

March 29, 2007

Mike Amyx, Mayor
City of Lawrence Commission
Lawrence, Kansas, 66044

Re: Minor Subdivision variance request—Cypress Park Addition

Dear Mayor Amyx,

Thad Holcombe, Owner of lot 5, Cypress Park Addition, and Steve Standing, Owner of lot 4, Cypress Park Addition and developer of Cypress Park, have applied to the Planning Staff for a minor subdivision for the purpose of adjusting the rear lot line of lot 5 to allow the construction of the Holcombe's home. In this process, we discover that Ordinance No. 7743 as chapter 19, Section 214 of the City of Lawrence Code requires a maximum of 15 feet distance from the nearest lot line to the public sewer main. Since the sewer main is in the center of Learnard Ave. and the street is dedicated 60' wide, clearly the lot lines are more than 15' from the main.

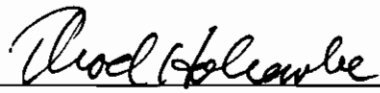
The co-applicants therefore request a variance on this point to allow for direct connection of sanitary sewer services to an existing City of Lawrence gravity main within the right of way of Learnard Ave. but greater than 15' from the property lines for lots 4 and 5, Cypress Park Addition.

This request is made after discussions with the Utility Department concerning direct connection to the main. The project is infill development and presently all other services along Learnard connect directly to the sanitary sewer main within the street right of way. The Owners feel public improvements in lieu of direct connection would impart an undue hardship on the project and the eventual residents with no ultimate benefit to the City. The Owners would make every effort to coordinate the installation of the proposed services so that they may be constructed concurrently at the adjoining property line and therefore require only one street cut.


The private sewer line for Lot 5A will need to cross a drainage easement to connect to the sanitary sewer main. Matt Bond, the Storm Water Engineer for the City of Lawrence, is agreeable to the location of the private sanitary sewer line parallel and along the north property line of Lot 5A provided that the installation does not compromise the pond design. For Lot 5A, I am requesting a variance from City Code 19-214(B) that states the "private sewer line shall not cross any public right of way or drainage easement".

We appreciate the consideration of the Commission on this matter. We look forward to hearing from you soon. If any further information is needed please call Steve at 979 3939.

With best regards,



Thad Holcombe, Owner lot # 5



Steve Standing, Owner lot #4