

**LAWRENCE BOARD OF ZONING APPEALS
AGENDA**

**JANUARY 6, 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 November 4, 2010 meeting of the Board.

BEGIN PUBLIC HEARING:

ITEM NO. 3 2025 NEW HAMPSHIRE STREET [DRG]

B-12-12-10: A request for a variance as provided in Section 20-1309 of the Land Development Code of the City of Lawrence, Kansas, 2009 edition. The request is for a variance to reduce the 5 feet building setback from an interior lot line for an accessory structure as required in Section 20-533(3) of the City Code to a minimum of 0 feet. The variance is requested to allow for the construction of a 25'x28' detached garage along the north property line of an existing residence located at 2025 New Hampshire Street. Submitted by Gregory D. Sanders, 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 DILLONS STORE; 1740 MASSACHUSETTS STREET [DRG]

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 20-902 of the City Code, to a minimum of 129 parking spaces. The final request is for a variance from the Code requirements of Sections 20-1003, 20-1004 and 20-1005 pertaining to the amount of interior parking lot landscaping and perimeter parking lot and buffer yard setbacks the applicant needs to provide in the parking area; the applicant is seeking alternative compliance for interior landscaping using the

provisions in Section 20-1007 of the Code. 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. 5 MISCELLANEOUS

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