**FEBRUARY 3, 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 January 6, 2011 meeting of the Board.

BEGIN PUBLIC HEARING:

ITEM NO. 3 DILLONS STORE; 1740 MASSACHUSETTS STREET [DRG]

The Board of Zoning Appeals deferred the two variances described below at the conclusion of the public hearing during their January 6, 2011 meeting.

B-12-13-10: A request for variances as provided in Section 20-1309 of the Land Development Code of the City of Lawrence, Kansas, 2009 edition. The first request is for a variance to reduce the 25 feet front and rear yard building setbacks on Massachusetts Street and New Hampshire Street respectively, as required in Section 20-601(b) of the City Code to a minimum of 0 feet. The second request is for a reduction in the number of off-street parking spaces for the new grocery store from the required 150 parking spaces per Section 20-920 of the City Code, to a minimum of 129 parking spaces. These variances are being requested to help facilitate the redevelopment of an existing commercial center with a new urban grocery store located at 1740 Massachusetts Street. Submitted by Mike Boehm for the Dillons Companies, Inc., 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. 4 313 EAST 8TH STREET [DRG]

B-12-14-10: A request for variances as provided in Section 20-1309 of the Land Development Code of the City of Lawrence, Kansas, 2009 edition. The requests are: 1) a variance to permit an existing commercial structure to exceed the 3,000 square feet gross floor area allowed in the CN1 (Inner Neighborhood Commercial) District according to Section 20-207(d)(3) of the City Code to a maximum floor area of 3,290 square feet; and, 2) variances from the CN1 District building setback standards in Section 20-601(b) to address

setbacks for the existing building. The variances are for the commercially developed property located at 313 E. 8th Street. Submitted by John H. Flanders, Member of R & B Holdings, LLC, 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.