

**LAWRENCE BOARD OF ZONING APPEALS  
AGENDA**

**JULY 7, 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 June 2, 2011 meeting of the Board.

**BEGIN PUBLIC HEARING:**

**ITEM NO. 3            303 WEST 13<sup>TH</sup> STREET [DRG]**

**B-6-5-11:** A request for variances as provided in Section 20-1309 of the Land Development Code of the City of Lawrence, Kansas, 2011 edition. The requests involve variances to reduce the front, rear and side yard building setbacks for an existing residential dwelling in an RM32 (Multiple Dwelling Residential) District from the required 25 feet, 20 feet, and 5 feet requirements found in Section 20-601(a) of the City Code; and, a variance from the requirement for 2 off-street parking spaces for a single dwelling residence as required in Section 20-902 of the City Code. These variances are needed for the owner to be able to rebuild the existing fire damaged structure located at 303 West 13<sup>th</sup> Street. Submitted by Tim Coldsnow, with Big Blue Student Rentals, 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            1000 KENTUCKY STREET**

**B-6-6-11:** 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 is for a variance from the provisions of Section 20-902 of the City Code pertaining to the required number of off-street parking spaces for First Christian Church. The applicant is required to provide 110 parking spaces and they propose to provide 104 parking stalls. The variance will allow them to expand the existing playground into a portion of the parking lot south of the building at 1000 Kentucky Street. Submitted by Calvin Reed on behalf of First Christian Church, 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            4504 WOODLAND DRIVE**

**B-6-7-11:** A request for variances as provided in Section 20-1309 of the Land Development Code of the City of Lawrence, Kansas, 2011 edition. The requests involve variances to reduce the rear yard and exterior side yard building setbacks for a residential dwelling in an RS7 (Single Dwelling Residential) District from the required 30 feet and 25 feet requirements found in Section 20-601(a) of the City Code. The variances are needed for the owner to be able to rebuild a deck on the back side of the dwelling; and add a third garage bay on the existing residence located at 4504 Woodland Drive. Submitted by Jeffrey S. Dahnert and Laura Sotir, contract buyers from Neil and Margaret Schomaker, the property owners 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. 6            MISCELLANEOUS**

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