

**LAWRENCE BOARD OF ZONING APPEALS
AGENDA**

**MARCH 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 February 3, 2011 meeting of the Board.

BEGIN PUBLIC HEARING:

ITEM NO. 3 711 CONNECTICUT STREET [DRG]

B-1-1-11: A request for a variance as provided in Section 20-1309 of the Land Development Code of the City of Lawrence, Kansas, 2009 edition as it relates to the minimum number of off-street parking spaces required for multi-dwelling residential use. Section 20-902 of the City Code is the governing provision used to determine the minimum number of parking spaces for a specific land use. The applicant's variance request would reduce the number of parking stalls provided on the property from the Code required 7 spaces to a minimum of 6 spaces. The variance request is for the property commonly addressed as 711 Connecticut Street. Submitted by Michael L. Tubbs, Tubbs Law Firm, for James and Nancy Dunn, 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. 4 601 KASOLD DRIVE; WESTLAKE HARDWARE STORE IN
WESTRIDGE SHOPPING CENTER [DRG]**

B-2-2-11: 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 reduction in the amount of off-street parking spaces available for customer use at Westridge Shopping Center. It is for a seasonal outdoor sales area that will occupy 41 parking spaces in the parking lot adjacent to the Westlake Hardware Store located at 601 Kasold Drive. Section 20-902 et seq. in the City Code contains the governing provisions for determining the minimum parking space requirements based upon the land use. Submitted by Robert Massengill, Corporate Counsel for Westlake Hardware, with the permission of Elizabeth Hird, Trustee, Carl Hird, Jr. Trust, 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.