

Memorandum

City of Lawrence

Planning and Development Services

TO: Lawrence/Douglas County Planning Commission

FROM: Planning Staff

CC:

Date: 13 May 2014

RE: Follow-up Study for Special Use Permit (SUP-14-00049): Runaway Pony Bed & Breakfast, 603 Tennessee Street

On the day of the hearing for the renewal of a Special Use Permit to allow the operation of a Bed & Breakfast use in an RS-5 District, it was brought to the attention of staff that conditions potentially existed which were not in compliance with the City Code and/or conditions delineated within the approved Special Use Permit.

These items include:

1. 603 Tennessee Street is the primary residence of the owner
2. Number of beds and number of rooms for guests
3. Exterior yard conditions of 603 Tennessee Street
4. The presence of an employee/resident manager
5. Parking requirements for guests and potential employees

Following the deferral and request for more information by the Planning Commission on 23 April 2014 (Vote: 10-0), staff has studied the above listed items to ascertain the facts and varying levels of detail, as well as to study the compliance of the bed & breakfast use with the applicable codes and requirements.

SUP-4-3-09 was approved in 2009 for the applicant to utilize her principal residence as a bed & breakfast, ancillary to the use being an owner-occupied dwelling. Through the comments at the public hearing for SUP-14-00049 on 21 April 2014, a site inspection on 1 May 2014, and researching available information, staff has made the following determinations to the above listed items:

Determination of Issues for SUP-14-00049, Runaway Pony Bed and Breakfast, 603 Tennessee Street					
	Item	Code	Requirement	Staff Determination	Compliance
1	The Primary Residence of the Owner	Article 5, § 20-504 (1)	A Bed and Breakfast with 3 or fewer guest bedrooms shall be operated as an incidental use to the Principal Use of an Owner-occupied Structure.	While inconclusive, information suggests that 603 Tennessee may not be the owner's primary residence.	Inconclusive
2	Number of Beds and Number of Rooms for Guests	Article 5, § 20-504; Ordinance 8456, § 3	The real property described in Section Two hereinabove shall hereafter allow a Bed and Breakfast Establishment with three or fewer guest bedrooms operated (10 total occupants) as an incidental use to the principal use of the owner-occupied structure, for a five (5) year period of time from the effective date of this ordinance.	Structure has been advertised in multiple sources as offering more than 3 bedrooms. Seven beds observed during site visit on 1 May 2014. (2 additional rooms restricted from observation due to guest occupancy.)	Not Compliant
3	Exterior Yard Conditions	Chapter 9, Article 6			Compliant
4	Presence of an employee/resident manager	Article 5, § 20-504, (1)	A Bed and Breakfast with 3 or fewer guest bedrooms shall be operated as an incidental use to the Principal Use of an Owner-occupied Structure.	People, besides the owner, are handling some of the operations of the Bed & Breakfast in an on-going and consistent fashion.	Not Compliant
5	Parking Requirements for Guests and Potential Employees	Article 9, § 20-902	1 per guest room + 1 per 1.5 employees	5 spaces required, 4 provided	Not Compliant

1. The Primary Residence of the Owner

Section 20-504 of the Land Development Code states: "A Bed and Breakfast with 3 or fewer guest bedrooms shall be operated as an incidental use to the Principal Use of an Owner-occupied Structure." The operational definition of "owner-occupied" is a structure where an individual resides a majority of the time when within the City.

Since April's Planning Commission meeting, staff has been informed of legal documents filed with the Douglas County District Court indicating 1941 Massachusetts Street as the applicant's residence during periods in 2011 (April 15th to June 11th) and 2012 (December 8th, 2011 to February 6th, 2012). Additionally, through discussions at the 21 April 2014 Planning Commission meeting, as well as through questions raised by the commission and subsequent research by staff, the information obtained suggests that 603 Tennessee Street may not be the primary residence of the owner.

It is inconclusive whether 603 Tennessee Street is the primary residence of the owner. At the least, the owner spends time away from 603 Tennessee Street, thus not meeting the intent of having the owner-occupant operate the bed & breakfast use in a consistent fashion.

2. Number of Beds and Number of Rooms for Guests

As part of the original approval given by Planning Commission (24 August 2009) and City Commission (1st Reading: 15 September 2009/2nd Reading: 22 September 2009), the Special Use Permit was, "granted for up to three guest rooms. Use of additional guest rooms shall require a new public hearing." The operation of the structure with more than three guest bedrooms would be a violation of the conditions of the Special Use Permit. At present, the bed & breakfast is being advertised on multiple websites as having six to seven bedrooms with availability to sleep 10 guests. An increase exceeding the three permitted rooms has not been approved previously.

During the site visit on 1 May 2014, staff observed various minor discrepancies in the current layout and function of the rooms when compared against the approved site plan dated 25 August 2011. The findings are outlined below, as well as on the attached annotated Site Plan.

- A. The Owner-Occupant Suite has been relocated to the basement-level;
- B. The bedroom and the sitting room have been reversed from the Basement Plan;
- C. Beds were located in rooms designated as guest sitting rooms and library/business center room;
- D. One additional bed on the 2nd Floor, and two additional beds on the 3rd Floor; bringing the total number of beds observed to seven

During the site visit, Ms. Hearn indicated that the bed & breakfast did have two occupied guest rooms: one room detailed on the approved site plan as a guest sitting room, and one approved as a guest bedroom.

Staff understands that the relocation of the owner-occupied suite to the basement-level was to help optimize the operation of the bed & breakfast, and does not have an issue with this adjustment.

3. Exterior Yard Conditions

The exterior yard of the property was inspected to ascertain if there were code violations of the City's adopted Property Maintenance Code. Staff walked the yard accompanied by Ms. Hearn. Staff observed two mounds of compost and a mound of mulch north of the detached garage. Ms. Hearn advised the compost and mulch was going to be used in the near future for the flower bed that is located between the garage and house.

Staff also observed a large pile of leaves on the east side of the detached garage. Ms. Hearn advised the leaves were put there during last fall and her intentions were to eventually use them as compost. There was one additional mulch pile at the southeast corner of the house, which will also be spread throughout the garden bed at that location in the near future.

Section 302.2 (Grading and drainage) of the Property Maintenance Code prohibits the storage of mounded soil, gravel, or mulch. Due to Ms. Hearn

stating she would be using the compost and mulch in the near future, Staff informed her there was not a violation of City Code.

The accumulation of leaves is not regulated by City Code.

4. Presence of an Employee/Resident Manager

Based on the responses by the applicant and the public during the Planning Commission meeting on 21 April 2014, and through researching reviews provided on multiple websites, staff is of the opinion that there are individuals other than the owner conducting some of the operations of the bed & breakfast. The review websites city staff were able to locate are attached to this memo. These reviews contain references to a resident manager being their contact when visiting/staying at Runaway Pony Bed & Breakfast, 603 Tennessee Street.

The intent of this code is that the owner operates the bed & breakfast. Hiring cleaning and other services, and having others operate the business during extended owner absence, complies with this intent; however, constant employment, whether as a volunteer or paid-employee, would not, in staff's opinion, meet the intent of the code.

5. Parking Requirements for Guests and Potential Employees

Article 9, Section 20-902, Schedule A, sets the required off-street parking a bed & breakfast use would need to operate: 1 per guest room + 1 per 1.5 employees. (p. 9-6) Assuming the number of guest rooms is 3 as previously approved, and including the requirements for an employee plus the owner, this would require 5 parking spaces. When approved in 2009, the use was approved with 4 off-street parking spaces.

Staff Findings

The intent of the Land Development Code is to allow for a homeowner to utilize his/her principal residence as a bed & breakfast, ancillary to the use being an owner-occupied dwelling. The Land Development Code also establishes a "Bed and Breakfast Inn" for an instance where the owner does not occupy the structure as their principal residence, or in the instance the owner does not oversee the day-to-day operations of the establishment.

The compliance issues primarily affect required off-street parking and the level of intensity at this location. Even so, the bed & breakfast use has operated without a complaint since it began operation in 2011.

Options

Given the items presented before the Planning Commission on 23 April 2014, and the information obtained as requested by the Commission since the item's deferral, the options available to the Planning Commission are:

1. Deny the Special Use Permit based on the findings of non-compliance;

2. Provide the applicant a timeframe to come into compliance and extend the Special Use Permit for 6 months, with the following conditions:
 - A. Owner shall comply with the original conditions of the Special Use Permit and Site Plan Performance Agreement;
 - B. Submit a log of guests to demonstrate compliance with the code requirement of no more than three (3) guest rooms being utilized for the operation of the bed & breakfast use;
 - C. Staff will monitor booking and other similar websites for evidence of volunteers/employees;
3. Approve the Special Use Permit for the bed & breakfast use for 5 years, subject to the following conditions:
 - A. A Special Use Permit renewal is granted for up to three guest rooms. Use of additional guest rooms shall require a new public hearing;
 - B. A Special Use Permit renewal is granted for 5 years. A new Special Use Permit shall be required to continue the bed & breakfast use; or
4. Provide the applicant an opportunity to seek approval of a Special Use Permit for designation as a Bed & Breakfast Inn, (*Section 20-504, (2): A Bed and Breakfast establishment with 4 or more guest bedrooms is considered a Bed and Breakfast Inn. (i) A Bed and Breakfast Inn shall have a full-time resident manager or Owner on the site and be licensed by the State of Kansas to do business. (ii) A Bed and Breakfast Inn shall only be permitted if it is adjacent to or within ready Access to an Arterial or Collector Street,*) subject to the following conditions:
 - A. Grant an extension of the existing Special Use permit to allow for continued operation while the applicant seeks a new Special Use Permit for a Bed & Breakfast Inn;
 - B. Approval of a bed & breakfast inn would include the following conditions at a minimum:
 - i. Grant a Special Use Permit approval for 5 years. A new Special Use Permit shall be required to continue the bed & breakfast use;
 - ii. Owner shall comply with the original conditions of the Special Use Permit, Site Plan Performance Agreement, and items delineated in Section 20-504;
 1. A Bed and Breakfast Inn shall have a full-time resident manager or owner on the site and be licensed by the State of Kansas to do business;
 - iii. Obtain Lodging License from the Kansas Department of Agriculture in accordance with Kansas State Statutes.

Currently used as
Owner-Occupant
Suite

Bedroom & Sitting
Room have been
reversed.

Currently used as
Guest Suite

Additional
Bed

Additional
Bed

Additional
Bed

RECEIVED
APR 15 2011
City Planning Office
Lawrence, Kansas

603 TENNESSEE - BED AND BREAKFAST
LAWRENCE, KANSAS

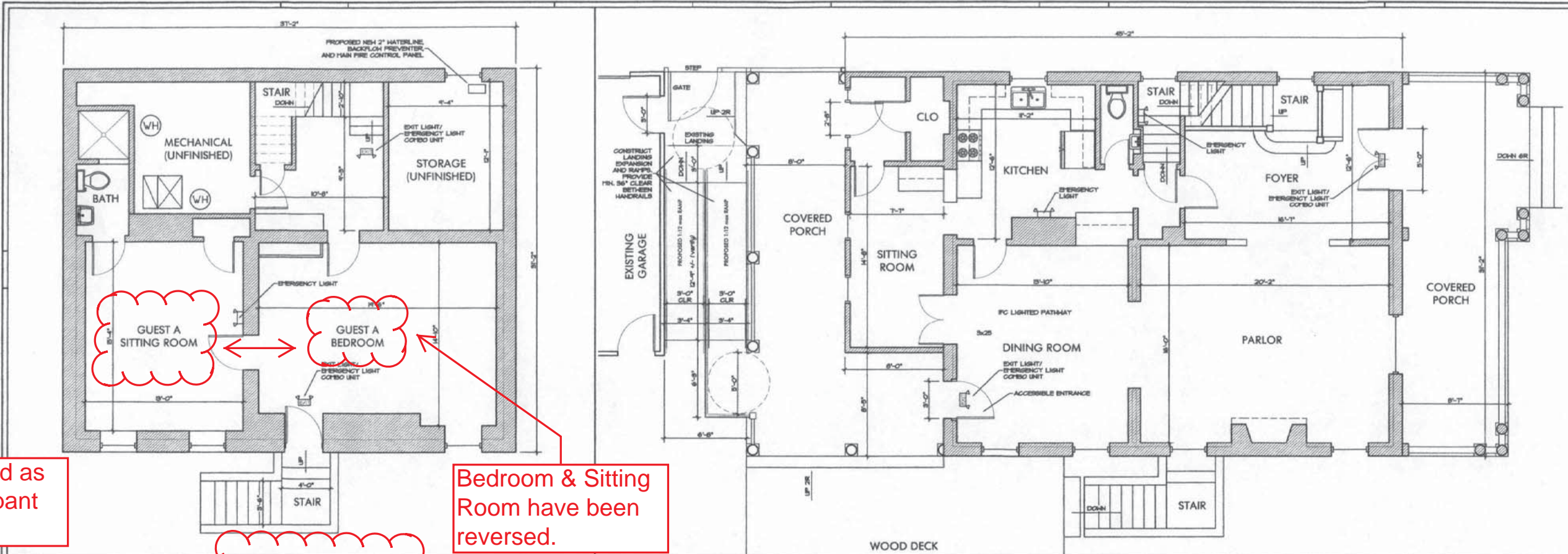


ernly
OCIATES
920 Massachusetts
Lawrence, Kansas
66044
785-749-5804
FAX 785-749-1315

Digitally signed by Lynne
Braddock-Zoller
Reason: DR-7-88-09 and
DR-4-39-11; pg 2 of 4 CODE PLAN
Date: 2011.08.25 16:05:02
15'00"

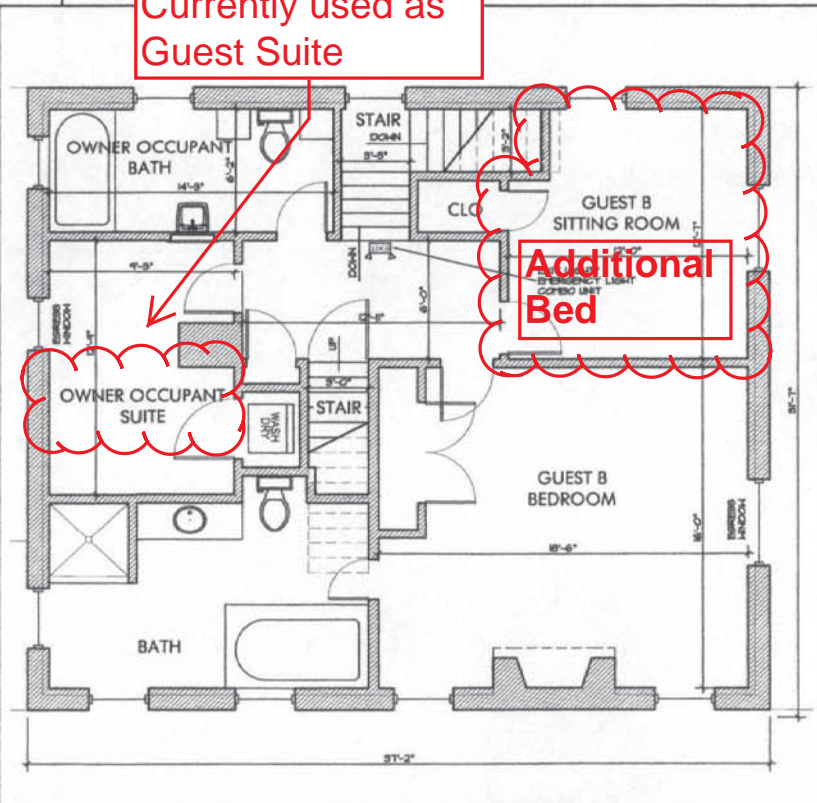
Approved & Released
Date: 04/06/2011
Checked by: TWT/ERS
Planner Initials: [Signature]
Director: [Signature]

A1.0

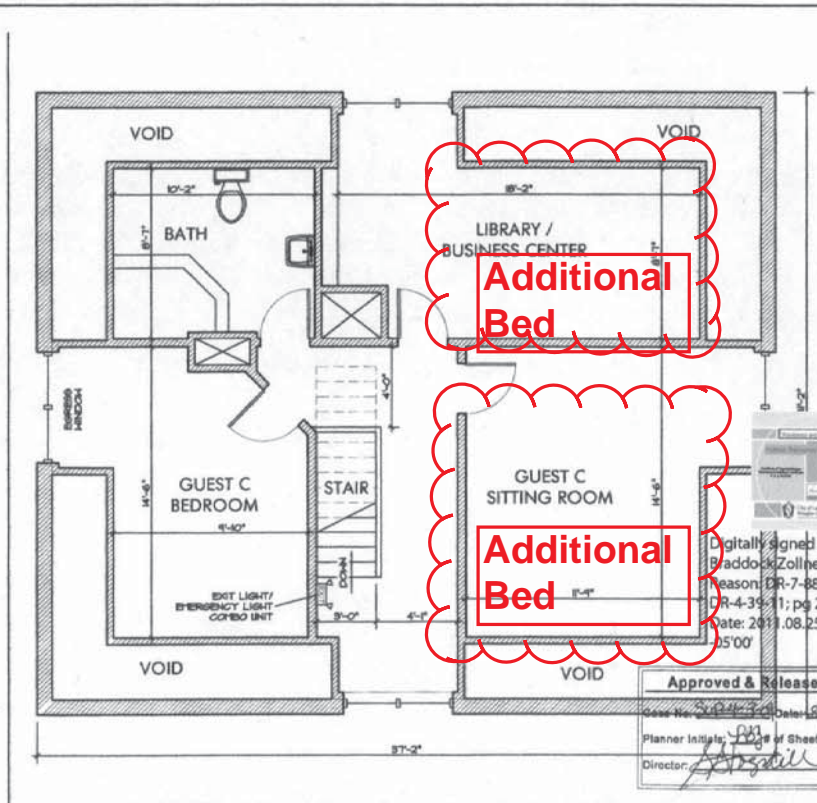


1 BASEMENT PLAN - GUEST SUITE A
1/4" = 1'-0"

2 FIRST FLOOR PLAN - COMMON AREAS
1/4" = 1'-0"



3 SECOND FLOOR PLAN - GUEST SUITE B
1/4" = 1'-0"



4 THIRD FLOOR PLAN - GUEST SUITE C
1/4" = 1'-0"

PROJECT NAME: 603 Tennessee Street
PROJECT DESCRIPTION: Conversion of existing single family home to 3 Guestrooms, Owner Occupied, Bed and Breakfast establishment. No construction or remodeling work is proposed with this plan with the exception of what is required to make an accessible route into the structure, an egress window, and installation of a Type IBC fire suppression system.
PROJECT LOCATION: 603 Tennessee Street Lawrence, Kansas 66044
OWNER: Serina Hearn, Rainbow Works, LLC, 1441 Massachusetts St. Lawrence, KS 66046
OWNERSHIP CONTACT: Serina Hearn & Tony Backus 1441 Massachusetts St. Lawrence, KS 66046 ph. 785-749-5806 F. 785-749-1315
ARCHITECT: Mike Myers, Hearnly Associates, Inc. 920 Massachusetts, Suite 2 Lawrence, Kansas 66044 P. 785-749-5806 F. 785-749-1315
CODES UTILIZED: 2009 International Building Code 2009 International Existing Bldg Code 2009 Uniform Plumbing Code
CONSTRUCTION TYPE: Type 5-B
FIRE SUPPRESSION: Type NFPA 13-R Throughout with Wetstandby alarm and monitoring
COOKING EQUIPMENT: Cooking shall be limited to warming and baking only. No grease-laden vapors are to be emitted. No Type-I Hood will be installed.
OCCUPANCY GROUP: R-1 Boarding House (transient)
ALLOWABLE AREAS AND HTS: BASE ALLOWABLE: R-1, TYPE 5-B + 2-STORY, 1000 S.F. With one additional story for fully fire sprinkled.
GROUND FLOOR FOOTPRINT: 1341 S.F.
GROSS FLOOR AREAS: BASEMENT: 715 S.F. GROUND FLOOR: 1205 S.F. SECOND FLOOR: 1016 S.F. THIRD FLOOR: 760 S.F.
REVIEWED FOR CODE COMPLIANCE APR 06 2011 DEVELOPMENT SERVICES DEPT. CITY OF LAWRENCE
MAX OCCUPANCY: (to be posted) GUEST SLEEPING AREAS SHALL BE POSTED FOR A MAXIMUM OF 12 TOTAL OVERNIGHT OCCUPANTS. This occupancy cap provision is not intended to limit the number of visitors during daylight use for gatherings.
REQUIRED EXITS: BASEMENT REQUIRED 1 - PROVIDED 2 GROUND FLOOR REQUIRED 1 - PROVIDED 3 SECOND FLOOR REQUIRED 1 - PROVIDED 1 THIRD FLOOR REQUIRED 1 - PROVIDED 1
EMERGENCY ESCAPE WINDOWS: All Guest Bedrooms are to have an egress window. Existing windows which have a net area of 4 S.F. and minimum dimensions of 20" high and 20" wide are allowed per 2009 IBC 907.4.
FIRE SEPARATIONS: Fire sprinkled - non-separated uses. Listed 30 min. fire partitions and horizontal assemblies at sleeping unit separations are omitted per Section 903.7 of the 2009 International Existing Building Code. Existing Construction Includes 1/2" Gypsum wallboard and lath and plaster finish on wood studs (in good condition)
ACCESSIBILITY: This project includes provisions for an accessible route from the parking area and into the building per Section 902.6 of the 2009 International Existing Building Code.

BUILDING CODE NOTES

Douglas CAMA Site Property Record Card

Parcel ID: 023-079-30-0-30-15-001.00-0

Quick Ref: R15073

Tax Year: 2014

Run Date: 05/02/2014 12:09:59 PM

OWNER NAME AND MAILING ADDRESS

RAINBOW WORKS LLC

ATTN HEARN SERINA A
LAWRENCE, KS 66046-2943

PROPERTY SITUS ADDRESS

603 TENNESSEE ST
KS

LAND BASED CLASSIFICATION SYSTEM

Function: 1310 Bed and breakf Sfx:
Activity: 1100 Household activities
Ownership: 1100 Private-fee simple
Site: 6000 Developed site - with building

GENERAL PROPERTY INFORMATION

Prop Class: R Residential - R
Living Units: 1
Zoning: RS5
Neighborhood: 677.0 677.0
Economic Adj. Factor:
Map / Routing: P05 U02316A
Tax Unit Group: 000041

Image Date: 12/30/2008

PROPERTY FACTORS

Topography: Above Street - 2
Utilities: All Public
Access: Paved Road, Sidewalk
Fronting: Secondary Artery
Location: Neighborhood or Spot
Parking Type: On and Off Street
Parking Quantity: Adequate
Parking Proximity: On Site
Parking Covered:
Parking Uncovered:

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
12/30/2013	10:30 AM	FR	FR	353		
12/06/2011	12:00 PM	FR	FR	354		
09/27/2011	1:40 PM	9	P	354		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
11-00100279	30,000	REMODEL	04/08/2011	O	
08-00100396	12,000	REMODEL	04/30/2008	C	100
08-00100453	25,000	NEW-DETACHED GARAGE	04/30/2008	C	100

2014 APPRAISED VALUE

Cls	Land	Building	Total
R	102.000	485.100	587.100
Total	102.000	485.100	587.100

2013 APPRAISED VALUE

Cls	Land	Building	Total
R	72.210	506.490	578.700
Total	72.210	506.490	578.700

TRACT DESCRIPTION

PINCKNEY STREET LTS 2 & 4 & E/2 LT 6 & BEG
4 N OF NW COR LT 3 TENNESSE E ST, N 12, E
6, SWLY 12(S) TO POB 134 X 125(I)

PARCEL COMMENTS

App-Com: 2011-PUPinf2-2721-; Val-Com: Will work as Bed an Break. for 2013 #336 lp \$739

MARKET LAND INFORMATION

Method	Type	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	OVRD	Rsn	Cls	Model	Base Size	Base Val	Inc Val	Dec Val	Value Est
Sqft	1-Primary Site	16.750				EC	170						6.35	15,000.00	4.00	0.00	0.00	102,000

Total Market Land Value 102,000

Douglas CAMA Site Property Record Card

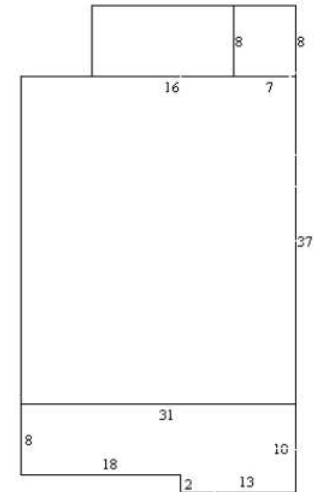
Parcel ID: 023-079-30-0-30-15-001.00-0

Quick Ref: R15073

Tax Year: 2014

Run Date: 05/02/2014 12:10:00 PM

DWELLING INFORMATION				COMP SALES INFORMATION				IMPROVEMENT COST SUMMARY			
Res Type:	1-Single-family Residence			Arch Style:	09-Old Style			Dwelling RCN:	669,680		
Quality:	5.83-Excellent			Bsmt Type:	4-Full			Percent Good:	88		
Year Blt:	1900	Est:	Yes	Total Rooms:	12	Bedrooms:	7	Mkt Adj:	100	Eco Adj:	100
Eff Year:				Family Rooms	2			Building Value:	589,320		
MS Style:	7-2 1/2 Story Finished			Full Baths:	4	Half Baths:	1	Other Improvement RCN:	42,760		
LBCSStruct:	1110-Detached SFR unit			Garage Cap:				Other Improvement Value:	32,320		
No. of Units:				Foundation:	Brick - 5			CALCULATED VALUES			
Total Living Area:	3,052										
Calculated Area:	3,047						Cost Land:	102,000			
Main Floor Living Area:	1,275						Cost Building:	621,640			
Upper Floor Living Area Pct:	139						Cost Total:	723,640			
CDU:	VG						Income Value:	0			
Phys/Func/Econ:	VG / /						Market Value:	611,100			
Ovr Pct Gd/Rsn:							MRA Value:	620,400			
Remodel:							FINAL VALUES				
Percent Complete:							Value Method:	OVR			
Assessment Class:							Land Value:	102,000			
MU Cls/Pct:							Building Value:	485,100			
							Final Value:	587,100			
							Prior Value:	578,700			



BUILDING COMMENTS

DwellCom: A1-11 0274sf , A2-20 0128sf , A3-23 0056sf

SKETCH VECTORS

A0CU37X31A1CR31D10L13U2L18U8A2U37R8CU8X16A3U37R24CU8X7H

OTHER BUILDING IMPROVEMENTS																					
No.	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Cls	RCN	%Gd	Value
1	152-Residential Garage - Detach	D	3.00	1	1920			380	78	8	20 X 19	1	3	3					16,640	42.0	6,990
2	152-Residential Garage - Detach	D	3.67	1	2008			480	88	8	24 X 20	1	4	4					16,640	97.0	25,330

DWELLING COMPONENTS				
Code	Units	Pct	Quality	Year
905-Raised Slab Porch (SF) with Roof	274			
905-Raised Slab Porch (SF) with Roof	312			
131-Veneer, Brick		100		
208-Composition Shingle		100		
801-Total Basement Area (SF)	1,147			
351-Warmed & Cooled Air		100		
601-Plumbing Fixtures (#)	26			
602-Plumbing Rough-ins (#)	1			
645-Double 2-Story Fireplace (#)	2			
402-Automatic Floor Cover Allowance				

DWELLING COMPONENTS				
Code	Units	Pct	Quality	Year
621-Slab on Grade (% or SF)	128			
622-Raised Subfloor (% or SF)	2,924			
803-Partition Finish Area (SF)	600			

Douglas CAMA Site Property Record Card

Parcel ID: 023-103-06-0-30-04-008.00-0

Quick Ref: R22339

Tax Year: 2014

Run Date: 05/02/2014 12:10:59 PM

OWNER NAME AND MAILING ADDRESS

Hearn Serina A

1941 Massachusetts St
Lawrence, KS 66046-2943

PROPERTY SITUS ADDRESS

1941 MASSACHUSETTS ST
KS
1934 VERMONT ST
KS

LAND BASED CLASSIFICATION SYSTEM

Function: 1101 Single family re: Sfx:
Activity: 1100 Household activities
Ownership: 1100 Private-fee simple
Site: 6000 Developed site - with building

Image Date: 08/05/2005

GENERAL PROPERTY INFORMATION

Prop Class: R Residential - R
Living Units: 1
Zoning: RS5
Neighborhood: 654.0 654.0
Economic Adj. Factor:
Map / Routing: P02 U03396A
Tax Unit Group: 000041

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public
Access: Paved Road
Fronting: Major Strip or CBD
Location: Neighborhood or Spot
Parking Type: Off Street
Parking Quantity: Adequate
Parking Proximity: On Site
Parking Covered:
Parking Uncovered:

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
12/26/2013	10:33 AM	FR	FR	356		
12/02/2011	3:40 PM	FR	FR	352		
01/10/2011	11:26 AM	FR	FR	353		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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TRACT DESCRIPTION

SOUTH LAWRENCE BLK 2 LTS 6 THRU 11 225
X 250

PARCEL COMMENTS

Prop-NC: Multiple Address; Prop-Com: AD- ALSO 1934 VERMONT; Land-Ac/Sf: ,

MARKET LAND INFORMATION

Method	Type	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	OVRD	Rsn	Cls	Model	Base Size	Base Val	Inc Val	Dec Val	Value Est
Sqft	1-Primary Site	50.000											6.27	7,500.00	6.00	0.00	0.00	45.000
Sqft	1-Primary Site	6.250				EC	25						6.27	7,500.00	6.00	0.00	0.00	11.250

Total Market Land Value 56,250

Douglas CAMA Site Property Record Card

Parcel ID: 023-103-06-0-30-04-008.00-0

Quick Ref: R22339

Tax Year: 2014

Run Date: 05/02/2014 12:10:59 PM

DWELLING INFORMATION

Res Type: 1-Single-family Residence
 Quality: 4.00-Good
 Year Blt: 1910 Est:
 Eff Year:
 MS Style: 7-2 1/2 Story Finished
 LBCSStruct: 1110-Detached SFR unit
 No. of Units:
 Total Living Area: 6,652
 Calculated Area: 6,645
 Main Floor Living Area: 2,804
 Upper Floor Living Area Pct: 137
 CDU: AV+
 Phys/Func/Econ: AV / /
 Ovr Pct Gd/Rsn:
 Remodel: 1980
 Percent Complete:
 Assessment Class:
 MU Cls/Pct:

COMP SALES INFORMATION

Arch Style: 11-Colonial
 Bsmt Type: 4-Full
 Total Rooms: 11 Bedrooms: 7
 Family Rooms 1
 Full Baths: 5 Half Baths:
 Garage Cap:
 Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

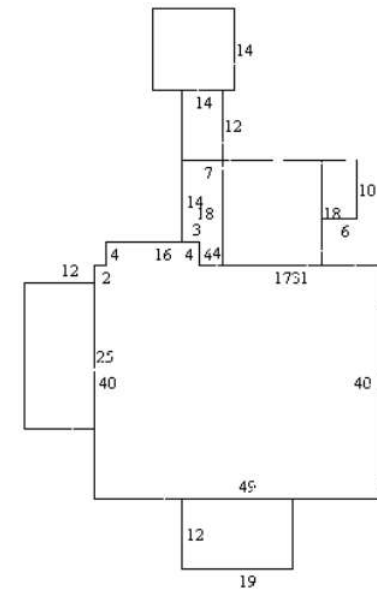
Dwelling RCN: 754,160
 Percent Good: 78
 Mkt Adj: 100 Eco Adj: 100
 Building Value: 588,240
 Other Improvement RCN: 0
 Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 56,250
 Cost Building: 732,200
 Cost Total: 788,450
 Income Value: 0
 Market Value: 592,300
 MRA Value: 585,100

FINAL VALUES

Value Method: MKT
 Land Value: 56,250
 Building Value: 536,050
 Final Value: 592,300
 Prior Value: 593,400



BUILDING COMMENTS

RemDesc: 1980; DwellCom: A1-21 0228sf , A2-10 0300sf , A3-10 0114sf , A4-50/20/20 0306sf , A5-20 0060sf , A6-11 0084sf , A7-30 0196sf;
 DwellComp: OBY cond = A, OBY cond = A, OBY cond = A, ,

SKETCH VECTORS

A0CU40R2U4R16D4R31D40L49A1R15CR19X12A2U12CL12X25A3U
 44R15CU14R7D18L4U4L3A4U40R22CU18X17A5U48R39CU10X6A6
 U58R15CU12X7A7U70R10CU14X14H

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
905-Raised Slab Porch (SF) with Roof	228			
905-Raised Slab Porch (SF) with Roof	84			
723-Carport, Gable Roof (SF)	196			
131-Veneer, Brick		100		
203-Clay Tile		100		
801-Total Basement Area (SF)	2,330			
311-Radiators, Hot Water		100		
601-Plumbing Fixtures (#)	18			
602-Plumbing Rough-ins (#)	1			
642-Single 2-Story Fireplace (#)	3			
402-Automatic Floor Cover Allowance				
903-Wood Deck (SF)	72		3.00	1980

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
902-Raised Slab Porch (SF)	480		5.00	1935
902-Raised Slab Porch (SF)	180		5.00	1935
621-Slab on Grade (% or SF)	474			
622-Raised Subfloor (% or SF)	6,684			

Douglas CAMA Site Property Record Card

Parcel ID: 023-103-06-0-30-04-008.00-0

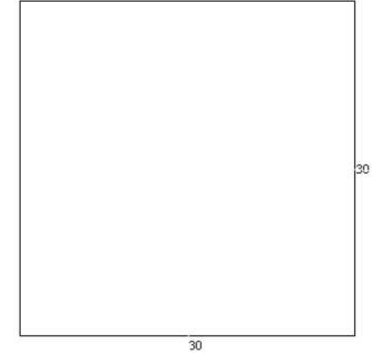
Quick Ref: R22339

Tax Year: 2014

Run Date: 05/02/2014 12:11:00 PM

DWELLING INFORMATION		COMP SALES INFORMATION		IMPROVEMENT COST SUMMARY	
Res Type:	1-Single-family Residence	Arch Style:	04-Conventional	Dwelling RCN:	165,470
Quality:	3.00-Average	Bsmt Type:	1-Slab	Percent Good:	87
Year Blt:	1980 Est:	Total Rooms:	5 Bedrooms: 2	Mkt Adj:	100 Eco Adj: 100
Eff Year:		Family Rooms		Building Value:	143,960
MS Style:	2-Two Story	Full Baths:	1 Half Baths:	Other Improvement RCN:	0
LBCSStruct:	1110-Detached SFR unit	Garage Cap:	2	Other Improvement Value:	0
No. of Units:		Foundation:	None - 1		
Total Living Area:	1,800				
Calculated Area:	1,800				
Main Floor Living Area:	900				
Upper Floor Living Area Pct:	100				
CDU:	AV				
Phys/Func/Econ:	AV / /				
Ovr Pct Gd/Rsn:					
Remodel:					
Percent Complete:					
Assessment Class:					
MU Cls/Pct:					

CALCULATED VALUES	
Cost Land:	56,250
Cost Building:	732,200
Cost Total:	788,450
Income Value:	0
Market Value:	592,300
MRA Value:	585,100
FINAL VALUES	
Value Method:	MKT
Land Value:	56,250
Building Value:	536,050
Final Value:	592,300
Prior Value:	593,400



BUILDING COMMENTS

DwellComp: OBY cond = A,

SKETCH VECTORS

A0CU30X30H

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
104-Frame, Plywood or Hardboard		100		
208-Composition Shingle		100		
621-Slab on Grade (% or SF)	900			
711-Built-in Garage (SF)	800			
351-Warmed & Cooled Air		100		
601-Plumbing Fixtures (#)	5			
602-Plumbing Rough-ins (#)	1			
402-Automatic Floor Cover Allowance				
901-Open Slab Porch (SF)	100		3.00	1980
622-Raised Subfloor (% or SF)	900			

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Thinking

Starting

Maintaining

Closing

Business Entity Search

Date: 05/02/2014

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Business Summary

Current Entity Name

RAINBOW WORKS, L.L.C.

[File Name Change Online](#)**Business Entity ID Number**

2790186

[View History and Documents](#)**[Current Mailing Address:](#)** SERINA HEARN 1941 MASSACHUSETTS, LAWRENCE, KS 66046[Update](#)**Business Entity Type:** KANSAS LTD LIABILITY COMPANY**[Date of Formation in Kansas:](#)** 10/07/1999**[State of Organization:](#)** KS**[Current Status:](#)** ACTIVE AND IN GOOD STANDING[Certificate of Good Standing](#)**Resident Agent and Registered Office****[Resident Agent:](#)** SERINA ALLISON HEARN**[Registered Office:](#)** 938 TENNESSEE, LAWRENCE, KS 66044[Update Resident Agent/Office](#)**Annual Reports**

The following annual report information is valid for active and delinquent status entities only.

[Tax Closing Month](#): 12

[The Last Annual Report on File](#): 12/2013

Next Annual Report Due: 04/15/2015

[File Online](#)

[Forfeiture Date](#): 07/15/2015

[Close Your Business](#)

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Relationships in College

A trip to the unfamiliar world of the Bed & Breakfast Industry

POSTED ON OCTOBER 18, 2013 BY ASHLEYBOOKER27

~~By Ashley Booker~~ (<http://en.wordpress.com/about-these-ads/>)

As I walked up the steps to Runaway Pony, a bed & breakfast off Tennessee Street in Lawrence Kansas, an unfamiliar face answered the door with a friendly, "hello." Terrified as I was to enter a new place, this was comforting, and set my mind at ease.

Serina Hearn, owner of Runaway Pony Bed & Breakfast (<http://runawayponybb.com/Home.php>), was pleasant as can be.

Guests arrived just before I did. She introduced all of us and then led me up the stairs and explained the importance of every room.

She explained her heritage is a cross pollination of the Age of Discovery and each room represents the different types of people: English, African, and Chinese at that time.

While listening to wonderful stories about the history of the home, Hearn touched on how important working in a bed & breakfast really is. She explained to me, here you're in an

environment where you feel like you're visiting family.

"An environment that feels like your grandmother's house," Hearn said.

Listening to this I quite enjoyed being brought back in time and being reminded of how homey a place truly can feel. Not only has Hearn created the feeling of time standing still, but she also has renovated many other homes around the area.

As she pulled out photos to fill part of the six-person dining room table, I was amazed at how truly beautiful the homes were from such horrible conditions before.

As she looked at me, a type of sadness came over her as she explained the small amount of recognition for her hard work.

Going to a bed & breakfast for the first time (and for over an hour) was monumental. I not only learned problems with the community but also personal concerns, all from someone with a love for hospitality.

POSTED IN [STAND-ALONE STORIES](#) | TAGGED [ACCOMMODATION](#), [BED AND BREAKFAST](#), [HOSPITALITY](#), [LAWRENCE KANSAS](#), [RUNAWAY PONY](#), [TRAVEL AND TOURISM](#)

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LAWRENCE^{KS}

04/25/2014



04/26/2014



Search



Accommodations



Baymont Inn & Suites

740 Iowa, Lawrence
(785) 838-4242 | (877) BAYMONT

68 Rooms



AAA Rating



Best Western

2309 Iowa, Lawrence
(785) 843-9100 | (800) 235-7997

100 Rooms



AAA Rating



Circle S Ranch & Country Inn

3325 Circle S Ln., Lawrence
(785) 843-4124 | (800) 625-2839

12 Rooms



AAA Rating



Comfort Inn & Suites

151 McDonald Drive, Lawrence
(785) 330-7241

65 Rooms



Days Inn

730 Iowa, Lawrence
(785) 841-6500

60 Rooms



Econo Lodge

2525 W. 6th St., Lawrence
(785) 841-8410 | (877) 424-6423

60 Rooms



Eldridge Extended

8th & New Hampshire St., Lawrence
(785) 749-5011 | (800) 527-0909

8 Rooms



AAA Rating



Eldridge Hotel

701 Massachusetts, Lawrence
(785) 749-5011 | (800) 527-0909

48 Rooms



AAA Rating



Hampton Inn

2300 W. 6th St., Lawrence
(785) 841-4994 | (800) HAMPTON

89 Rooms



AAA Rating



Holiday Inn & Convention Center

200 McDonald Dr., Lawrence
(785) 841-7077 | (800) HOLIDAY

192 Rooms



AAA Rating



Holiday Inn Express & Suites

3411 Iowa, Lawrence
(785) 749-7555 | (866) 695-0459

78 Rooms



AAA Rating



The Lodge

502 Ames St., Baldwin City
(785) 594-3900

20 Rooms



Motel 6

1100 N. 3rd St., Lawrence
(785) 749-4040

50 Rooms



The Oread

1200 Oread Ave., Lawrence

101 Rooms



Sort

[by Name](#)[by Number of Rooms](#)[by AAA Rating](#)

Search

- ☐ Outdoor Pool
- ☐ Indoor Pool
- ☐ Lounge
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- ☐ Meeting Facilities
- ☐ Smoke Free Facility
- ☐ Pets Permitted



SPRINGHILL SUITES

**785-841-8410**

2525 W 6th Street • Lawrence, KS 66049

ECONOLOGDE



(785) 843-1200 | 877-263-6347

Quality Inn

801 Iowa, Lawrence

(785) 842-5100 | (800) 228-5151

67 Rooms



AAA Rating



Runaway Pony Bed & Breakfast

603 Tennessee St.

(785) 842-6618

7 Rooms



SpringHill Suites by Marriott

6th & New Hampshire, Lawrence

(785) 841-2700 | (888) 287-9400

105 Rooms



Super 8 Motel

515 McDonald Dr., Lawrence

(785) 842-5721 | (877) 821-2239

47 Rooms

Three Sisters Inn Bed & Breakfast

1035 Ames, Baldwin City

(785) 594-3244

6 Rooms

Victorian Veranda Country Inn

1431 North 1900 Rd., Lawrence

(785) 841-1265

10 Rooms

Virginia Inn

2903 W. 6th St., Lawrence

(785) 843-6611

58 Rooms



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BROWSE ▾

HELP ▾

LIST YOUR SPACE (/ROOMS/NEW)

SIGN UP (/SIGNUP_LOGIN?REDIRECT_PARAMS[ACTION]=SHOW&REDIRECT_PARAMS[CONTROLLER]=ROOMS&REDIRECT_PARAMS[ID]=1798020&REDIRECT_PARAMS[S]=98IV)

LOG IN (/LOGIN?REDIRECT_PARAMS[ACTION]=SHOW&REDIRECT_PARAMS[CONTROLLER]=ROOMS&REDIRECT_PARAMS[ID]=1798020&REDIRECT_PARAMS[S]=98IV)

Tweet (<http://twitter.com/share?text=Love%20this!%20%22Bed%20%26%20Breakfast%3A%20Old%20West%20Lawrence%20in%20Lawrence%22%20%40airbnb&url=https://www.airbnb.com/rooms/1798020&related=airbnb>)
(<https://pinterest.com>
/pin/create
/button/)



Bed & Breakfast: Old West Lawrence

Bed & Breakfast (/s/Lawrence--KS?type=bnb) - Private room · Tennessee Street, Lawrence, KS 66044, United States

H
Reviews

Photos Maps Calendar

Per Night _

From

\$105

Check in

Check out

Guests

1

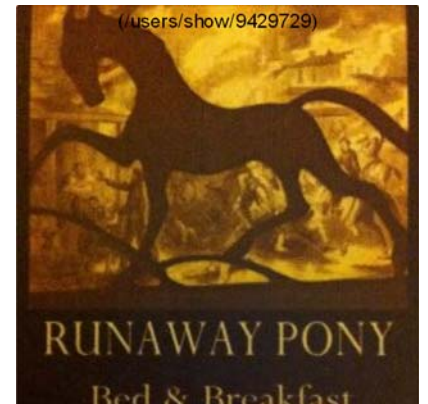
_

Book It Instant Book

Contact Me

% Save to Wish List

Saved 8 times





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E«~ §fl EOJHOMHO?

Airbnb.com

More about the host bLess about the host _

About

A poet with a passion for restoring Victorian homes.

[View full profile \(/users/show/9429729\)](/users/show/9429729)

Response Rate **50%**
Response Time **a few days or more**
Calendar Updated **2 months ago**

[Contact Me](#)

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- Educate yourself about safety (</safety>)
- Protected by the Airbnb Host Guarantee (</guarantee>)
- 24/7 phone support
- Rich user profiles and reviews

Are you or your friends connected with this host?

Over 600 million social connections have been made. Join your friends and see where they've stayed.

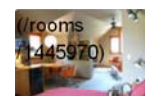


Log in with Facebook
(https://www.facebook.com/dialog/oauth?client_id=1385660256&redirect_uri=https%3A%2F%2Fwww.airbnb.com%2Fauth%5D%3Dshow%26redirect_p%5D%3Drooms%26redirect_p%5D%3D1%26redirect_param%5D%3D1798020%26ref%3Df%3Fscope=email%2Cuser_birthday)

7



Similar Listings



0.2mi away (</rooms/1445970>)
\$125 per night



-
-
-
-
-

8



Description

Amenities

Exquisitely furnished historic home, 3 minute stroll from main street, Massachusetts. Bedrooms overlook Train Park or large, beautiful, south facing garden with patio. We offer home cooked breakfast at its freshest and finest.

Please call or email for extended stay rates.

Room type:	Private room
Bed type:	Real Bed
Accommodates:	2
Bedrooms:	1
Bathrooms:	1.5
Beds:	1
Extra people:	No Charge
Check In:	2:00 PM
Check Out:	11:00 AM



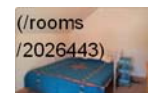
0.3mi away (/rooms/1409324)
\$65 per night



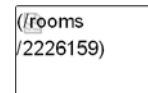
0.7mi away (/rooms/916213)
\$100 per night



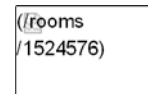
0.7mi away (/rooms/1767286)
\$125 per night



0.7mi away (/rooms/2026443)
\$55 per night



1.1mi away (/rooms/2226159)
\$60 per night



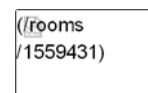
1.2mi away (/rooms/1524576)
\$75 per night



1.6mi away (/rooms/2738203)
\$125 per night



3.2mi away (/rooms/1402830)
\$150 per night



8.5mi away (/rooms/1559431)
\$55 per night



Country:	United States (/s/United-States)
City:	Lawrence (/s/Lawrence--KS)
Cancellation:	Strict (/home/cancellation_policies#strict)

Reviews (2)

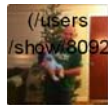
Friends (0)



Mariela (/users/show/459630)

Enjoyed my stay at the Runaway Pony B&B. Didn't get to meet Serina, but Vickie was a great hostess and I really enjoyed sharing stories with her!
The house is off a busy street and the railroad tracks are across the river but nothing that a good set of earplugs won't fix. I slept well.
Will definitely stay here again next time I'm in Lawrence, KS.

April 2014



Daniel (/users/show/8092638)

I very much enjoyed my stay at the Runaway Pony. The location is fantastic, and the owner is very friendly and accommodating and has lots of stories and information. The house is beautifully decorated, and the room was really comfortable. The breakfast made to order was really great. I would definitely stay here again- such a nice alternative to a larger hotel.

November 2013

Location Settings

English ▼

USD ▼

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Business Directory

BED & BREAKFASTS

[Circle S Ranch & Country Inn](#)

Ms. Mary Cronemeyer

3325 Circle S Ln.

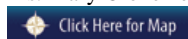
Lawrence, KS 66044

(785) 843-4124

Fax (785) 843-4474

[Send Email](#)

Ms. Mary Cronemeyer



Member Since 1995

[Runaway Pony B & B](#)

Ms. Serina Allison

Ms. Trena Reschke

603 Tennessee St.

Lawrence, KS 66044

(785) 842-6618

[Send Email](#)

Ms. Serina Allison

Ms. Trena Reschke



Located a stroll away from all downtown has to offer, our exquisite historic restoration offers relaxation, private bath, free internet and a home cooked breakfast.

Member Since 2011



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646 Vermont St., Suite 200, Lawrence, KS 66044

P: (785) 865-4411 | [Email](#)

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Runaway Pony B&B

[About Us](#)[Amenities / Prices](#)[Pictures](#)[Contact Us](#)[Guestbook](#)

603 Tennessee Street
Lawrence, KS 66046
(785) 842-6618

Office Hours:

Mon - Fri 9am - 5pm

Visit us on [Facebook](#)

Guestbook

Showing: 1-3 of 3

Cathy said: April 24th, 2012 9:34 pm

The Runaway Pony: A great name and a beautiful, quiet, harmonious place to stay, exquisitely furnished w/a warm and wonderful atmosphere. Comfy beds, a 2-headed shower, Serina's outrageously delicious breakfast omelet & fantastic coffee make this B&B the BEST place to stay in Lawrence!! Did I mention its perfect location? : D

Jeff Johnson said: April 18th, 2012 4:41 pm

Fortunately all of the business hotels were full during my 2 day conference in Lawrence KS and our group stayed in a beautiful historic bed and breakfast christened The Runaway Pony. The owner, Serina Allison, greeted us at the door with a warm welcome, a tour of the home, and stories of the house and of the collection of art in the house. The recently remodeled 7 bedroom, 4 bath home dates back to the 1850s. The rooms and beds are comfortable, the bathrooms are modern, and the staff is friendly. I had a wonderful stay and recommend The Runaway Pony to everyone as a great place to stay and explore historic Lawrence.

Faye Longo said: April 13th, 2012 10:46 am

Beautiful house, great atmosphere and delicious food!

Sign My Guest Book

Name:

Email:

Message:

any
dslewea

Enter the two words above:

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[\(/\)](#)

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Destination, keywords, property id

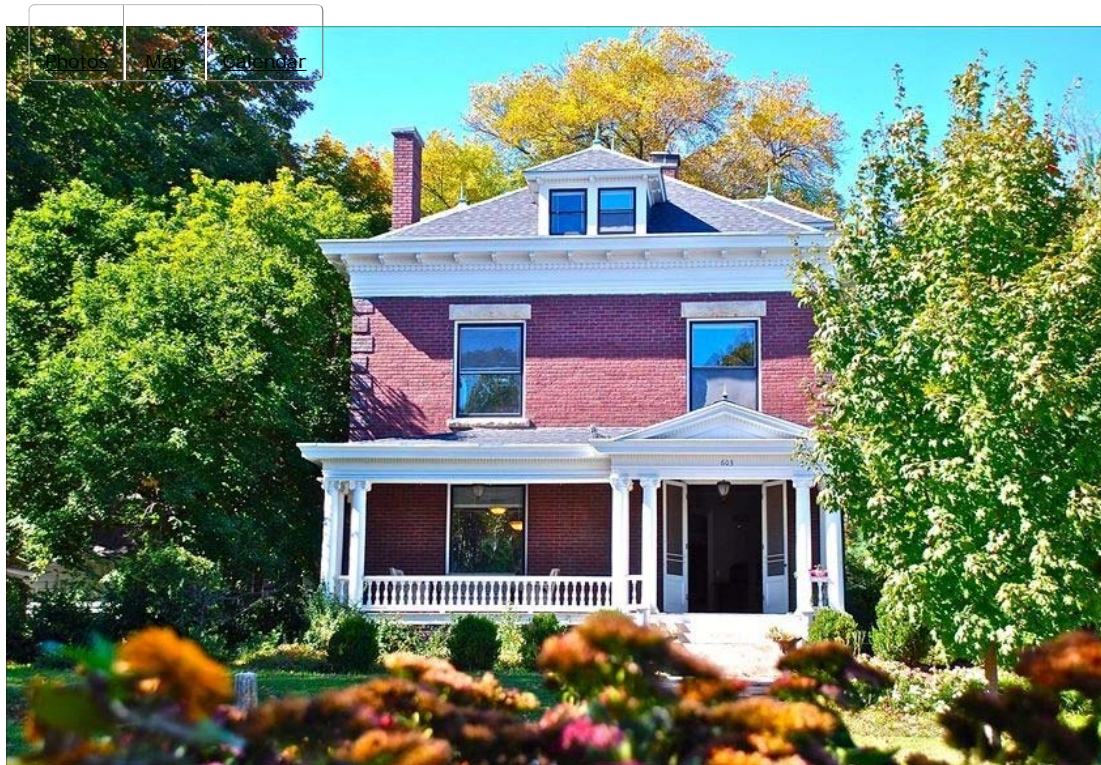
Arrival

Departure

Search

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Beautiful Victorian in Downtown Lawrence



Exterior of the house

[Overview](#)[Reviews](#)[Rates](#)[Calendar](#)[Location](#)[Owner Info](#)[Photos](#)

Minimum stay: 1 night Pets considered: Ask Owner
Internet: Yes Wheel chair accessible: Yes

[Save to my favorites](#)**\$575**

per night (USD)

1

6 Bedroom / 3.5 Bathroom
Sleeps 10[Contact owner for availability](#)**Minimum stay:** 1 nights[Get an instant quote](#)**Owner**[Email owner](#)[Show Phone Number](#)

Speaks: english

Always make sure to call the number on the listing to confirm payment details. Only pay using credit card, PayPal, check, or direct bank transfer.
[Learn More](#)
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Add vacation protection services to your booking

Three services to protect your trip:

Protect your payments in case you need to cancel.

[Feedback](#)

Lawrence house description

This beautiful historic house has been renovated with love and expertise.

The updated, fully-appointed kitchen with all stainless steel appliances opens into a breakfast nook and dining room.

The lovely living room offers a view of the park across the street.

The grand master suite with king bed offers comfort at its most luxurious.

There are five additional bedrooms which offer comfort in a gracious atmosphere.

A washer and dryer are also available for your use.

There is a back porch and patio, as well as a large yard. A two-car garage and two additional parking spaces are available.

Our property has a unique history, as does Lawrence itself. During the Civil War the city was burned, but this property escaped. Here is an excerpt from a historic publication about what happened:

THE LAWRENCE MASSACRE
BY A BAND OF MISSOURI RUFFIANS
UNDER QUANTRELL

AUGUST 21, 1863
J. S. BROUGHTON PUBLISHER
LAWRENCE, KANSAS

One of the guerrillas went to the stable of J. G. Sands, corner of Pinckney and Tennessee streets; stole his carriage horse and the pet pony 'Freddie.' While engaged in this, four others came up the alley, one of them was heard to say, 'Why in h___ are not these houses burnt.' Dismounting to execute their threat, they were met by 'Freddie' running past them, who had escaped from his captor, they were urged to assist in securing the runaway, at once remounting they all followed him, who lead them away from this part of town and before he was again secured they were engaged in other scenes of murder. This providential escape of the pony undoubtedly saved, not only the houses, but also the lives of Dr. Fuller, B. W. Woodward and J. G. Sands.

Need something smaller? Please contact us to rent one or two rooms.

Keywords: House, b & b, bed & breakfast

Guarantee the rental meets your expectations.

Ensure you're prepared in case of accidental damage.

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Property Type

House

Accommodation Type

Vacation Rental

Meals

Guests Provide Their Own Meals

Suitability

Non Smoking Only

Wheelchair Accessible

Long-Term Renters Welcome
Events Allowed

Bedrooms: 6 Bedrooms, Sleeps 10, Beds for 10

Bedroom 1

[Feedback](#)

Bedroom 2

Bedroom 3

Bedroom 4

Bedroom 5

Bedroom 6

Other (See Description)

King size beds (1), Queen size Beds (4), Twin or Single Beds (1), Sleep Sofa or Futons (3)

Bathrooms: 3 Bathrooms, 1 Half Bathroom

Bathroom 1

Bathroom 2

Bathroom 3

Kitchen & Dining

Dining Area Seats:
0

Microwave

Refrigerator

Cooking Utensils

Kitchen

Ice Maker

Child's Highchair

Dining

Dishes & Utensils

Dishwasher

Coffee Maker

Amenities

Air Conditioning

Linens Provided

Parking Off Street

Garage

Washing Machine

Clothes Dryer

Other Amenities

Additional (6th) bedroom with twin bed

Entertainment

Stereo

Satellite / Cable

Communications

Wireless Internet

Pool & Spa

Jetted Tub

Outdoor Features

Deck / Patio

Outdoor Grill

Activities

Sight Seeing

Antiquing

Shopping

Restaurants

Cinemas

Museums

Other Activities

Across the street from Watson Park (the Train Park), close to the Lawrence Pool (swimming in season)

Reviews

[Write a review \(http://www.vrbo.com/278080/reviews/write\)](http://www.vrbo.com/278080/reviews/write)

Knockout Venue for our Wedding Party.

Guest Ann (Bristol England)

Date of stay 09/06/12 **Review Submitted** 10/08/12

We rented the whole house and had the most amazing family get together.

The house is stunning and we all felt completely at home.

Sitting out on the front porch watching the world go by and sipping wine was incredibly relaxing.

Serina breezed in to welcome us, is a great character and then breezed out again.

We all absolutely loved our time there.

Many thanks Serina.

Recommended for: Romantic getaway, girls getaway, families with teenagers, age 55+, sightseeing, families with young children.

Owner response: It was a pleasure to meet your families! So glad the atmosphere was conducive to feeling at home; but it is also true that home is where the heart is and your family is so very big hearted!!! May your reunions always be happy ones... and of course we hope to visit with you again. All the best, Serina

Did you find this review helpful? [Yes](#) | [No](#)

Helpful votes: 0/0

[Write a review \(http://www.vrbo.com/278080/reviews/write\)](http://www.vrbo.com/278080/reviews/write)

Rates

[Currency Conversion](#)

Rental basis: Per property

Rental rates quoted in:

[USD](#)

Dates	Nightly	Weekend Night	Weekly	Monthly *	Event
Base Rate 1 night min stay	\$575				

Always make sure to call the number on the listing to confirm payment details.

Only pay using credit card, PayPal, check or direct bank transfer. **NEVER** pay by cash or instant money transfer services such as Western Union or MoneyGram. [Learn more \(http://www.homeaway.com/info/security?Travelers/Safe-Payment-Tips\)](http://www.homeaway.com/info/security?Travelers/Safe-Payment-Tips)

Don't forget your vacation protection! [Get protected now](#)

http://www.vacationprotection.com?utm_source=vrbo&utm_medium=cross%20brand&utm_content=pdprates&utm_campaign=vpcomxs

Adding our Vacation Protection services can make sure your getaway goes smoothly, no matter what. We offer Cancellation Protection, Carefree Rental Guarantee, and Damage Protection so you can truly relax.

Protect your payments in case you need to cancel.

Guarantee the rental meets your expectations.

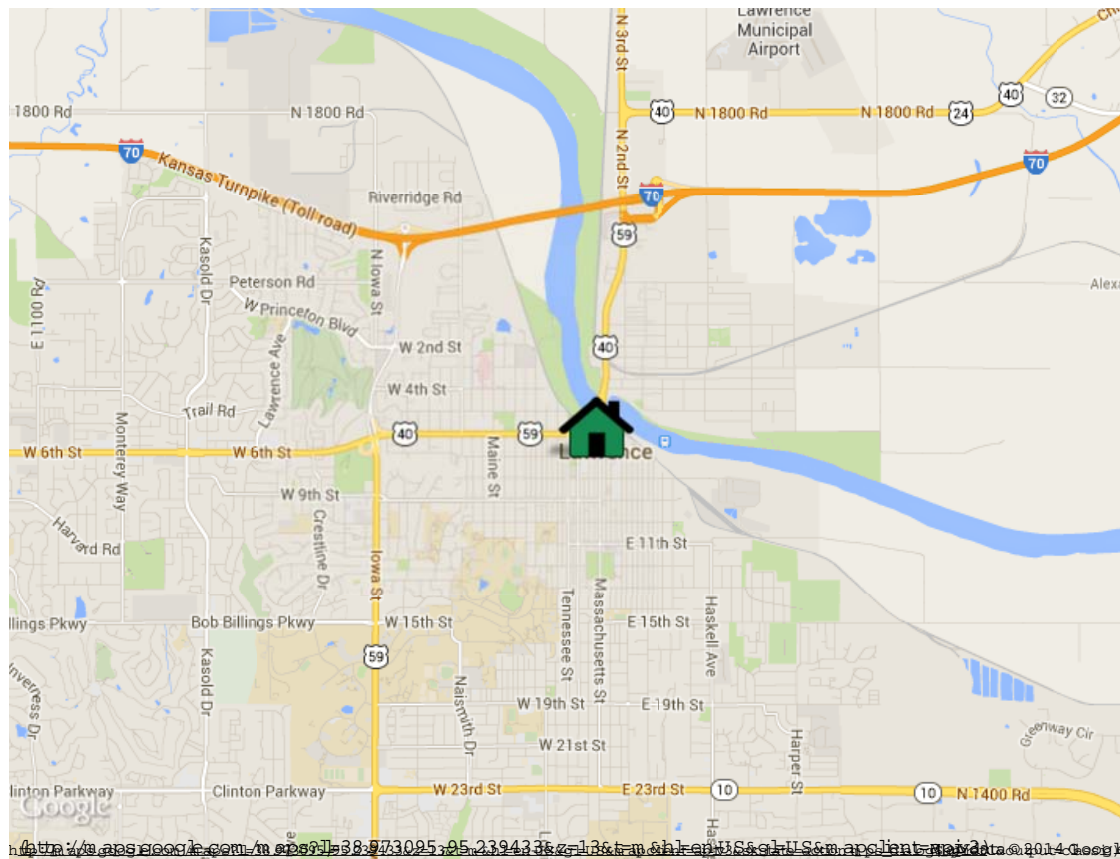
Ensure you're prepared in case of accidental damage.

Calendar

[Feedback](#)

Sorry this information is not available. Please contact the owner for more information.

Location



Owner info

Year Purchased: 2006

About the owner: I am a poet and property manager. I buy and restore Victorian homes around Lawrence. Some I sell, others I rent out.

Why the Owner Chose Lawrence:

I bought this historic property in order to restore it and turn it into a bed and breakfast. With its location and easy accessibility and its colorful history, I thought it would be perfect and I was correct.

The Unique Benefits at this House:

Everything in Downtown Lawrence is within easy walking distance - antique stores, boutiques, book stores, many different varieties of restaurants, several parks and other attractions. It is also close to the University of Kansas, which has museums, musical and theater events and a lovely campus.

Contact us

Speaks: english

Links to more information:

[CLICK HERE - Visit us on Facebook \(http://www.facebook.com/runawayponybandb\)](http://www.facebook.com/runawayponybandb)

[CLICK HERE - Runaway Pony \(http://www.runawayponybb.com/\)](http://www.runawayponybb.com/)

Photos



Exterior of the house



Living Room



Dining Room



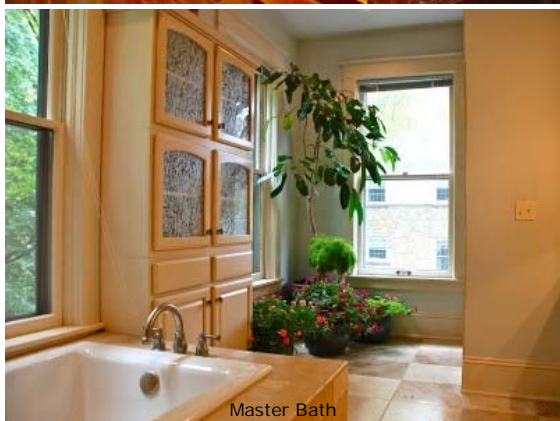
Kitchen



Foyer



Master Bedroom



Master Bath



B.W. Woodward Queen Bedroom

VRBO #278080

There have been 15351 visitors to this page since the counter was last reset in 2009.

This listing was first published here in 2009.

[Feedback](#)

Date last modified - Wednesday, December 18, 2013

[List Your Property \(http://www.vrbo.com/global/owner.htm\)](http://www.vrbo.com/global/owner.htm) | [Testimonials \(http://www.vrbo.com/global/testimonials.htm\)](http://www.vrbo.com/global/testimonials.htm) |
[Advantages \(http://www.vrbo.com/global/advantages.htm\)](http://www.vrbo.com/global/advantages.htm) | [Rental Guarantee \(http://guarantee.homeaway.com/vrbo/\)](http://guarantee.homeaway.com/vrbo/) |
[Links \(http://www.vrbo.com/global/links.htm\)](http://www.vrbo.com/global/links.htm) | [VRBO Stayed Here \(http://www.vrbo.com/stayedhere\)](http://www.vrbo.com/stayedhere)

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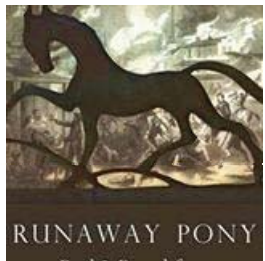
Email or Phone

☐ Keep me logged in

Password

Log In[Forgot your password?](#)**Runaway Pony B&B
is on Facebook.**

To connect with Runaway Pony B&B, sign up for Facebook today.

Sign Up**Log In****Runaway Pony B&B**

4.5 ★★★★★ (20 ratings)

255 likes · 191 were here

\$\$\$\$ (50+) · Hotel

603 Tennessee Street, Lawrence, Kansas 66044

(785) 842-6618

255[About](#)[Photos](#)[Likes](#)[Events](#)[Facebook](#)**Highlights****Runaway Pony B&B** shared a link.

March 11

A comment by Daniel about the Runaway Pony posted on AirBnB:

"I very much enjoyed my stay at the Runaway Pony. The location is fantastic, and the owner is very friendly and accommodating and has lots of stories and information. The house is beautifully decorated, and the room was really comfortable. The breakfast made to order was really great. I would definitely stay here again- such a nice alternative to a larger hotel."

<https://www.airbnb.com/rooms/1798020?s=7Ar3>

**Bed & Breakfast: Old West Lawrence in Lawrence****Reviews**[See All](#)**Emily Louni**

★★★★★

Gorgeous!!! This place is beautiful, clean, comfortable, and rich, with great home cooked breakfasts as well. Nourishing and delicious! Thank you for the amazing stay over Thanksgiving! We all love Runaway Pony so much as our home away from home! Thank you, Serina, and your lovely staff, for making our stay exactly what we needed --just the thing for each of us!

1 · about 5 months ago ·

**Ann Minnis Grider**

★★★★★

Just returned home after a lovely weekend at the Runaway Pony. Thanks Vicky for the hospitality, great gluten free breakfasts and for the fun conversations. We will be back!!

about a month ago ·

**Debi Singleton-Morehead**

I would greatly suggest a stay at the Runaway Pony..I know we will be back. A host with a beautiful spirit and the knowledge. She shared with us of the area and her also of her home country was amazing. She let our friends come join us for the evening and we had a fabulous time with them and her, and evening of laughter, friendships of new and old, wine, cheese, fruits, was a evening long to be remembered. A wonderful way to spend our Valentines get away weekend. THANK YOU SO MUCH, and our hope that time will be short until we are able to meet again... Cheers to friends ... New and Old...from - Debi and Greg over a year ago ·

**Lorraine Baughman**

Thank you so much for all you did to make our stay so wonderful, we all loved the breakfast served family style and the lovely patio. Looking forward to our next weekend in Lawrence.

Like · Comment · Share

9

**Runaway Pony B&B**

March 3

Today is Mardi Gras, Carnival Monday and Tuesday before Ash Wednesday. Two days of music, dancing, and reverie in the south. A little of that came to Lawrence when Truckstop Honeymoon arrived from New Orleans after Katrina. Tomorrow, Tuesday, they will lead a procession in downtown Lawrence around noon. It'll warm your hearts in this frigid north. See you there.

Like · Comment

3 1

**Runaway Pony B&B** changed their cover photo.

March 3



Like · Comment · Share

2 2

**Runaway Pony B&B**

January 2

Happy New Year from the Runaway Pony B&B!

Like · Comment

6 3

**Runaway Pony B&B**

January 2

Serina is currently in her other home: Trinidad and Tobago, where she is working on completing another B&B overlooking the ocean in Tobago from a mountain top. It is because of the Runaway Pony and its' amazing guests that she thinks she can build a bridge from Kansas, once an ancient tropical sea that drifted north and dried up, to the tropical paradise of Tobago.

Like · Comment

15 6

**Runaway Pony B&B**

December 6, 2013

This B+B has three things going for it:

1) Location. Easy to find, even in the dark and close to lots of

over a year ago ·

Recent Posts by Others on Runaway Pony B&B

[See All](#)**Stacy Hobelman Winkler**

Does each room have a private bath? If not, do any have a...
February 17 at 2:47pm

**A Romantic's Perspective**

Thank you Runaway Pony Bed and Breakfast for being a...
2 · November 11, 2013 at 10:57am

**Traci Garvey Forman**

Enjoyed attending the bridal shower for Amber Stroup. Th...
2 · July 28, 2013 at 9:59am

**Brett Phillippe**

Hi, Could you tell me what are the prices of your rooms? I ...
1 · July 15, 2013 at 12:13pm

**Stephen Locke**

Hello Serena! Stephen and Allison checking in! http://w...
2 1 · July 15, 2013 at 9:44am

[More Posts](#)

Likes

[See All](#)

The University of Kansas School of Business
College & University



City of Lawrence, Kansas - Municipal Government
City · Government Organization



Lawrence.com
Arts & Entertainment



Lawrence Chamber of Commerce
Organization



The Oread
Hotel

**Runaway Pony B&B** changed their cover photo.

January 2



Like · Comment · Share

2 2

**Runaway Pony B&B** shared a link.

December 6, 2013

<http://www.youtube.com/watch?v=4EmNoOgL3CA>

Woody Tasch

fun restaurants that are within walking distance. My husband and I drove in from Denver and after a long day of driving, the convenience factor is big.

2) Aesthetics. The innkeeper, Serina, has impeccable taste. Walking into the inn is a visual feast for the eye with a mixture of colors and textures that are rich, without being overwhelming. My husband is a minimalist and even he enjoyed the decor. From the blue china plates set for breakfast to the antique water pitcher and glasses positioned outside of our room, I enjoyed the welcoming and luxurious feel of this B+B. Serina was trained in fine arts and her past life as a fashion designer in London has transferred over beautifully into a fashion designer of houses. She has a gift for bringing the past alive (e.g., Victorian-era houses) in a fresh, new way. While we were there in November, the grounds and patio outside were still gorgeous. I can only imagine what it looks like in the spring or summer.

3) Innkeeper. "Warm and vibrant" describes both the dwelling and its owner. I was surprised when Serina asked me what I wanted to have for breakfast and created her own dish that encompassed the desires of multiple guests--a gluten-free egg dish that was delish. No cookie cutter meals here! Serina makes you feel like you are at the home of a wildly creative friend who you haven't seen in years.

Our stay in Lawrence was the first stop of a 3000+ mile road trip across the US. We stayed in several types of lodging during our trip--from modern roadside chains to a classic large resort to a Civil War era estate. The Runaway Pony was one of the best, providing a memorable package of convenience, comfort, and value.

I look forward to my next visit to the Runaway Pony Bed and Breakfast.

Like · Comment

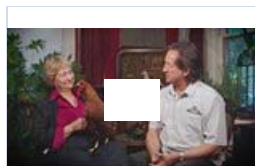
13 1 1



Runaway Pony B&B shared a link.
December 4, 2013

<http://www.youtube.com/watch?v=697HBG3y2oU>

Click on link to see Pat and Bryan interview!

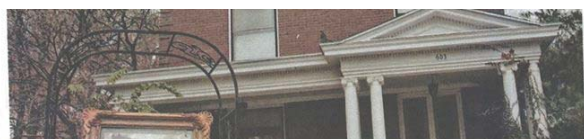


Pat Foreman

Like · Comment · Share



Runaway Pony B&B changed their cover photo.
November 18, 2013



Like · Comment · Share

1



Runaway Pony B&B changed their cover photo.
December 5, 2013



Like · Comment · Share

5



Runaway Pony B&B
December 4, 2013



Like · Comment · Share

2 1



Runaway Pony B&B
November 18, 2013



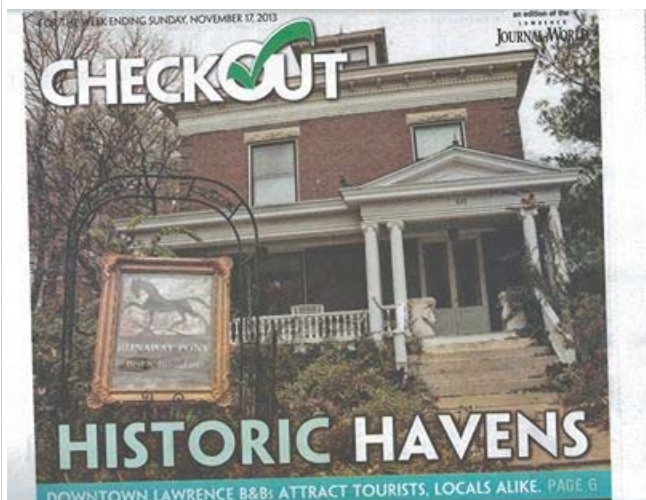
Like · Comment · Share

1



Runaway Pony B&B
November 15, 2013

For those who don't get the print version of the LJW, here is a copy of the cover of the insert yesterday! Thanks again for the wonderful article!



Like · Comment · Share

17 2



Runaway Pony B&B shared a link.
November 14, 2013

Thank you, Lawrence Journal World, for writing a lovely article about the two sister bed and breakfasts in downtown Lawrence! Please check it out.



Downtown Lawrence bed and breakfasts welcome tourists, locals | Lawrence.com
www.lawrence.com

Like · Comment · Share

3 1



Runaway Pony B&B
June 19, 2013

The rebirth of last year's Kale! The garden is so happy this year.

Like · Comment

Another lovely review of the Runaway Pony:

"The home is so beautiful- an elegant oasis in the heart of downtown Lawrence! I love that it's within walking distance of some of the best Lawrence eateries (think Free State Brewery, the Eldridge, 715.) Yet there's no reason to leave come breakfast time- inn keeper Serina Hearn makes the most incredible frittata I've ever had! I'd recommend anyone staying overnight in Lawrence to check this place out!"

Thank you for the kind words Rhea!

Like · Comment

5



Runaway Pony B&B shared a link.
November 15, 2013

Thank you Ashley for visiting me and getting to know the Runaway Pony.
I enjoyed your article!



<http://ashleybooker27.wordpress.com/2013/10/18/90/>
ashleybooker27.wordpress.com

Like · Comment · Share

3



Runaway Pony B&B
October 14, 2013

Today it finally sunk in that Fall is really here! Time to mulch the garden that has been so wonderful this summer. I cannot begin to describe how much joy it's brought along with surprises such as Shiso and Evening Primrose volunteers which came with bulbs I had been offered by a friend. With summer's bounty almost over it is now time to pull out the scrapbook of pictures and celebrate another wonderful year at the Pony. I'll start planting photos in FB instead of basil, majoram, tomatoes, and kale!

Like · Comment

10



Runaway Pony B&B
June 19, 2013

Just found this on TRIP ADVISOR!!! Thank YOU lovely lady from San Francisco!!!

This is what a B&B should be--gorgeous woods, traditional architecture;, large garden and patio/deck. The owner, Sirena made sure that our needs were met., and she has exquisite taste for renovation. The downstairs area and the king suite were truly grand. It is located 2 blocks from all the boutique

shops of the quaint and unique town of Lawrence, KS, 35 minutes west of Kansas City Metro . We enjoyed driving up and down the residential streets gawking at the huge , porched homes in the neighborhood.
It is also situated within walking distance of Kansas University.

Room Tip: the king suite was the best as it had a huge bathroom and extra long soaking tub, and views of the p...

[Like](#) · [Comment](#)

6



Runaway Pony B&B
June 19, 2013

Planted tomatoes, asparagus, basil, and enjoying seeing the kale from last year, that survived winter, go to seed now. I expect lots of babies soon for fall!!!



[Like](#) · [Comment](#) · [Share](#)

1 2

2013



Runaway Pony B&B changed their cover photo.
June 19, 2013



Runaway Pony B&B
June 18, 2013



Like · Comment · Share

4



Runaway Pony B&B
June 18, 2013

The garden is just so rich! I'm in love.



Like · Comment · Share

8

2



Runaway Pony B&B
April 8, 2013

Over the next few days keep in mind April showers bring May flowers!



Like · Comment · Share

9

1

My trip to Trinidad and Tobago was fabulous. I'm working on my dream of sky-bridge destination to give Mid-Westerners a chance to visit my twin islands and stay up in the mountains over-looking the Caribbean sea!

Like · Comment

11

2



Runaway Pony B&B changed their cover photo.
June 18, 2013



Like · Comment · Share



Runaway Pony B&B changed their cover photo.
June 7, 2013



Like · Comment · Share

3



Runaway Pony B&B
April 4, 2013

Here at the Runaway Pony we are glad to see Spring is finally arriving!



Runaway Pony B&B

March 28, 2013

Caring for a B&B; especially one that is frequented by artistic, intelligent, cutting edge thinkers, is like being part of Chaucer's Tales. The journeyers stop in to rest and stories are exchanged... Back in November we celebrated Tom Pecore Wesco's art. Tom, talked about his paintings, poets read from works inspired by Tom's art and lovely Ardys Ramberg sang solo. More photos to come.

[Like](#) · [Comment](#)

2



[Like](#) · [Comment](#) · [Share](#)

7

2



Runaway Pony B&B changed their cover photo.

March 27, 2013



[Like](#) · [Comment](#) · [Share](#)

3

1



Runaway Pony B&B changed their cover photo.

March 28, 2013



[Like](#) · [Comment](#) · [Share](#)

3



Runaway Pony B&B

March 26, 2013

Spinning Goddesses (8 photos)



Runaway Pony B&B

March 27, 2013

We'd like to thank Lawrence for being such a great attraction. Otherwise our first year wouldn't be such a success. Happy Spring/Easter/Ishtar!





Like · Comment · Share

5 5



Runaway Pony B&B changed their cover photo.
March 26, 2013



Like · Comment · Share

1



Runaway Pony B&B
March 18, 2013

A portrait of Serina by Abigail — at [Runaway Pony B&B](#).



Like · Comment · Share

7 1

Like · Comment · Share

5 1



Runaway Pony B&B changed their cover photo.
March 26, 2013



Like · Comment · Share

4 4



Runaway Pony B&B
March 25, 2013

The Raucous Spinning Goddesses, traveled with their spinning wheels and vegetable dyed yarns, to spent two wonderful days spinning, and telling stories at Pony. My favorite was about the esoteric value of spinning as a meditation and how Gandhi often spun while at protests.

My other was about a cat and a possum but that's too long a tail for here...

Like · Comment

1



Runaway Pony B&B
March 9, 2013

KU FILM SYMPOSIUM ANNUAL PARTY (12 photos)



Like · Comment · Share

3



Runaway Pony B&B changed their cover photo.
March 9, 2013



Like · Comment · Share

1



Runaway Pony B&B
February 26, 2013

Let it snow!! Inside the Runaway we are toasty warm and red, cinnamon french toast and strawberry capote. Stories of Nepal and Puerto Rico and taking photos with one year old grand-daughters dressed in traditional Korean!

Like · Comment

6



Runaway Pony B&B changed their cover photo.
February 26, 2013



Like · Comment · Share

7



Runaway Pony B&B
March 9, 2013

The beautiful KU Film Prof. Tamara L Falicov and her adorable daughter at the film Symposium annual bash for all their hard working students and professors at Pony!

Like · Comment

1



Runaway Pony B&B
February 26, 2013

We are ready for daffodils!!!!



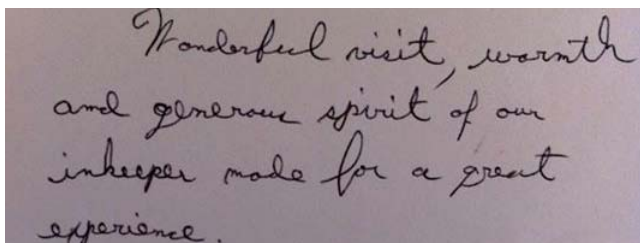
Like · Comment · Share

8

2



Runaway Pony B&B changed their cover photo.
February 10, 2013



Like · Comment · Share

4

2012



Runaway Pony B&B changed their cover photo.
December 12, 2012



Likes
2012



Like · Comment · Share

1



Runaway Pony B&B
December 7, 2012

Crees Holiday Party 2012 (19 photos)



Like · Comment · Share



Runaway Pony B&B
November 12, 2012

Final Fridays Lawrence



Runaway Pony B&B hosts Tom Pecore Weso featured in this issue of Lawrence Magazine

November 17, 2012 at 7:00pm in CST
Runaway Pony B&B in Lawrence, Kansas

Like · Comment · Share

1



Runaway Pony B&B shared a status.
November 12, 2012

Doris and Daughter All Occasions Decorating and Event Planning



The University
of Kansas



Theatre
Lawrence



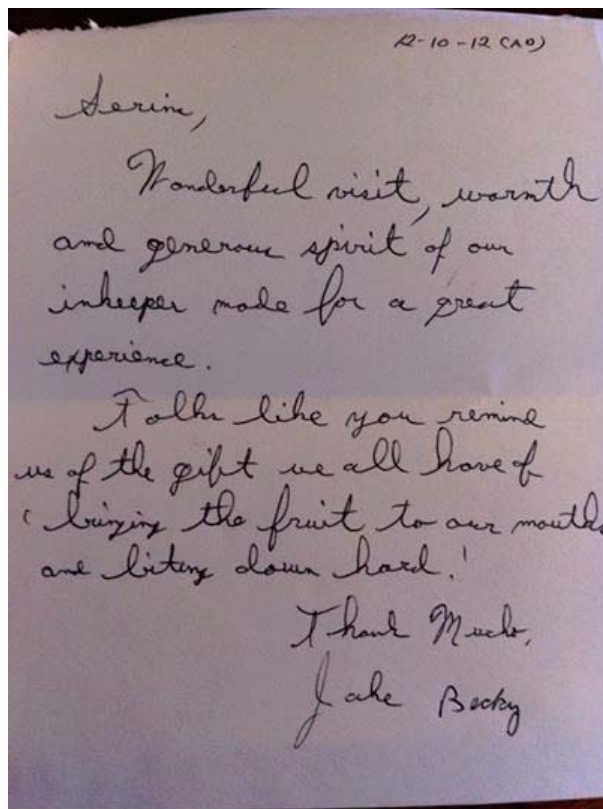
The Oread

+13



Runaway Pony B&B
December 12, 2012

from Jake & Becky (a couple that stayed in our Innkeeper's Suite) Saturday evening! Such wonderful kind words...thank you!



Like · Comment · Share



Runaway Pony B&B shared a status.
November 12, 2012

A Beautiful Wedding

Tom Pecore Weso, featured in this issue of Lawrence Magazine, shows his Native-influenced paintings and prints Nov. 17, 7pm at Runaway Pony. Kansas City and Lawrence poets Julianne Buchsbaum, Xanath Caraza, Brian Daldorph, Denise Low, Silvia Kofler, James Bengier, Allison Serina Hearn, and Kevin Cummings respond to individual paintings with verse created for the occasion. Ardys Ramberg performs. A chapbook of the paintings and poems, "Runaway Pony: An Anthology of Verse after Paintings by Thomas Pecore Weso," will be published in conjunction with the show. Additional

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Like · Comment · Share



Runaway Pony B&B shared a status.
November 12, 2012

Lawrence Magazine

Tom Pecore Weso, featured in this issue of Lawrence Magazine, shows his Native-influenced paintings and prints Nov. 17, 7pm at Runaway Pony. Kansas City and Lawrence poets Julianne Buchsbaum, Xanath Caraza, Brian Daldorph, Denise Low, Silvia Kofler, James Bengier, Allison Serina Hearn, and Kevin Cummings respond to individual paintings with verse created for the occasion. Ardys Ramberg performs. A chapbook of the paintings and poems, "Runaway Pony: An Anthology of Verse after Paintings by Thomas Pecore Weso," will be published in conjunction with the show. Additional poets in the book are Caryn Mirriam-Goldberg, Diane Glancy, and Damaris Hill

Like · Comment · Share



Runaway Pony B&B
November 12, 2012

Lawrence Chamber of Commerce Theatre Lawrence Lawrence Public Library Lawrence Old-Fashioned Christmas Parade



Runaway Pony B&B hosts Tom Pecore Weso featured in this issue of Lawrence Magazine

November 17, 2012 at 7:00pm in CST
Runaway Pony B&B in Lawrence, Kansas

Like · Comment · Share

1



Cain Robberson
July 1, 2012 near Lawrence, KS

Thank you Allison Serina Hearn for an awesome breakfast and

poets in the book are Caryn Mirriam-Goldberg, Diane Glancy, and Damaris Hill

Like · Comment · Share

1



Runaway Pony B&B shared a status.
November 12, 2012

Old West Lawrence, Lawrence, Kansas

Tom Pecore Weso, featured in this issue of Lawrence Magazine, shows his Native-influenced paintings and prints Nov. 17, 7pm at Runaway Pony. Kansas City and Lawrence poets Julianne Buchsbaum, Xanath Caraza, Brian Daldorph, Denise Low, Silvia Kofler, James Bengier, Allison Serina Hearn, and Kevin Cummings respond to individual paintings with verse created for the occasion. Ardys Ramberg performs. A chapbook of the paintings and poems, "Runaway Pony: An Anthology of Verse after Paintings by Thomas Pecore Weso," will be published in conjunction with the show. Additional poets in the book are Caryn Mirriam-Goldberg, Diane Glancy, and Damaris Hill

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Runaway Pony B&B
November 12, 2012

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Like · Comment

4



Runaway Pony B&B created an event.
November 12, 2012



Runaway Pony B&B hosts Tom Pecore Weso featured in this issue of Lawrence Magazine
November 17, 2012 at 7:00pm in CST
Runaway Pony B&B in Lawrence, Kansas

Like · Comment · Share



Runaway Pony B&B shared a link.
May 29, 2012

the radio spot @ [Runaway Pony B&B](#)! 1320 KLWN AM

3 1



Runaway Pony B&B shared a link.
May 14, 2012

Tell us what you think! Visit Runaway Pony's website at www.runawayponybb.com and sign our guestbook.

Runaway Pony Bed & Breakfast -
runawayponybb.com

Check out <http://runawayponybb.com>! Runaway Pony Bed &

Like · Comment · Share

1 1



Runaway Pony B&B
May 12, 2012

KLWN SUNDAY MORNING May 6th (45 photos)



Like · Comment · Share

1



Runaway Pony B&B changed their cover photo.
May 6, 2012



Like · Comment · Share

1



Come stay at Runaway Pony and enjoy the...



Lawrence Busker Festival
www.visitlawrence.com

Downtown Lawrence will get even

Like · Comment · Share

2 1



Runaway Pony B&B changed their cover photo.
May 12, 2012



Like · Comment · Share



Runaway Pony B&B created an event.
May 9, 2012



KLWN Sunday Mornings LIVE from Runaway Pony B & B
May 12, 2012
Runaway Pony B&B in Lawrence, Kansas

Like · Comment · Share



Runaway Pony B&B
May 6, 2012



Runaway Pony B&B changed their cover photo.
May 6, 2012



Like · Comment · Share

1



Like · Comment · Share

4

1



Runaway Pony B&B shared Runaway Pony B&B's album.
April 23, 2012

April 14th Susan Brown, Susan Tate and Mike Murphrey (9 photos)

Susan Brown: Lawrence City Library promotion genius.



Like · Comment · Share

2



Runaway Pony B&B
May 6, 2012

LIVE KLWN SUNDAY MORNINGS (27 photos)



Like · Comment · Share

2

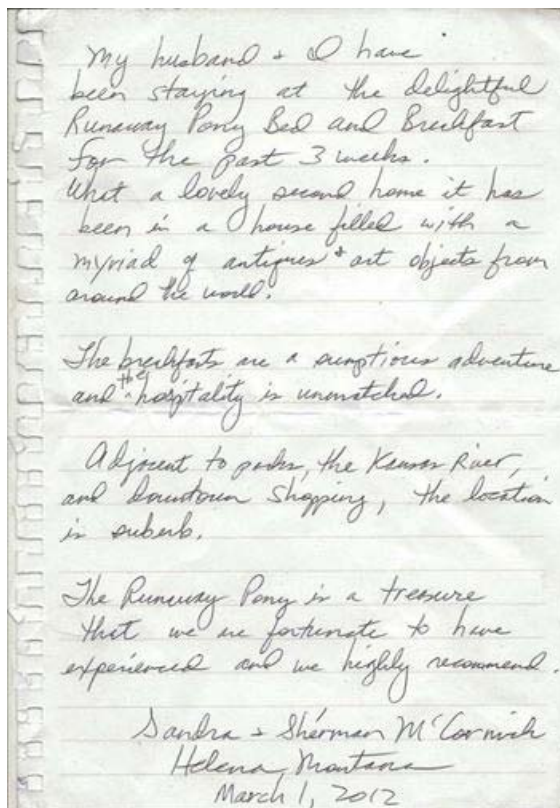


Runaway Pony B&B
April 23, 2012



Runaway Pony B&B
April 23, 2012

So happy to have Sherman & Sandra back at the Pony.



Like · Comment · Share

4



Runaway Pony B&B
April 22, 2012

What a wonderful morning. The best yet for my vision of building a community of artists, humanists and just great people in Lawrence: Left to right: DaMaris- fellow poet, fiction writer, and West Indian; Molly artist and Co-ordinator for Final Fridays, Ashley (whose secret I am yet to discover...) best friends with Faith, singer, composer... all interviewed by KLWN's own JAY WALCH this morning!!!!

Like · Comment

1

1



Dave Greenbaum
April 22, 2012 near Lawrence, KS

great breakfast this morning [Runaway Pony B&B](#) listening to the live broadcast of 1320 KLWN. Really didn't know about this charming and seductive Bed and Breakfast until today. Thanks [Jay Wachs](#) for inviting us.

3

2



Runaway Pony B&B

April 14th Susan Brown, Susan Tate and Mike Murphrey
(9 photos)



Like · Comment · Share

1

1

1



Runaway Pony B&B shared Molly Murphy's status.
April 23, 2012

Getting up early on a Sunday morning to do Final Fridays radio is not so bad when it is at the Runaway Pony Bed & Breakfast: French toast, coffee, juice and frittatas with some great artists, Jay Wachs from KLWN and the lovely (and lively,) Serina Allison of the Runaway Pony.

Like · Comment · Share

1



Runaway Pony B&B changed their cover photo.
April 22, 2012



Like · Comment · Share

2

1



Runaway Pony B&B changed their cover photo.
April 7, 2012





April 6, 2012

Missy came back to Runaway Pony with her husband! Here she is at breakfast!!!



Like · Comment · Share

2



Like · Comment · Share

2



Runaway Pony B&B

March 15, 2012



Like · Comment · Share

4

1



Runaway Pony B&B shared a link.

March 15, 2012

Listen to the Runaway Pony B&B radio commercial

<http://cl.ly/3J3f0c3Q1o0f3S0S0d2X/Runaway%20Pony.mp3>

Runaway Pony Commercial

Jay Wachs KWLN 1320 - Runaway Pony Commercial

Runaway Pony

f.cl.ly

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1

1



Runaway Pony B&B shared a link.

March 15, 2012

News-Talk 1320 KLWN Lawrence, Kansas is proud to announce the debut of "Sunday Mornings" beginning April 1, 2012.

The one-hour arts magazine style show airs Sunday Mornings from 8:30am to 9:30am and is performed live on location from The Runaway Pony Bed & Breakfast, an artist's retreat and Victorian bed and breakfast in Lawrence Kansas.

The show will feature segments on art, music, literature, theater and history and will include live and recorded performances and interview... [See More](#)



The News And Talk Of Lawrence, 1320 KLWN - KLWN
www.klwn.com

The News and Talk of Lawrence

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2 1



Runaway Pony B&B changed their cover photo.
March 14, 2012



Like · Comment · Share

1



Runaway Pony B&B
March 8, 2012



Like · Comment · Share

3 1



Runaway Pony B&B
February 29, 2012

Join Us on KLWN AM 1320. Sunday Morning 8:30am to 9:30am.



Sunday Morning in Lawrence with Jay Wachs

April 1, 2012 at 8:30am
1320 AM, KLWN and www.klwn.com

Like · Comment · Share

1 1



Runaway Pony B&B created an event.
February 29, 2012



Sunday Morning in Lawrence with Jay Wachs
April 1, 2012 at 8:30am
1320 AM, KLWN and www.klwn.com



Runaway Pony B&B
March 14, 2012

We have wonderful dinner parties that provide an atmosphere of elegant celebration!



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1



Runaway Pony B&B
March 7, 2012

Chamber of Commerce luncheon (9 photos)

Guests said it was a "Cornucopia of abundance...." — at [Runaway Pony B&B](#).



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1 1



Runaway Pony B&B
February 29, 2012



Runaway Pony B&B

February 28, 2012



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5



Runaway Pony B&B

February 28, 2012

"A delightful experience at a wonderful historic establishment with all the amenities. Close to Downtown yet a peaceful retreat! I heartily recommend the Runaway Pony!" - Philip Bradley

Thank you Philip! It really was so much fun last night welcoming KISS FM and KLWN backbones to Runaway Pony's time capsule to grandmother's home.

Like · Comment

4



Runaway Pony B&B

February 13, 2012

Members of Film and Media Study Party (29 photos)

After the symposium: FUN! — at Runaway Pony B&B.



Radio Production Dinner (29 photos)



Like · Comment · Share

3



Runaway Pony B&B added 5 photos to the album Members of Film and Media Study Party.

February 14, 2012



Like · Comment · Share

2



Runaway Pony B&B

January 25, 2012

Untitled Album (6 photos)





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2



Runaway Pony B&B

January 11, 2012

First guests at B&B came after Christmas! Five wonderful days of getting to know each other. Brother and sister coming from DC, and Minnesota, to visit parents and couple from upstate New York visiting grandchildren; conversations spanning ...

[See More](#)



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5

1



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3

1

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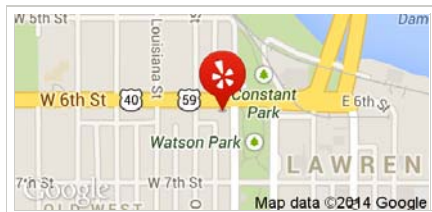
Facebook © 2014 · [English \(US\)](#)



Runaway Pony Bed & Breakfast



1 review

[Details](#)[Bed & Breakfast](#)[Edit](#)

603 Tennessee St
Lawrence, KS 66044

[Edit](#)[Get Directions](#)

(785) 842-6618

runawayponybb.com

Exterior of the Runaway Pony
B&B by Rhea W.

[See all 10 photos](#)

Recommended Reviews

Yelp Sort [Date](#) [Rating](#) [Elites](#)

English 1



Ella Jane G.
 Springfield, MO
 4 friends
 14 reviews



2/4/2014

First to Review

Husband and I took a last minute trip to Lawrence this weekend, and I booked the Runaway Pony for us. He'd never stayed in a bed and breakfast before, I grew up staying in them. The price was better than prices for hotels in the area with comparable amenities, it has a 15 minute walk from the concert we were going to, and had great reviews on Trip Advisor - total no brainer.

I'm so glad I booked here. We got into town later than expected and didn't have to go through the whole check-in rigmarole of a hotel. No handing over ID, credit card, long waits while the concierge types on his computer and tries to decide if he likes you enough to give you a room with a decent view. Instead we got a warm welcome at the front door, were given the keys, asked what time we take breakfast and if we prefer tea or coffee, and that was it - we were free to run upstairs, get changed and out the door. The house is beautiful (if a tad overdecorated, but most B&Bs tend to be) and excellently located. It's right across from a park that would have been lovely to stroll through had it not been 15 degrees and sleeting.

Our room was lovely, beautifully furnished, and very comfortable. I seriously did not want to get out of bed in the morning. We had paid for a third floor room, but because there was a visiting professor staying on the third floor and I made clear at the booking that we were coming in for a show and would be in and out late in the night, we were upgraded to a second floor room. Each floor shares a bathroom, so it was extra nice to have a floor to ourselves. The bathrooms are both incredible, huge, with every amenity you could ask for. I've never had a problem with sharing bathrooms at B&Bs, but if that's something that squicks you out, or you demand hours in there on your own, you might want to check and see if you'll be the only guests on the floor, or cough up the cash for the second floor suite with an in-suite bathroom.

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Hours



Ella Jane G.
 First to review

People also viewed



Halcyon House Bed & Breakfast
 5 reviews



Circle S Guest Ranch & Country Inn
 3 reviews



The Eldridge
 22 reviews
 This place is right downtown, the only hotel on Mass street.

Work Here? Claim this Business

- Respond to reviews and privately message customers
- Claiming is free, and only takes a minute

We woke up Saturday morning to the smell of breakfast cooking and couldn't stay in bed for very long. Vicki (the house manager) served us homemade cheese biscuits and gravy and veggie omelettes - absolutely delicious. We enjoyed chatting with the visiting professor, and then with Vicki about the history of the house. We lingered a bit too long and were late meeting some friends for second breakfast!

This is definitely the place to stay in Lawrence. Next time we go up for a show, we'll get our friends to rent out the attic with us - you get a discount - to save them from spending more at hotels with horrible continental breakfasts and antiseptic rooms.

Page 1 of 1

2 other reviews that are not currently recommended

Best of Yelp Lawrence – Bed & Breakfast



Halcyon House Bed & Breakfast

★★★★★ 5 reviews



Circle S Guest Ranch & Country Inn

★★★★☆ 3 reviews

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Runaway Pony Bed & Breakfast

All 4 Lawrence B&Bs / inns

603 Tennessee Street, Lawrence, KS 66046

[Hotel amenities](#)



1 photo

Ranked #1 of 4 Lawrence B&B and Inns

10 Reviews

We can't find prices for this accommodation

Our online travel partners don't provide prices for this accommodation, but we can [search other options in Lawrence](#)

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Check Out

mm/dd/yyyy

mm/dd/yyyy

Related hotels...



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120 Reviews

Lawrence, KS



Virginia Inn

Great Value!

71 Reviews

Lawrence, KS



Holiday Inn Express

Lawrence

101 Reviews

Lawrence, KS

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[Interactive map](#)

10 people have reviewed this hotel

[Write a Review](#)

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Excellent	8
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Average	0
Poor	0
Terrible	0

See reviews for

Families	3
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Solo	2
Business	2

Rating summary

Sleep Quality
Location
Rooms
Service
Value
Cleanliness

Traveler tips help you choose the right room. [Room tips \(6\)](#)

10 reviews sorted by: **Date** | [Rating](#)

[English first](#)



AnnieG1962

Kansas City, Missouri

1 review



1 helpful vote

"Great place to unwind and recharge!"

Reviewed 4 weeks ago

My husband and I needed a weekend getaway in order to recharge our batteries. The Runaway Pony was our pick and we were very happy with the choice. Vicky, the manager, greeted us at the door and was very gracious. She showed us around, asked what time we would like to eat breakfast and gave us the keys. We stayed in the second floor King Suite, so we had a huge modern private bath to enjoy! The king bed was comfy and I loved that the room was cool, not warm. I do not sleep well in overly heated spaces. We woke both mornings to the smell of yummy food cooking and Vicky was kind enough to accommodate our gluten free diets. The breakfast was fresh, healthy and very filling. You are a great cook, Vicky!! The Runaway Pony is tastefully decorated and beautiful. The grounds were still in winter mode, although daffodils and tulips were starting to emerge in the spacious yard. The B&B is a close walk to Mass Street, which is where numerous restaurants, bars, shops and music venues are located in this fun college town. We had a great stay and will definitely be back. Thanks again, Vicky, for the wonderful hospitality! We especially enjoyed talking with you this morning before we had to head back to reality. See you again!!

Stayed March 2014, traveled as a couple

Value	Rooms
Location	Cleanliness
Sleep Quality	Service

[Less](#)

Was this review helpful? ☒ Yes ☐ No 1

[Ask AnnieG1962 about Runaway Pony Bed & Breakfast](#)

This review is the subjective opinion of a TripAdvisor member and not of TripAdvisor LLC.

[Holiday Inn Express Hotel](#)

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[10 Hotels in Lawrence KS](#)

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[wakatopatopa](#)
Springfield, Missouri

2 reviews

Reviews in 2 cities

1 helpful vote

"The place to stay in Lawrence"

Reviewed February 4, 2014

Husband and I took a last minute trip to Lawrence this weekend, and I booked the Runaway Pony for us. He'd never stayed in a bed and breakfast before, I grew up staying in them. The price was better than prices for hotels in the area with comparable amenities, it has a 15 minute walk from the concert we were going to, and had great reviews on Trip Advisor - total no brainer.

I'm so glad I booked here. We got into town later than expected and didn't have to go through the whole check-in rigmarole of a hotel. No handing over ID, credit card, long waits while the concierge types on his computer and tries to decide if he likes you enough to give you a room with a decent view. Instead we got a warm welcome at the front door, were given the keys, asked what time we take breakfast and if we prefer tea or coffee, and that was it - we were free to run upstairs, get changed and out the door. The house is beautiful (if a tad overdecorated, but most B&Bs tend to be) and excellently located. It's right across from a park that would have been lovely to stroll through had it not been 15 degrees and sleeting.

Our room was lovely, beautifully furnished, and very comfortable. I seriously did not want to get out of bed in the morning. We had paid for a third floor room, but because there was a visiting professor staying on the third floor and I made clear at the booking that we were coming in for a show and would be in and out late in the night, we were upgraded to a second floor room. Each floor shares a bathroom, so it was extra nice to have a floor to ourselves. The bathrooms are both incredible, huge, with every amenity you could ask for. I've never had a problem with sharing bathrooms at B&Bs, but if that's something that squicks you out, or you demand hours in there on your own, you might want to check and see if you'll be the only guests on the floor, or cough up the cash for the second floor suite with an in-suite bathroom.

We woke up Saturday morning to the smell of breakfast cooking and couldn't stay in bed for very long. Vicki (the house manager) served us homemade cheese biscuits and gravy and veggie omelettes - absolutely delicious. We enjoyed chatting with the visiting professor, and then with Vicki about the history of the house. We lingered a bit too long and were late meeting some friends for second breakfast!

This is definitely the place to stay in Lawrence. Next time we go up for a show, we'll get our friends to rent out the attic with us - you get a discount - to save them from spending more at hotels with horrible continental breakfasts and antiseptic rooms.

Room Tip: No tub on the third floor - but an amazing shower. Second floor bathroom has a soaking tub with jets...

[See more room tips](#)

Stayed January 2014, traveled as a couple

Explore Lawrence


[Lawrence Bed and Breakfast](#)


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
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
Hotels around Lawrence


- 


DoubleTree by Hilton Kansas City - Overland Park
4.0 out of 5, 314 reviews
Last reviewed Apr 24, 2014
- 


Embassy Suites Hotel Kansas City - Plaza
3.5 out of 5, 488 reviews
Last reviewed Apr 24, 2014
- 


Quality Inn
3.0 out of 5, 56 reviews
Last reviewed Apr 24, 2014
- 


BEST WESTERN Lawrence
3.5 out of 5, 130 reviews
Last reviewed Apr 23, 2014
- 

Days Inn - Lawrence
2.5 out of 5, 94 reviews
Last reviewed Apr 23, 2014
- 

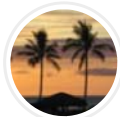
Holiday Inn Lawrence
3.0 out of 5, 100 reviews
Last reviewed Apr 23, 2014
- 

Super 8 Lawrence
3.0 out of 5, 85 reviews
Last reviewed Apr 21, 2014
- 

Econo Lodge
4.0 out of 5, 54 reviews
Last reviewed Apr 20, 2014
- 

Virginia Inn
4.5 out of 5, 71 reviews
Last reviewed Apr 20, 2014
- 

Holiday Inn Express Lawrence
4.5 out of 5, 101 reviews
Last reviewed Apr 19, 2014
- Country Inn & Suites Topeka-West**
4.0 out of 5, 81 reviews



KRISTY M
AMES

Reviewer

3 reviews

3 hotel reviews

Less Value Location Rooms Cleanliness Service
Was this review helpful?

[Ask wakatopatopa about Runaway Pony Bed & Breakfast](#)

This review is the subjective opinion of a TripAdvisor member and not of TripAdvisor LLC.

"Skip the hotel; stay at this B&B"

Reviewed December 3, 2013

I was in town for a quick one day/one night visit with my daughter, a student at KU. I've stayed at several of the hotels in town, but my stay at this B&B is one of my favorite. The house is lovely, the rooms are all beautifully furnished, and the hospitality is unparalleled. Owner Serina Allison is very personable and made me feel right at home. She also cooked up a delicious and filling breakfast. I can't say enough good things about Runaway Pony Bed & Breakfast. If you're visiting Lawrence, definitely give it a try.

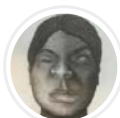
Stayed November 2013, traveled solo

Value Location Rooms Cleanliness Service
Sleep Quality

Less
Was this review helpful?

[See all 3 reviews by KRISTY M for Lawrence](#)
[Ask KRISTY M about Runaway Pony Bed & Breakfast](#)

This review is the subjective opinion of a TripAdvisor member and not of TripAdvisor LLC.



Mary C
Saint Joseph, Missouri,
United States

1 review

"The best place to stay in Lawrence!"

Reviewed November 21, 2013

My husband and I had a wonderful stay here for our anniversary. Each room had so many fun little things to look at. The bookshelf was stocked with delightful reads. The owner was so sweet and made us a delicious meal fit for a king (and queen). The location was perfect for us to walk to the main street where our concert was playing. We will definitely stay here again, and this time we will bring the kiddos! I can't say enough about this place. It is the best!

Stayed October 2013, traveled as a couple

Value Location Rooms Cleanliness Service
Sleep Quality

Less
Was this review helpful?

[Ask Mary C about Runaway Pony Bed & Breakfast](#)

This review is the subjective opinion of a TripAdvisor member and not of TripAdvisor LLC.



Mary H
Keene, New Hampshire

1 review

"Lovely"

Reviewed September 17, 2013

This is a great B&B. I was a guest for three weeks earlier this year. When it was time to return to Lawrence this summer, I didn't even consider any of the many other places to stay. It is the perfect balance of homey-ness and indulgence.

Room Tip: The innkeeper's suite is my favorite, but the attic rooms are all very comfy if you have a group...



Last reviewed Apr 16, 2014
4.5 out of 5, 132 reviews
Last reviewed Apr 15, 2014



Baymont Inn Lawrence
3.5 out of 5, 122 reviews
Last reviewed Apr 14, 2014



Chateau Avalon
3.5 out of 5, 224 reviews
Last reviewed Apr 13, 2014



Kansas City Jellystone RV Park and Resort
3.0 out of 5, 9 reviews
Last reviewed Feb 6, 2014

Explore the World

Hotels

[Comfort Hotel Wellington](#)

3.5 out of 5, 235 reviews
Last reviewed Apr 24, 2014

[Hard Rock Hotel at Universal Orlando](#)

4.5 out of 5, 3,244 reviews
Last reviewed Apr 23, 2014

[Melbourne Marriott](#)

4.5 out of 5, 623 reviews
Last reviewed Apr 23, 2014

[Hapuna Beach Prince Hotel in Hawaii](#)

4.0 out of 5, 1,429 reviews
Last reviewed Apr 24, 2014

[Blue Horizon Hotel in Vancouver](#)

4.5 out of 5, 1,073 reviews
Last reviewed Apr 20, 2014

[Cove Haven Resort in Lakeville](#)

3.5 out of 5, 1,110 reviews
Last reviewed Apr 24, 2014

Travel Destinations

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[Duluth hotels](#)

53 hotels, 6,103 Reviews

[Noosa](#)

192 hotels, 9,658 Reviews

[Doha](#)

143 hotels, 9,862 Reviews



Zandra B
New York City, New York
1 review

[See more room tips](#)

Stayed September 2013, traveled on business

Value	Rooms
Location	Cleanliness
Sleep Quality	Service

Was this review helpful?

[Ask Mary H about Runaway Pony Bed & Breakfast](#)

This review is the subjective opinion of a TripAdvisor member and not of TripAdvisor LLC.

"Come as a guest, leave as a friend!"

Reviewed September 14, 2013

The delightful and intimate Runaway Pony is perfectly situated to historic downtown Lawrence and across the street from a lovely park. It is also located within walking distance of the great University of Kansas.

The fully-renovated 1850's house itself, is quaint and charming; filled with beautiful antiques, books everywhere, interesting rooms to explore, and lots of Victorian eye candy. The ambiance is absolutely welcoming, warm, peaceful, and wonderful, from the very moment you walk in. Serena, the proprietress, and Vicki, the house manger, made me feel completely at home and contented.

I had the run of the house without any of the usual B&B stuffiness. My room was a third floor, Queen room, that was quite cozy and comfortable. I shared a nice, contemporary bathroom with two other bedrooms. I have never felt so relaxed and rested staying somewhere that was not my own home.

You will awake to a wonderful and mouthwatering aroma each morning. Breakfasts, (many of the fresh ingredients coming from the garden) were FABULOUS, absolutely the best savory egg frittatas I have ever had in my life. It was scrumptious, and I am somewhat of a foodie! You will make new international and fascinating acquaintances and have engaging and lively conversations around the dining room table.

Serena and Vicki, were incredibly friendly, personable, generous, kind, thoughtful, and entertaining, with lots of captivating stories and humorous anecdotes. I cannot praise enough, the gracious hospitality; an abundance of love, care, and consideration offered each guest. I highly recommend the Runaway Pony to everyone visiting the Land of Oz. I don't think you will be disappointed!

Room Tip: Room Tip: There is only one room that has an ensuite bathroom and one room that has a private bathro...

[See more room tips](#)

Stayed August 2013, traveled solo

Value	Rooms
Location	Cleanliness
Sleep Quality	Service

[Less](#)

Was this review helpful?

[Ask Zandra B about Runaway Pony Bed & Breakfast](#)

This review is the subjective opinion of a TripAdvisor member and not of TripAdvisor LLC.



harryajones
dayton oh

"Great Location"

Reviewed July 4, 2013

This B&B was really nice on the interior with the usual overabundance of Victorian knickknacks. This is not a criticism - I like them. The owner is

Contributor

- ★ 14 reviews
- 🏨 8 hotel reviews
- 🌐 Reviews in 8 cities
- 👤 1 helpful vote

not resident at the facility - she greeted us in the evening and was there to prepare breakfast in the morning. There is a resident house keeper who has a full time job just keeping the place dusted. The only real negative I have about the place is that the exterior was definitely in need of maintenance and the grounds were a bit shabby. Since Lawrence is a college town, it abounds with reasonably priced restaurants, bistros and brew-pubs, all within easy walking distance. Making a choice for dinner was difficult with such a variety available. A beautiful park is directly across the street and is perfect for walking off over-indulgences at one of the eateries.

Stayed June 2013, traveled with family

Value	Rooms
Location	Cleanliness
Sleep Quality	Service

[Less](#)

Was this review helpful?

[Ask harryajones about Runaway Pony Bed & Breakfast](#)

This review is the subjective opinion of a TripAdvisor member and not of TripAdvisor LLC.



Alias605
Hyattsville, MD

Senior Contributor

- ★ 29 reviews
- 🏨 14 hotel reviews
- 🌐 Reviews in 18 cities
- 👤 16 helpful votes

"Nice Place"

Reviewed March 2, 2013

Great location near downtown, very comfortable rooms, the home is large and beautiful, price was just right, the Master Suite is huge and comfy with an amazing bathroom. Homemade breakfast was truly homemade and delicious. I would recommend it.

Room Tip: The Master Suite has an amazing bathroom

[See more room tips](#)

Stayed February 2013, traveled on business

Value	Rooms
Location	Cleanliness
Sleep Quality	Service

Was this review helpful?

[Ask Alias605 about Runaway Pony Bed & Breakfast](#)

This review is the subjective opinion of a TripAdvisor member and not of TripAdvisor LLC.



Carrie4444
Grapevine, Texas

Senior Contributor

- ★ 24 reviews
- 🏨 7 hotel reviews
- 🌐 Reviews in 11 cities
- 👤 15 helpful votes

"Just like visiting friends"

Reviewed December 29, 2012

My husband and I stayed at the Runaway Pony B & B this past Christmas Eve and Christmas. The house is a fully renovated late 1800's home, an incredible blend of old-fashioned charm with all the modern amenities. The home was decorated for the holidays, with a large decorated Christmas tree and many additional festive green boughs throughout the house. We spent time in the living room, drinking hot chocolate, and enjoying the lit tree. We felt very much at home, just like we were with friends.

Room Tip: I would definitely ask for the suite on the second floor, as it has it's own bathroom. It is hu...

[See more room tips](#)

Stayed December 2012, traveled with family

Value	Rooms
Location	Cleanliness
Sleep Quality	Service

[Less](#)

Was this review helpful?

[Ask Carrie4444 about Runaway Pony Bed & Breakfast](#)

This review is the subjective opinion of a TripAdvisor member and not of TripAdvisor LLC.



californiaCalifornia
San Francisco, California

Contributor

- ★ 12 reviews
- 🏨 5 hotel reviews
- 🌐 Reviews in 6 cities
- 👍 16 helpful votes

"Beautifully kept B&B"

Reviewed December 8, 2012

This is what a B&B should be--gorgeous woods, traditional architecture;, large garden and patio/deck. The owner, Sirena made sure that our needs were met., and she has exquisite taste for renovation. The downstairs area and the king suite were truly grand. It is located 2 blocks from all the boutique shops of the quaint and unique town of Lawrence, KS, 35 minutes west of Kansas City Metro . We enjoyed driving up and down the residential streets gawking at the huge , porched homes in the neighborhood. It is also situated within walking distance of Kansas University.

Room Tip: the king suite was the best as it had a huge bathroom and extra long soaking tub, and views of the p...

[See more room tips](#)

Stayed December 2012, traveled with family

Value	Rooms
Location	Cleanliness
Sleep Quality	Service

[Less](#)

Was this review helpful?

[See all 3 reviews by californiaCalifornia for Lawrence](#)
[Ask californiaCalifornia about Runaway Pony Bed & Breakfast](#)

This review is the subjective opinion of a TripAdvisor member and not of TripAdvisor LLC.

1-10 of 10 reviews

1

Still looking for a hotel?

Travelers also viewed these Lawrence hotels



The Oread

120 reviews



Virginia Inn

71 reviews



**Holiday Inn Express
Lawrence**

101 reviews



Comfort Inn & Suites

107 reviews



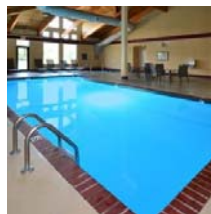
Eldridge Hotel



**Hampton Inn
Lawrence**



**SpringHill Suites
Lawrence**



**BEST WESTERN
Lawrence**

120 reviews

132 reviews

127 reviews

130 reviews

[View all 17 hotels in Lawrence, ranked by popularity](#)

Been to Runaway Pony Bed & Breakfast? Share your experiences!

[Write a Review](#)

[Add Photos & Videos](#)

Additional Information about Runaway Pony Bed & Breakfast

Address: 603 Tennessee Street, Lawrence, KS 66046

Location: United States > Kansas > Lawrence

Hotel Style:

Ranked #1 of 4 B&Bs / Inns in Lawrence

Owners: What's your side of the story?

If you own or manage Runaway Pony Bed & Breakfast, register now for free tools to enhance your listing, attract new reviews, and respond to reviewers.

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Some photos provided by VFM Leonardo.

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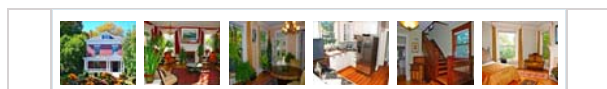
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Exterior of the house



Bedrooms	6
Sleeps	10
Bathrooms	3
Separate WC	1

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Photos and Description of this 6 bedroom holiday home in Kansas - Runaway Pony

House, 6 Bedrooms + Other (See Description), 3.5 Baths, (Sleeps 10)

This beautiful historic house has been renovated with love and expertise.

The updated, fully-appointed kitchen with all stainless steel appliances opens into a breakfast nook and dining room.

The lovely living room offers a view of the park across the street.

The grand master suite with king bed offers comfort at its most luxurious.

There are five additional bedrooms which offer comfort in a gracious atmosphere.

A washer and dryer are also available for your use.

There is a back porch and patio, as well as a large yard. A two-car garage and two additional parking spaces are available.

Our property has a unique history, as does Lawrence itself. During the Civil War the city was burned, but this property escaped. Here is an excerpt from a historic publication about what happened:

THE LAWRENCE MASSACRE

BY A BAND OF MISSOURI RUFFIANS

UNDER QUANTRELL

AUGUST 21, 1863

[More Details](#)

[About The Owner](#)

I am a poet and property manager. I buy and restore Victorian homes around Lawrence. Some I sell, others I rent out.

The Owner purchased this house in 2006

[Why The Owner chose Kansas](#)

I bought this historic property in order to restore it and turn it into a bed and breakfast. With its location and easy accessibility and its colorful history, I thought it would be perfect and I was correct.

[What makes this house unique](#)

Everything in Downtown Lawrence is within easy walking distance - antique stores, boutiques, book stores, many different varieties of restaurants, several parks and other attractions. It is also close to the University of Kansas, which has museums, musical and theater events and a lovely campus.

1 Reviews of Property 278080 in Kansas, USA



Ann
Bristol England

Knockout Venue for our Wedding Party.

- **5 out of 5**
- Review Submitted: **08-Oct-2012**
- Date of Stay: **Sep 2012**

We rented the whole house and had the most amazing family get together.
The house is stunning and we all felt completely at home.
Sitting out on the front porch watching the world go by and sipping wine was incredibly relaxing.
Serina breezed in to welcome us, is a great character and then breezed out again.
We all absolutely loved our time there.
Many thanks Serina.

Recommended for: Age 55+, Girls Getaway, Sightseeing, Families with Teenagers, Families with Young Children, Romantic Getaway

Owner's Response: It was a pleasure to meet your families! So glad the atmosphere was conducive to feeling at home; but it is also true that home is where the heart is and your family is so very big hearted!!! May your reunions always be happy ones... and of course we hope to visit with you again.
All the best,
Serina

Helpful votes: **4/4** Did you find this review helpful? [Yes](#) [No](#)

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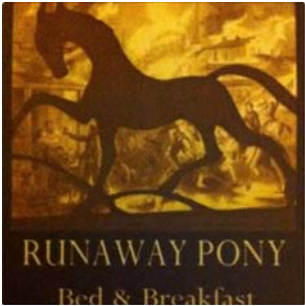
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Hey, I'm Serina!

US · Member since October 2013

A poet with a passion for restoring Victorian homes.

H

2 REVIEWS

Verifications

- (

Email Address

Verified
- (

Phone Number

() - 89
- (

Positively Reviewed

2 Reviews

About Me

Listings (1)



Reviews (2)

F Reviews From Guests



Mariela (/users/show/459630)

Enjoyed my stay at the Runaway Pony B&B. Didn't get to meet Serina, but Vickie was a great hostess and I really enjoyed sharing stories with her! The house is off a busy street and the railroad tracks are across the river but nothing that a good set of earplugs won't fix. I slept well. Will definitely stay here again next time I'm in Lawrence, KS.

April 2014



Daniel (/users/show/8092638)

I very much enjoyed my stay at the Runaway Pony. The location is fantastic, and the owner is very friendly and accommodating and has lots of stories and information. The house is beautifully decorated, and the room was really comfortable. The breakfast made to order was really great. I would definitely stay here again- such a nice alternative to a larger hotel.

November 2013

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Serina Allison Hearn
603 Tennessee St
Lawrence, Kansas 66044
8th May, 2014

Dear Mr. Crick, Mr. McCullough, City Planners and Planning Commissioners,

I stated at the Planning meeting, April, 21st, that 603 Tennessee is my principle residence. It is where I spend most of my time, it is where I live, where friends and family visit, and where I retreat to after a hard days work.

However, last July, I unexpectedly regained my former matrimonial home, which my ex received possession of in the divorce settlement. The house, a Kansas State historic registered property, is in much need of upkeep. To be able to oversee work on it, I moved my office back into it. Over the last 14 years I have spearheaded the restoration of 20 Victorian houses and am "house mother" to approx. 100 KU students. I spend long hours working on these historic Oread properties, making sure my tenants are comfortable and their homes well maintained.

I did not expect to get this house back but due to unmet obligations by the other party, it is what happened. My liability to the bank is a reality. Its existence as a place of work does not mean that I do not have a home to go to after work. My home at 603 Tennessee is where I live and where I go to get away from the demands of my rental/restoration work.

At the last meeting I must admit that I was unable to predict that anyone would accuse me of not living at 603 and was unprepared to give proof to counteract the no proof offered by my accusers. Since then I have thought of the many places where my primary home address is documented at 603 Tennessee, and evidence of activities only performed at ones primary residence.

1. When **my family, friends, or children, visit they stay with me at 603 Tennessee my home.**
2. It is at 603 where I **host all of my social gathering: Thanksgiving, Christmas, Easter, poetry readings, etc.**
3. I love gardening and have over the years **worked extremely hard on making an extensive garden** which grows not only flowers, native plants, but greens to feed my table. This year I have prepared an area for a **Monarch butterfly Wayside Station** and am waiting for Professor Chip Taylor's sale this coming Saturday (10th May) to purchase the necessary Milkweed plants.
4. My life insurance at **West Coast Life Insurance** is attached to 603 Tenn.
5. I am the **President of the Oread Neighborhood Association**. 603 Tenn. is my home address where the **City sends me mail.**
6. I am a member of the **African Violet Society** and have hosted several meetings at my home 603 Tenn.
7. I belong to the **gym at The Summit** on New Hampshire and my home address is listed at 603 Tenn.
8. My **tax returns** currently being completed with my accountant of the past 14 years reflects 603 Tennessee as my principle residence.
9. City record shows **my driver's license, tags and taxes** for my two vehicles registered to 603.

There are not enough hours in the day for me so when **what is personal, and what I love most, happens at 603 Tennessee** then it should be clear to anyone who knew me where my principle home is.

Yes, I have difficulty remembering what names are attached to which properties. The last 4 years in particular have been extremely stressful. Stress causes all kinds of memory problems especially for a woman my age. Until the divorce I owned 30 mortgages but I am the sole member of Rainbow Works L.L.C. and so when the bank loaned my company the original mortgage/construction money to restore 603 Tennessee, and also attached my personal name to the documents, it meant to me that I am the personal owner of 603. Landmark Bank owns 10 of my properties and I would never dream of arguing with them about how they want their property labeled.

The photograph of my leaf pile submitted by Ms. Ogle could only be taken by standing on my property. The leaf pile is not visible from the alley or from Mr. Clarks house. It is not visible from Tennessee St or 6th street. It's not even an eye saw to those of us at 603 as it is camouflaged by two trees and at the very south end of the 2 and half lots that comprises the property. On 21st April, her father's house was already under contract and was sold within 3 weeks from going on the market. The appearance of my yard in no way created a problem to the sale of the house.

Ms. Olge's claim that I have a live in manager is fabrication. Claims about a house manager from OWL association members based on supposition, and interpretation, from reviews on Trip Adviser don't seem like proof enough to find me in violation or guilty of breaking the SUP rules.

I grew up in Trinidad and Tobago and the UK and carry a British Passport. I do not vote as I am considered an alien resident in this country. However, I pay my taxes and as an owner occupant of 603 Tenn. I believe I have the right to have friends visit and have the right to go on vacation, and business trips, and still call 603 my

primary residence.

- a. Is it a violation of the SUP that I should not be allowed to travel overseas to see my father on his 80th birthday, especially since he had a stroke, without people who don't even live there making accusations to the City about how I arrange for my home to be cared for while I am gone?
- b. Is it a violation of the SUP for me to travel to see one of my daughter's plays, or visit my other daughter at the University of Chicago?
- c. Is it a violation of the SUP that I cannot have friends stay in the house while I am gone who will help look after things for me?
- d. Is it a violation of the SUP if my friends, or mother, visit and spend time at my home, 603 Tenn., in bedrooms not used for guests?
- e. Is it a violation of the SUP that I cannot remarry, have a lover spend the night, or spend the night elsewhere?
- f. Will my lover, or friend, be considered an employee if they help out while I am gone, or while I am there?
- g. Does a SUP, or neighbor, have a legal right to specify what sort of lifestyle another should live?
- h. Am I right in assuming that having a SUP does not mean that my friends, Vicki and Troy Hester, cannot stay at 603 Tenn. when I am overseas, or live with me at 603 when I am home.

When Vicki was asked *where does she live?* at the Planning meeting she said *I live with Serina at Mass St;* and indeed sometimes she does stay at Mass St, but mostly she has lived out of Kansas, either visiting one of her ten children, her parents, or is with her husband in Seattle. Neither she, nor I had any idea that we were walking into a trial and that she and I were guilty until proven innocent. As she said afterwards, she was in shock at the tone of the meeting.

On the other hand, I remember another such SUP meeting when I applied for, on the recommendation of the historic resource department, a SUP for 637 Tennessee to keep a 2nd kitchen in a basement apartment. This basement apartment was approved by the City in 1980 for use of the then Girls Achievement Center house-parents, and which existed when I purchased the property in 2006. The same OWL neighborhood association hired an attorney to fight this SUP to keep a pre-existing kitchen. In the process they accused me then of planning to rent to KU students in a duplex situation. It was never my intention to do such a thing. Fortunately, I succeeded in selling 637 Tennessee and withdrew my application. Once my application was withdrawn OWL association withdrew from its position that the 2nd kitchen needed to be taken out. 637 Tennessee has been for sale, with Mrs. Dever, it's realtor, since last summer. It continues to have a 2nd kitchen in the basement because once I ceased to own it the neighborhood activists chose not to harass the new owners.

I am asking that the OWL neighborhood association bias against me does not influence the planning departments decision to support this special use of 603 Tennessee as they did up until 21st April, a month ago. In the 5 years I have had the SUP there has not been one complaint. The Runaway Pony B&B/home has not adversely affected the quality of life of anyone in the neighborhood. It has improved the aesthetic of the 600blk of Tennessee. 603 is the first house that greets you when you turn left of 6th street to go toward campus off the 170. To my knowledge, until this application for renewal, there have been NO complaints to the City. The Runaway Pony B&B, my primary residence, gives it's visitors fond memories of a wonderful stay at a historic Lawrence home.

Please find attached several supporting documents.

1. Statement of our monthly B&B transient taxes paid to Department of Revenue
2. Spread sheet detailing the breakdown of how many bookings we made each month in comparison with the number of times we had SUP permission to rent to guests.
3. West Coast Life Insurance
4. Land Mark National Bank Promissory Note (my personal name is on it along with my business address)
5. Home address of President of ONA association
6. Copy of Driver's license registered to 603 Tennessee.

Sincerely,

Serina A. Hearn



LJWORLD.COM

KUSPORTS.COM

LAWRENCE.COM

WELLCOMMONS



Downtown Lawrence bed and breakfasts welcome tourists, locals

By **Nadia Imafidon**

Thursday, November 14, 2013

[Discuss / Share](#)



Photo by Mike Yoder

Karen Doue is manager and owner of the Halcyon House Bed and Breakfast, 1000 Ohio St. The large, two-story open kitchen and dining area is a centerpiece and important gathering spot for residents.

Halcyon Room Rates

Carriage House (separate unit) - \$139

Garden Suite (private entrance) - \$119

Master Suite (king bed) - \$119

Good Times Suite (king bed) - \$119

Gambler's room (queen bed) - \$119

Nooks and Crannies (Queen bed, shared bath w/ Butterfly room) - \$69

Butterfly Room (two twin beds) - \$69

Atrium (queen bed, shared bath w/ Den) - \$69

Den (queen bed) \$69



Photo by Richard Gwin

Peaceful Getaway: [Halcyon House](#), 1000 Ohio St.

For 28 years, the Halcyon House has been providing a charming and warm escape for couples, visiting professors, business associates and Kansas Athletics fans (and even Lawrence residents) looking for a special getaway without having to travel far.

Opened by Esther Wolfe in 1985 (the house itself built in 1885), the Downtown Lawrence haven has been going strong since the start.

"We've had people start with Esther in '85 and they still come," says Karen Doue, the business' current owner and manager. The property is still owned by Wolfe and her daughter. "We've watched some of their kids go through school, and you hate to see them go away, because they don't come as often after they have kids."

Doue has hosted people from all over the world and all walks of life, reserving a room, or sometimes the entire house, whether it's a couple of women who want to spend the weekend shopping in Downtown Lawrence, or a group of nine couples participating in a marriage counseling/renewal seminar (think Tyler Perry's "Why Did I Get Married?").

Fully equipped with theme rooms such as the "Good Times Suite," "Nooks and Crannies" and the "Butterfly Room," the Halcyon House opens up to a beautiful, spacious living area next to the warm kitchen, where homemade breakfasts of eggs, sweet breads, waffles, jam, granola and other specialty items await the guests. Seven rooms are available in the three-story house, along with a suite with a private entrance and a separate unit with a kitchenette.

"Some people have been in every room; that was their goal," Doue says. "Everything's peaceful in here. It's very homey. Everything's good."

Historian's Retreat: [Runaway Pony](#), 603 Tennessee St.

Located at 6th and Tennessee, Runaway Pony Bed & Breakfast is a beautiful Victorian house restored by owner and avid preservationist Serina Allison.

Allison has been involved with the restoration of 20 Victorian homes in Lawrence, planning everything from room dimensions to color schemes, and discovering the historical background of each property. Before restoring houses, she was a fashion designer in London, having studied at St. Martin's School of Art.

Runaway Pony Bed & Breakfast at 603 Tennessee St. is the former home of J.G. Sands, one of the survivors of Quantrill's Raid. It's now owned by Serina Allison, who has spent countless hours making the home a showplace for visitors and guests.

Runaway Pony Rates and Amenities

Price Range: \$80-\$150 a room

General amenities:

- Air conditioning
- WiFi
- Off-street parking

• Linens provided

Outdoor Features:

- Large yard
- Deck/patio
- Gas/electric grill
- Charcoal grill

"I can walk into a house and know what it should look like," Allison says of the homes she has renovated that were completely rundown when she purchased them. "If I saw the world the way it really is, I would not be an artist."

This bed and breakfast is named for heroic pony Freddie of original owner J.G. Sand, one of the first anti-slavery Easterners to settle Lawrence in 1855. During Quantrill's Raid in 1863, pro-slavers sacked Lawrence and had planned to kill Sands and his two neighbors, B.W. Woodward and Dr. A. Fuller, and burn down their homes. Freddie the pony created a distraction while escaping and led the murderous group away, saving the lives of these three men and their homes.

"I love history," Allison says. "It seems I'm always giving a history lesson to my guests on Sunday morning over breakfast. That's my favorite part."

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Comments

Use the comment form below to begin a discussion about this content.

Commenting has been disabled for this item.



The Story of J.G. Sands' Home at 603 Tennessee Street

In August 1863, five hundred Missouri pro-slavers sacked Lawrence and killed over 150 men, leaving 250 children orphaned and 80 women widowed. Sands and his two neighbors, B.W. Woodward and Dr. A. Fuller, were slated to be murdered that August morning, but fate saved them. Freddie, the Sands' children's pony, refused to be kidnapped by Quantrill's guerrillas. In the commotion of Freddy's escape, the three sleeping men awoke and fled to safety.

The legacy of their survival remains: three years later, Mr. Woodward built the Round Corner Drug Store on Massachusetts St., Kansas' longest operating pharmacy of 147 years. He and Dr. Fuller, former mayor and Yale graduate, formed part of the original quorum that became KU Medical Center in 1866.

Mr. Sands reopened his twice burnt Saddle and Harness Repair Shop at 722 Massachusetts St., embodying Lawrence's motto:

From ashes to immortality.



Creative Director and Owner of Runaway Pony B&B

Serina Allison is an avid preservationist and history lover who has been involved with the restoration of twenty Victorian homes in Lawrence, Kansas. She was born in Trinidad, W.I. and studied fashion at St. Martin's School of Art, London, U.K. in the 70s. Her one-of-a-kind haute couture ball gowns were sold in places like Harrods, Knightsbridge.

Serina Allison is a published poet of two books:

Dreaming the Bronze Girl

Mid America Press 2002

Atlas of Our Birth

Woodley Memorial Press 2010

In creating the **Runaway Pony B&B**, Serina Allison hopes to provide the kind of hospitality that reminds guests of yesteryear: when the world strolled more graciously through life, when conversation around the dinner table was a celebration of family, and where beautiful interiors stimulated curiosity about history.

All are welcome!



RUNAWAY PONY

Bed & Breakfast

603 Tennessee Street
Lawrence, KS 66044

Serina Allison

785-331-9489

www.RunawayPonyBB.com

RunawayPonyBandB@gmail.com



Runaway Pony B&B: A New Lawrence Tradition

We offer a home away from home:
A time capsule that will take you back to the
charm and warmth of grandma; a place where
you can relax and feel cared for.

Located in Old West Lawrence at the corner
of 6th and Tennessee, we are a three-minute
stroll from historic Massachusetts St. and the
best sites, shopping, and eating Downtown
Lawrence has to offer:

- ~ Free State Brewery
- ~ Tellers
- ~ Liberty Hall
- ~ Antique Mall
- ~ Lawrence Art Center
- ...and much, much more!

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Or visit our website for more information at:
www.runawayponybb.com



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- ~ Luncheons
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- ~ Dinner Parties
- ~ Birthday Parties
- ~ Retirement Parties
- ~ Graduation Celebrations
- ~ Reunions

All of your special events!

Item 1

Miscellaneous Tax
Division of Taxation
915 SW Harrison St
Topeka KS 66612-1588
Nick Jordan, Secretary of Revenue
Steve Stotts, Director of Taxation



Phone: 785-368-8222
FAX: 785-291-3988
www.ksrevenue.org

Sam Brownback, Governor

May 6, 2014

STATEMENT OF GROSS RECEIPTS
SERINA HEARN dba RUNAWAY PONY BED & BREAKFAST
Transient Guest Tax Acct # 016-0056 G001

Tax Period	Transient Guest Tax Paid
February 2012	\$122.95
March 2012	\$174.64
April 2012	\$384.54
May 2012	\$486.09
June 2012	\$308.93
July 2012	\$124.20
August 2012	\$134.70
September 2012	\$353.00
October 2012	\$159.90
November 2012	\$137.46
December 2012	\$404.75
January 2013	\$280.50
February 2013	\$430.56
March 2013	\$418.50
April 2013	\$413.64
May 2013	\$499.68
June 2013	\$400.50
July 2013	\$302.70
August 2013	\$202.50
September 2013	\$289.50
October 2013	\$286.80
November 2013	\$541.32
December 2013	\$286.84

Miscellaneous Tax
Division of Taxation
916 SW Harrison St
Topeka KS 66612-1588

Nick Jordan, Secretary of Revenue
Steve Stoffa, Director of Taxation



Phone: 785-368-8222
FAX: 785-281-3988
www.ksrevenue.org

Sam Brownback, Governor

January 2014	\$90.78
February 2014	\$160.20
March 2014	\$222.30

Total Transient Guest Tax Paid

\$7,617.48

The tax due on this account has been paid in full for the periods of February 2012 through March 2014.

Prepared by: Linda Stumbaugh
Public Service Administrator II
Division of Taxation
Customer Relations/Miscellaneous Tax

Item 2

**603 Tennessee Street
AKA
Runaway Pony B B**

February 2012 - March 2014

Month	Monthly Mortgage	Utilities (Average)	Maintenance	Breakfast, Groceries clean up	Advertising, Misc. (includes linens)	Number of bookings per month	6% Transient Guest Tax Paid	Percentage of 91 possible bookings per month
Feb-12	\$4,513.81	\$833.00	\$499.58	\$416.00	\$5,759.17	16	\$122.95	18%
Mar-12	\$4,513.81	\$833.00	\$652.50	\$598.00	\$2,845.62	23	\$174.64	25%
Apr-12	\$4,513.81	\$833.00	\$331.00	\$1,352.00	\$395.29	52	\$384.54	57%
May-12	\$4,513.81	\$833.00	\$632.63	\$1,664.00	\$482.00	64	\$486.09	70%
Jun-12	\$4,513.81	\$833.00	\$1,035.75	\$1,092.00	\$294.25	42	\$308.93	46%
Jul-12	\$4,513.81	\$833.00	\$1,714.52	\$416.00	\$1,175.00	16	\$124.20	18%
Aug-12	\$4,513.81	\$833.00	\$322.50	\$1,248.00	\$526.08	18	\$134.70	20%
Sep-12	\$4,513.81	\$833.00	\$653.69	\$546.00	\$940.11	48	\$353.00	53%
Oct-12	\$4,513.81	\$833.00	\$1,289	\$468.00	\$983.74	21	\$159.90	23%
Nov-12	\$4,513.81	\$833.00	\$2,063.50	\$1,404.00	\$1,820.88	18	\$137.46	20%
Dec-12	\$4,513.81	\$833.00	\$2,806	\$962.00	\$1,874.76	54	\$404.75	59%
Jan-13	\$4,513.81	\$833.00	\$2,908.00	\$1,482.00	\$22.14	37	\$280.50	41%
Feb-13	\$4,513.81	\$833.00	\$945.00	\$1,456.00	\$184.29	57	\$430.56	63%
Mar-13	\$4,513.81	\$833.00	\$284.60	\$1,430.00	\$646.81	56	\$418.50	62%
Apr-13	\$4,513.81	\$833.00	\$589.00	\$1,716.00	\$312.60	55	\$413.64	60%
May-13	\$4,513.81	\$833.00	\$1,143.13	\$1,404.00	\$122.94	38	\$499.68	73%
Jun-13	\$4,513.81	\$833.00	\$243.60	\$1,014.00	\$97.47	54	\$400.50	59%
Jul-13	\$4,513.81	\$833.00	\$266.00	\$702.00	\$99.35	39	\$302.70	43%
Aug-13	\$4,513.81	\$833.00	\$240.00	\$1,014.00	\$1,882.32	27	\$202.50	30%
Sep-13	\$4,513.81	\$833.00	\$610.00	\$1,014.00	\$1,377.85	39	\$289.50	43%
Oct-13	\$4,513.81	\$833.00	\$1,296.83	\$1,014.00	\$2,100.00	39	\$286.80	43%
Nov-13	\$4,513.81	\$833.00	\$1,148.50	\$1,872.00	\$239.93	72	\$541.32	79%
Dec-13	\$4,513.81	\$833.00	\$356.00	\$1,014.00	\$124.49	39	\$286.84	43%
Jan-14	\$4,513.81	\$833.00	\$93.86	\$312.00	\$309.27	12	\$90.78	13%
Feb-14	\$4,513.81	\$833.00	\$85.00	\$546.00	\$871.59	21	\$160.20	23%
Mar-14	\$4,513.81	\$833.00	\$151.00	\$780.00	\$277.89	30	\$222.30	33%
TOTAL	\$117,359.06	\$21,658.00	\$22,361.30	\$26,936.00	\$25,765.84	987	\$7,617.48	
AVERAGE	\$4,513.81	\$833.00	\$860.05	\$1,036.00	\$990.99	38	\$292.98	43%
**Figures calculated using 91 possible bookings per month (3 bdrms x 31 days month)								

Item 3

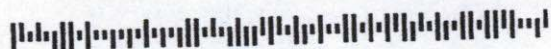
West Coast Life Insurance Company
Customer Service
P.O. Box 12687
Birmingham, AL 35202-6687

Protective
West Coast
Life Insurance Company

April 03, 2014

66310
SERINA A HEARN
603 TENNESSEE ST
LAWRENCE KS 66044-2367

Statement Date: 04/03/2014



THIS IS NOT A BILL



Item 4



003438-01000008054000000D20102820131028201301

PROMISSORY NOTE

Principal	Loan Date	Maturity	Loan No	Call / Coll	Account	Officer	Initials
\$ [REDACTED]	10-28-2013	10-15-2014	8054	300	[REDACTED]	BC	
References in the boxes above are for Lender's use only and do not limit the applicability of this document to any particular loan or item. Any item above containing "****" has been omitted due to text length limitations.							

Borrower: RAINBOW WORKS, L.L.C.
Serina A. Hearn
1941 Massachusetts St.
Lawrence, KS 66046-2943

Lender: Landmark National Bank
4621 W. 6th St.
Lawrence, KS 66049
(785) 838-9400

Item 5

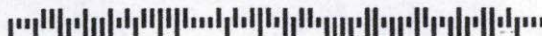


City of Lawrence
PLANNING & DEVELOPMENT SERVICES

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66044
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Oread Neighborhood Association
Serina Hearn
603 Tennessee St
Lawrence, KS 66044-2367



**PLEASE JOIN US FOR AN OVERVIEW OF THE
RENTAL LICENSING AND INSPECTION PROGRAM**

The City of Lawrence Planning & Development Services Department is hosting three educational seminars to assist property owners, property managers, tenants and the public with the transition to the recently adopted Rental Licensing and Inspection Program (Ord. 8840). Current single-family zoned rental properties will be affected by these changes starting on July 1, 2014. All other rental units in the City of Lawrence will become part of the Rental Licensing and Inspection Program starting on January 1, 2015. Our goal is to make this a smooth transition by answering your questions regarding the regulations and logistics of the Ordinance. We will review the initial licensing, license renewal and inspection processes followed by a question and answer session. The seminars will be held on the following dates:

- **May 15th / 6:00-8:00 p.m.** – Union Pacific Depot, 402 N. 2nd Street. This seminar will focus mainly on the transition of single-family properties into the new program, although anyone is welcome to attend.
- **June 3rd / 10:00 a.m. - Noon** – Douglas County Fairgrounds Dreher Building, 2110 Harper Street. This seminar will focus on all aspects of the program, from transitioning single-family properties into the new program and all rental properties within the city beginning January 1, 2015.
- **June 18th / 6:00 - 8:00 p.m.** – Lawrence Free State High School commons, 4700 Overland Dr. This seminar will focus on all aspects of the program, from transitioning single-family properties into the new program and all rental properties within the city beginning January 1, 2015.

Please contact us with questions at (785) 832-7700 or visit www.lawrenceks.org/pds/rental-licensing

**Kansas Department of
Revenue**

Division of Vehicles

Thank you! Your address change request has been sent to the Kansas Department of Revenue. If your request cannot be processed, you will be notified by e-mail within five days. Please note - this request merely updates the driver's license files, which is all that is required of you by law. You will not be receiving a new license in the mail. If you wish to obtain an updated license with the new address on it, you will need to appear in a driver's license office and make that request. Photo fee will be charged.

Special information for those that intend this submission to change their voter registration.

Please click below to update your voter registration with your county election officer. Information you have already entered will be completed on the registration form for your convenience. You must click below to update your registration to your new address.

Name: SERINA ALLISON HEARN

Driver License Number:

[REDACTED]

Date of Birth:

[REDACTED]

New Address:

603 TENNESSEE ST

LAWRENCE KS 66044

You should now print this page and keep it with your driver's license at all times.

Continue

Item 6

PLANNING COMMISSION REPORT
Regular Agenda – Public Hearing Item:

PC Staff Report
04/21/2014

ITEM NO. 4 SPECIAL USE PERMIT FOR BED AND BREAKFAST; 603 TENNESSEE STREET (JSC)

SUP-14-00049: Consider renewal of a Special Use Permit for an adaptive reuse of a Designated Historic Property located at 603 Tennessee Street for a Bed and Breakfast. Submitted by Serina Hearn for Rainbow Works L.L.C., property owner of record.

STAFF RECOMMENDATION: Staff recommends approval of SUP-14-00049, a renewal of a Special Use Permit for 603 Tennessee Street for use as a Bed and Breakfast, based upon the findings presented in the body of the staff report, and subject to the following conditions:

1. A Special Use Permit renewal is granted for up to three guest rooms. Use of additional guest rooms shall require a new public hearing.
2. A Special Use Permit renewal is granted approval for 5 years. A new Special Use Permit shall be required to continue the Bed and Breakfast use.

Applicant's Reason for Request: *Special Use Permit Renewal for a Bed and Breakfast*

KEY POINTS

- The existing structure is currently utilized for an existing bed and breakfast.
- No exterior alterations or site modifications are proposed at this time.

FACTORS TO CONSIDER

- Procedural requirements of Section 20-1306; Special Use Permits.

ASSOCIATED CASES/OTHER ACTION REQUIRED

- Publication of a Special Use Permit ordinance per Section 20-1306(j).

PUBLIC COMMENT RECEIVED PRIOR TO PRINTING

- No written comments were received prior to the publishing of this staff report.

GENERAL INFORMATION

Current Zoning and Land Use:

RS5 (Single-Dwelling Residential) District; existing residence.

Surrounding Zoning and Land Use:

To the north, south, and west RS5 (Single-Dwelling) Residential District: existing single family residences.

To the east OS (Open Space) Buford M. Watson Jr. Park.

Summary of Special Use

The property is located on the southwest corner of Tennessee Street and 6th Street. The property is developed with a two and a half story house with two detached garage structures. The proposed use is for the operation of a Bed and Breakfast with an on-site manager and three guest rooms. The proposed use is defined in section 20-1763 of the Development Code as:

20-1763 BED AND BREAKFAST. An establishment located within a Detached Dwelling that is the principal residence of the operator, where short-term lodging is offered for compensation and that includes the service of one or more meals to guests.



603 Tennessee Street

In addition to the findings required of Section 20-1306 of the Land Development Code, additional standards of review are required for an adaptive reuse listed in section 20-501 of the Development Code. These combined findings are listed below.

Site Plan Review:

The applicant does not propose any physical changes to the site or the approved site plan.

Parking

Parking for this use will be accommodated by an existing driveway parking area from 6th Street and alley access in the rear of the property.

Required Parking: 1 per guest room plus 1 per 1.5 employees
Parking Proposed: Four total spaces.

Review and Decision-Making Criteria (20-1306(i))

1. **WHETHER THE PROPOSED USE COMPLIES WITH ALL APPLICABLE PROVISIONS OF THIS DEVELOPMENT CODE**

Staff Finding – The proposed use complies with the provisions of the Bed and Breakfast use in Section 20-504 and the Special Uses requirements in Section 20-1306. The use is allowed in the RS5 with approval of a Special Use Permit. In correspondence dated 26 March 2014, the applicant wrote to indicate the owner occupies living quarters within the structure as required in Section 20-504: "Bed and Breakfast Establishment," which requires, "A Bed and Breakfast with 3 or fewer guest bedrooms shall be operated as an incidental use to the Principal Use of an Owner-occupied Structure."

2. WHETHER THE PROPOSED USE IS COMPATIBLE WITH ADJACENT USES IN TERMS OF SCALE, SITE DESIGN, AND OPERATING CHARACTERISTICS, INCLUDING HOURS OF OPERATION, TRAFFIC GENERATION, LIGHTING, NOISE, ODOR, DUST AND OTHER EXTERNAL IMPACTS

The applicant has indicated that the maximum rooms available at this time will be three. There will be a full-time resident manager on the property. There are no proposed changes to the site. Because of the limited use as a bed and breakfast, there will be minimal impact in terms of scale and operating characteristics. The lighting proposed for the structure is residential in scale, and has not adversely impacted the area. A traffic impact study has been completed by the applicant. The study indicates that the impact of this new use will be negligible. Sixth Street is a principal arterial, and Tennessee Street is a major collector street. There is parking on-site for the proposed use.

Staff Finding – The proposed use is compatible with the single-family residential use and public park that exists in the neighborhood.

3. WHETHER THE PROPOSED USE WILL CAUSE SUBSTANTIAL DIMINUTION IN VALUE OF OTHER PROPERTY IN THE NEIGHBORHOOD IN WHICH IT IS TO BE LOCATED

The information available to staff indicates that the introduction of a bed and breakfast use into a historic district does not diminish the property values of the district. In addition, there is no evidence that the existing bed and breakfast on the same block has had any negative impact on the value of property in the area.

Staff Finding – The proposed use will not cause substantial diminution in the values of other property in the neighborhood.

4. WHETHER PUBLIC SAFETY, TRANSPORTATION AND UTILITY FACILITIES AND SERVICES WILL BE AVAILABLE TO SERVE THE SUBJECT PROPERTY WHILE MAINTAINING SUFFICIENT LEVELS OF SERVICE FOR EXISTING DEVELOPMENT

Review of this project by planning staff indicates no additional modifications or alterations are required for this site. If, in the future, additional rooms are to be included in this use, new means of egress may be required for the expansion. The increase of use from a single-family residential to a resident manager and three rooms is negligible; therefore, it does not impact transportation or utility services.

Staff Finding – The proposed use does not preclude the ability to service the existing uses in respect to public safety, transportation, and utilities.

5. WHETHER ADEQUATE ASSURANCES OF CONTINUING MAINTENANCE HAVE BEEN PROVIDED

The applicant was required to sign a site plan performance agreement before the release of the site plan.

Staff Finding – Adequate assurances of continuing maintenance will be address with the site plan performance agreement.

6. WHETHER THE USE WILL CAUSE SIGNIFICANT ADVERSE IMPACTS ON THE NATURAL ENVIRONMENT

The property is developed with an existing residence, with two single-story garages. No physical changes to the site are proposed.

Staff Finding – The proposed use will not cause significant adverse impacts on the natural environment.

7. WHETHER IT IS APPROPRIATE TO PLACE A TIME LIMIT ON THE PERIOD OF TIME THE PROPOSED USE IS TO BE ALLOWED BY SPECIAL USE PERMIT AND, IF SO WHAT THAT TIME PERIOD SHOULD BE.

The introduction of new uses into a residential neighborhood should be done with careful consideration to the unique aspects and character defining elements of the neighborhood. This is particularly important in a designated historic district. The continued use of this bed and breakfast should be monitored for impacts on the historic district as well as the neighborhood. Because of the uniqueness of this area, the bed and breakfast special use should be reviewed at five year intervals.

In addition, any alterations to the approved special use plan, including the use of additional bed rooms over three, should be reviewed and approved by the Historic Resources Commission, Planning Commission, and the Lawrence City Commission at public hearings to determine the overall impact of the change on this historic neighborhood.

Staff Finding – The proposed use should be reviewed by the Planning Commission and the City Commission every five years to evaluate the impact of the special use on the character-defining and neighborhood quality of this important historic neighborhood.

Conclusion

The adaptive reuse of historic structures is often vital to the continued use of these structures. The National Park Service recommends the adaptive reuse of structures if the original use is no longer viable. The continued use of the structure so that it does not fall into disrepair is the key to the preservation of architectural heritage. The National Park Service also recommends that the adaptive reuse is one that will require minimal changes and that can be easily reversed.

The adaptive reuse of a single-family residence to a bed and breakfast meets these criteria and is a recommended reuse by the National Park Service, and the National Trust for Historic Preservation, for single-family structures.

The bed and breakfast use is recognized by the Land Development Code as a use that can be compatible with the RS5 District, with a Special Use Permit. Due to the corner location and size of this structure, a bed and breakfast use is appropriate.



**SUP-14-00049: Special Use Permit for Runaway Pony Bed & Breakfast
Located at 603 Tennessee Street**



April 16, 2014

RE: SUP-14-00049, Runaway Pony Bed & Breakfast located at 603 Tennessee

Dear Planning Commissioners,

My father, David Clark, owns the property at 411 W 6th Street, which is the adjoining property to the west of 603 Tennessee. He is quite elderly and is hearing impaired and has asked that I help him draft comments in regards to the SUP for the Runaway Pony Bed and Breakfast.


Above all, we would like to clarify the misrepresentation of his support when this Special Use Permit was first considered and granted in 2009. Unbeknown to him, it was stated that Serina Hearn had discussed the option of a Bed and Breakfast with Mr. Clark and that he was in full support. He has stated that Serina did not request his support and that he was never in agreement that this property should be allowed to operate as a Bed and Breakfast.

The following are concerns related to the operation of the Bed & Breakfast, some of which appear to be in conflict with the conditions of the permit. If this permit is granted, we would appreciate confirmation by the City of Lawrence that all conditions of the permit are being met. We have also attached photos, all taken within the past year.

1. Adequate parking. The permit requires 4 designated parking spaces. Although 2 garages exist on the property, it appears they are used for storage, not parking. Two paved parking spaces do exist with access off 6th St. Access off the alley, although used to park one vehicle or trailer at times, consists of a dirt and gravel path into the yard. During large gatherings/parties, adequate parking is not available.
2. Owner occupied structure. The business now has a live-in manager and does not appear to be the owner's primary residence.
3. Limit of 3 guest rooms. Various references to this property state it contains 5-7 bedrooms. The original site plan shows 3 guest rooms with separate bedrooms and sitting rooms. In reading online reviews submitted for the Bed and Breakfast, it appears some of the sitting rooms are actually available as bedrooms.
4. A large brush/debris pile is located on the east side of the alley garage. The brush pile is a concern as it is very unsightly and an overall indication of the lack of maintenance of this property. The landscaping contains large dead plants. Planting containers and trash are strewn behind the 6th St garage, which is out of view for the Bed and Breakfast but in full view from the front yard of our property.
5. Trash containers, which according to the site plan, were to be stored on the east side of the alley garage, are kept along the alley and have not always been adequate for the amount of trash generated.
6. Reference was made to an existing Bed and Breakfast at 7th and Tennessee as justification for the one at 603 Tennessee. We do not believe a Bed and Breakfast has existed at that location since 1998.

Again, we would like to communicate our objection to this property being used as a Bed and Breakfast, as it seems more a commercial business rather than a homeowner/resident sharing their home. On behalf of my father and myself, thank you for your time and consideration.

Sincerely,


David Clark


Patty Clark Ogle



Brush and debris off alley by garage



View from 6th Street



Dead plants in landscape



View from front yard of 411 W. 6th Street



Overflowing trash containers



Parking off alley

TO: The Lawrence/Douglas County Planning Commission
FROM: Jim O'Malley
RE: SUP renewal for 603 Tennessee
DATE: April 21, 2014

I live at 626 Ohio Street, within 200 feet of 603 Tennessee.

The SUP approved by the Planning Commission and City Commission in 2009 was for an owner-occupied Bed and Breakfast Establishment with 3 guest bedrooms, in compliance with section 20-504 of the Development Code. This reflected the understanding of the neighbors and OWLA that Ms. Hearn would live in the house and run it as a B & B with 3 guest bedrooms.

The SUP specifically required removal of the phrase "with On-Site Manager" from the Proposed Occupancy line of the site plan. It also required replacement of the phrase "Caretaker's suite" with "Owner's Suite." (The minutes from the 2009 Planning Commission are attached.)

The staff report on the renewal request may reintroduce a resident manager who may not be the owner.

The staff report states that "There will be a full-time resident manager on the property."

Will that manager be the owner?

The report does say that on March 26, Ms. Hearn "wrote to indicate the owner occupies living quarters within the structure." That's in the present tense. What about the future and the "full-time resident manager"?

Owner-occupancy is crucial for maintaining the single-family residential character of the district.

Allowing evasion of the owner-occupancy requirements will allow purely commercial uses in single family neighborhoods. That would be a bad precedent. There is a real difference between a small B & B run by the owners in their own residence and a B & B owned by a business and run purely as a business. The clear intent of the Code is to allow the former, but not the latter.

I would object to any changes in the conditions of the SUP that would allow a resident manager who is not the owner. However, I have no issue with renewal of the SUP with the original conditions unchanged.

James J. O'Malley

PLANNING COMMISSION MEETING

August 24 & 26, 2009

Meeting Minutes

August 24, 2009 – 6:30 p.m.

Commissioners present: Blaser, Carter, Chaney, Finkeldei, Harris, Hird, Moore, Rasmussen, and Student Commissioner Shelton

Staff present: McCullough, Stogsdill, Day, Finger, J. Miller, Zollner, and Ewert

MINUTES

Receive and amend or approve the minutes from the Planning Commission meeting of July 20 & 22, 2009.

Motioned by Commissioner Harris, seconded by Commissioner Carter, to approve the July 20 & 22, 2009 Planning Commission minutes.

Motion carried 6-2, with Commissioners Blaser and Rasmussen abstaining. Student Commissioner Shelton voted in favor.

COMMITTEE REPORTS

Receive reports from any committees that met over the past month.

There were no committee reports.

COMMUNICATIONS

Mr. Scott McCullough reviewed new attachments/communications that were posted to the online Planning Commission agenda after the initial posting date.

No written action of any waiver requests/determinations made to the City Engineer.

EX PARTE / ABSTENTIONS / DEFERRAL REQUEST

- No ex parte.
- No abstentions.

ITEM NO. 1 SPECIAL USE PERMIT FOR A BED & BREAKFAST; 603 TENNESSEE ST (LBZ)

SUP-4-3-09: Consider an amended Special Use Permit application, repealing the Adaptive Reuse of a Historic Property element of the application, for property located at 603 Tennessee Street for a Bed & Breakfast. Submitted by Rainbow Works LLC, property owner of record. *Deferred from the 7/20/09 Planning Commission meeting.*

STAFF PRESENTATION

Ms. Lynne Braddock Zollner presented the item.

Commissioner Harris inquired about ownership and asked who is considered the owner occupant with a corporation.

Ms. Zollner said the chief executive officer or someone the corporation designates.

APPLICANT PRESENTATION

Mr. Tony Backus, said the house has been for sale for a long time and they have had people request that they turn it into a bed and breakfast. He said there has been lots of positive response for a bed and breakfast in the community.

No ex parte communications by the Commissioners

PUBLIC HEARING

No public comment.

COMMISSION DISCUSSION

Commissioner Harris asked if this Special Use Permit would need to be revisited if it changed ownership.

Mr. McCullough said that has not been recommended as a condition for this permit.

ACTION TAKEN

Motioned by Commissioner Finkeldei, seconded by Commissioner Chaney, to approve SUP-4-3-09, a Special Use Permit for a Bed and Breakfast located at 603 Tennessee Street based upon the findings presented in the body of the staff report and subject to the following conditions:

1. Execution of a Site Plan Performance Agreement.
2. Publication of an ordinance per Section 20-1306(j).
3. Final Inspection and approval by the Fire Department before occupancy as a Bed and Breakfast.
4. Applicant shall provide a revised site plan to show the following changes:
 - a. existing fencing
 - b. site summary table
 - c. existing building elevations
 - d. correct the following text on the face of the site plan:
 1. remove "with On-Site Manager" from Occupancy – Proposed
 2. remove Employees – (1)
 3. add DR-7-88-09 under Historic Resources Commission
 4. removed "Caretaker's Suite" under Floor Areas and Uses. Identify as 'Owners Suite'
5. Applicant shall provide a revised site plan to include the following notes:
 - a. "SUP is granted approval for 5 years. A new SUP shall be required before July 2014 to continue the Bed and Breakfast use."

b. "SUP is granted for up to three guest rooms. Use of additional guest rooms shall require a new public hearing."

6. Any signage associated with the bed and breakfast must be reviewed and approved by the Historic Resources Administrator prior to installation.

Unanimously approved 8-0, with Student Commissioner Shelton voting in favor.

From: Jocelyn Kitchen [<mailto:JKitchen@usd497.org>]

Sent: Tuesday, May 06, 2014 12:19 PM

To: Scott McCullough

Cc: Jeff Crick

Subject: The Runaway Pony 603 Tennessee

To Whom It May Concern,

I have known Serena Allison Hearn since our children became friends in 1997. Over the years I have witnessed her passion for Lawrence history and restoration of old houses, some of which seemed beyond repair. When Allison bought 603 Tennessee, it had been vacant for several years and was badly in need of attention. I visited the house often and witnessed Allison throwing herself into the restoration of that property and was often regaled with stories of both the difficulties she encountered undertaking this monumental project and the history she uncovered. I have spent evenings with Alison perusing archives investigating the origins of Mr. Sands, pre-Quantrill Lawrence, and the story of "The Runaway Pony".

Over the years Allison has poured herself into uncovering the potential of many Lawrence historic treasures. "The Runaway Pony" is no exception.

Since its restoration, I have been fortunate enough to be invited to many events in this gracious beautiful home. I have often had breakfasts and dinners with her guests with Allison energetically sharing her latest historical discovery and delicious creative meals, and certainly providing a positive lens through which visitors experience Lawrence. Over the past few years our daughters have grown and scattered, but "The Runaway Pony" has been the home where we reunite for lovely holiday meals, and is the home I have come to associate with my friend Allison.

Sincerely,

Jocelyn Kitchen
Para Educator Gifted
LMCMS



Cathy Joritz
Assistant Professor
Film & Media Studies
T: 785 979 3323
E: cjoritz@ku.edu

April 29, 2014

To Whom it May Concern

It has come to my attention that there is some question as to whether the Runaway Pony is the residence of Serina Hearn. I would like to confirm that from everything I have witnessed and know about Serina Hearn and the Runaway Pony, it certainly is.

I lived in Germany for decades previous to moving to Lawrence, KS. I first met Serina Hearn when I came to Lawrence to interview for my position as Assistant Professor of Animation, University of Kansas. I met her at the lovely and unique Runaway Pony Bed & Breakfast where I was to overnight for several consecutive days.

Serina was a welcoming and warm daily presence during my stay. We breakfasted early every morning and we'd talk about my day in the evening. We discussed her many hand-picked decorations, art objects, household items, garden and, of course, Lawrence. I found everything about the Runaway Pony beautiful and tenderly cared for. The house reflects Serina's personality, interests and impeccable taste.

After accepting the position at the University of Kansas I returned to Lawrence months later to look for an apartment. Again I stayed at the Runaway Pony and again, Serina Hearn was a constant presence there. We grew to be close acquaintances and after moving to Lawrence we stayed in touch. I was invited to the Pony the many times when Serina dined and entertained friends.

Because I live at Highpointe (6th Street) and frequent downtown Lawrence, I drive by the Pony often and usually see Serina Hearn's car parked in the driveway.

The Film & Media Studies Department often has visiting directors, camera people and other professionals and the Runaway Pony is *the* our choice for our guests. Because of my apartment's close proximity I breakfast with these guests and then drive them from the Pony to Oldfather Studios. I love having the opportunity – regardless of how brief – to breakfast and chat with Serina.

When I have time to visit with Serina outside of business, we meet at the Pony. When I give Serina gifts, I give her things for the Pony. Anyone who knows Serina and has visited the Pony knows everything in the Pony is a direct reflection of Serina. It is her home and it is the most beautiful home I've experienced since being here.

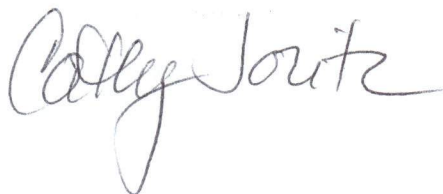
As a person who lives in both Germany and the US, I understand what it means to have several residences. It is quite a juggling act – at least for me. I appreciate and marvel at the care Serina Hearn devotes to her homes. She has the unique gift of creating a personal living space that is both incredibly beautiful, comfortable and a promotional boon to the city of Lawrence.

There is no doubt in my mind that the Runaway Pony serves as home/residence to Serina Hearn. For clarity's sake, I am speaking solely for myself and not for KU or the Film & Media Studies Department.

Please feel free to contact me regarding this matter if you have any questions.

Sincerely,

Cathy Joritz



To whom it may concern:

May 7, 2014

I am writing to inform you that from what I have observed, the Runaway Pony is indeed the permanent residence of Serina Hearn. I will describe my observations and experiences at the Runaway Pony that lead me to believe that this is the case.

I met Serina several years ago as I made a phone call to the Runaway Pony. At that point, I was given a small amount of funds from the National Academy of Sciences to house a visiting scientist (Dr. Rezq Basheer – Salimia) from Palestine in order that he could collaborate with me on plant ecology research during the summer of 2012. The University of Kansas had no faculty housing left for that summer, and a number of apartments in Lawrence were either fully booked or too costly for the funds that I had been allotted. Serina worked with me to house this scientist for three weeks (at a loss to her, but she cared more about the hospitality shown to this important guest). It was a wonderful experience for him to work in the U.S., and he left with a wonderful impression of American culture and hospitality. This was mainly due to the hospitality shown by Serina at the Runaway Pony. I will give some examples: while he was visiting, she often had dinner prepared for him and other guests (not a part of the B&B package). She invited Lawrence friends to her home (the Runaway Pony) to meet this scientist on a number of occasions. During those visits (I was included), we had a wonderful breakfast or dinner, and talked about the culture of the different countries that we represented. This is indeed a home setting, and the Runaway Pony is a place where Serina and friends meet to explore culture, art, and science. Lawrence would be a much better place if others were as opening of their homes as Serina, and this is no doubt her permanent residence.

After this scientist left, my mother who lives with me in Lawrence (Joyce Dipperry) was diagnosed with a brain tumor. Having undergone chemotherapy every other week, my mother was a bit down and troubled. In response to this, Serina would often gather friends at the Runaway Pony for tea and pastries, as well as wonderful conversations. These were a source of inspiration and would always cheer up my mother. We did this on a number of occasions during the spring of 2013. Again, the Runaway Pony is a place where Serina lives, has friends over, and provides amazing hospitality to others. It is no doubt her true home.

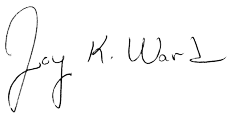
We have also assembled at Serina's home (the Runaway Pony) for Christmas tree lightings, Thanksgiving dinners, and holiday parties. I also have stopped in unexpectedly on a number of occasions (approx. 5 times), and I have always found Serina to be present in this home.

If you have never visited the Runaway Pony, I encourage you to do so. It is a residence that involves impeccable taste, class, and much of the art (and poetry) that were made by Serina or close friends. I wish that every residence in Lawrence was as wonderful!

This is my sole opinion and does not reflect that of the University of Kansas, my Department or my College. However, since the Runaway Pony has served as a venue for my professional guests to the U.S., I felt that Serina's contributions to the University of Kansas should be noted, as well as the wonderful hospitality that she has provided at her home to my family.

Sincerely,

Joy K. Ward Ph.D.



Associate Professor
University of Kansas
Department of Ecology & Evolutionary Biology

Phone: 785-864-5218
Email: joyward@ku.edu
Website: <https://sites.google.com/site/joywardlab/>

7 May, 2014

City Commission of Lawrence
Office of the Mayor
City Hall
Lawrence, KS 66044
USA

RE: In Support of SUP Renewal for 603 Tennessee St.

Dear Planning Commissioners;

Serina A. Hearn, resident 603 Tennessee St., Lawrence, KS 66044, is my mother. She is also one of my business advisors and mentors. This letter is written in support of the renewal of Special Use Permit (SUP) for her primary residence.

I spent the better part of my childhood in Lawrence, KS, living part time with my mother and part time with my father, Hume Feldman, Chairperson of the Physics Department at the University of Kansas, resident of 511 Tennessee St.

I graduated from Lawrence High School in 2008. During my high school days my mom, step-family and myself resided at 1941 Massachusetts St., where I was registered at LHS. In 2008 I moved to New Haven, CT, where I spent the next four years attending Yale University. My first visit back to Lawrence was in 2009, when I returned for Christmas. At that time my younger sister, Zoey, was residing full time at my mom's new residence at 603 Tennessee St., as my father was on a Sabbatical and not living in Lawrence for the year. My mother maintained her office at 1941, and my stepfather at the time was still residing full-time at the Massachusetts residence. I stayed at the new residence at 603 where my mother was now working on the interiors.

In 2010 I returned to Lawrence for Christmas with my at-the-time boyfriend, Justin Dobies (now an LA based actor and copyeditor). We stayed at my mom's now full-time residence of 603 Tennessee St. For the entire visit we only went to 1941 Mass. once, for an annual Christmas Party, the last of its kind. I did not return to Lawrence again until 2012, and was only there for a few days. At that time, as well, my mother was living at 603 Tennessee St. She and her now ex-husband had separated fully, and he was living in the Mass. residence as part of the divorce settlement.

I graduated Yale University in May 2012 and moved back to my mother's home country, Trinidad and Tobago, in the Caribbean. I started working at one of the oldest and most renowned theatre

7 May, 2014

production companies in the region, the Trinidad Theatre Workshop. I also began working to build up a dream my mother and I have long shared of creating an eco retreat on the smaller of the twin islands: Tobago, where artists and others wishing to escape from the world and enjoy tropical beauty can get a chance to do so at an affordable cost.

Considering her full-time all consuming work of running her rental/restoration business along with her Bed and Breakfast, my mother is unable to come and start up that business herself. Under her advice and guidance I am seeking to fulfill our dream. She tries to come to the islands we both call "home" about twice a year , to see my grandparents, and to check on my progress . She lends me her experienced eye and ear, but her *primary* place of residence is in Lawrence, KS, at her beautiful home/ B&B, from which she always brings stories full of laughter and entertainment. I hope that the retreat I begin in Tobago can bring as much joy as hers does now in Lawrence.

I am deeply distressed to learn that her SUP for adaptive reuse, which helps to defer the astronomical costs after restoration, combined with mortgage, utilities, and upkeep, might be denied due to the claims of a few individuals who have not been privy to her personal living situation. But as someone who knows the details of her day to day life, who has over the past 6 years visited and stayed with her at her primary residence, and is lucky enough to be following in her footsteps, I submit this letter in total honesty, and hope, that you will give her and her home the chance that they deserve.

Please feel free to contact me (email being the best way to reach me).

Thank you for your time and consideration,

Looking forward,



Timmia Hearn Feldman

Director of School for the Arts

Trinidad Theatre Workshop

Trinidad and Tobago

West Indies

t. 868 742 1671

e. timmiahearn@gmail.com

w. www.trinidadtheatreworkshop.com

**David and Carmen Penny
643 Tennessee Street
Lawrence, Kansas**

May 8, 2014

**City of Lawrence
Planning and Zoning
6th and Massachusetts Streets
Lawrence, Kansas 66044**

Dear Commissioners,

I am writing concerning the renewal of the SUP for the Runaway Pony Bed and Breakfast at 603 Tennessee St.

First of all, I support the renewal of the SUP. As a home owner in the same block on Tennessee St., it has been apparent to us that the Runaway Pony Bed and Breakfast has been a very positive addition to our neighborhood for the last few years. Our family has owned two houses in this block; one at 643 Tennessee for nearly a century and the other at 639 Tennessee for more than fifty years. My 88 year old uncle, Paul Penny, lives across the alley from us on Ohio Street.

Second, my grandfather, Myrl Penny, served on the county commission and was one of the founders of the Douglas County Historical Society. He owned two houses in the seven hundred block of Tennessee. Having served on the Lawrence City Commission myself and having dealt with zoning issues, I (as well as the other city commissioners) supported the adaptive use of historical houses in hopes of restoring these buildings with multiple uses in places such as Old West Lawrence.

For instance, The Merc was originally located a few blocks from our home on 7th Street in Old West Lawrence in what used to be one of the small stores internal to our neighborhood. We were happy with The Merc because we had a neighborhood grocery store which we could walk to as well as other Old West Lawrence businesses when we were young.

The Runaway Pony Bed and Breakfast is a perfect fit to the adaptive historical uses. It is proof that the previously run down 603 Tennessee house could be restored and adaptively could be established as a nice bed and breakfast. Not too long ago, our own home at 643 Tennessee had been the Carriage House bed and breakfast for a number of years in the 1990s which attracted a number of important visitors to Lawrence.

Third, I was surprised to hear that there are a few very vocal neighborhood activists out canvassing against the bed and breakfast SUP renewal. The Old West

Lawrence neighborhood has much more disruptive commercial activities such as The Color Run, The Mother Earth News, and others which have used Watson Park facing our homes on Tennessee Street with loud music, closed streets, porta-pots, etc. often from early in the morning, through several days, and late into the night. Because the post office does not provide sufficient parking for their workers, six days a week most of the street parking in the seven hundred block of Tennessee and the first half of eight hundred block of Tennessee as well as 7th Street are filled with postal workers vehicles. Also, we have homeless people in the park across the street from our homes. Until now, we have not complained about disruptive activities in the park but maybe the City of Lawrence should discount our taxes for our Old West Lawrence homes on Tennessee Street across from the park for these unzoned activities.

Hypocritically, these few neighborhood activists say nothing about these very disruptive city-approved park events but are trying to stir up trouble about a city-approved permit for a very quiet, non-disruptive bed and breakfast. Frankly, some of these same complainers do not keep their sidewalks and curbs clear of snow for pedestrians and passengers getting out of cars. I think that it is time for these people to quit straining for gnats and swallowing camels. They need to take care of their own properties and to stop trying to run other people's properties, especially properties which have improved our neighborhood. These people have no historical perspective of Old West Lawrence in sharp contrast to some of the neighbors and relatives who have lived here for decades and would like to see more of the neighborhood with adaptive uses to restore its historical diversity.

Lastly, we hope that the zoning commission approves this renewal SUP for the Runaway Pony Bed and Breakfast.

Sincerely,

David and Carmen Penny
643 Tennessee St.

Vicki Hester
Visiting residents:
603 Tennessee, Lawrence, KS
1941 Massachusetts, Lawrence, KS
West Bay Drive, Olympia, WA
Autumn Ridge Drive, Sandy, UT
Sigler Street, Riverview, FL
Saratoga Avenue, Honolulu, HI

RECEIVED

MAY 13 2014

City County Planning Office
Lawrence, Kansas

13th May, 2014

Dear Planning Commissioners,

This letter is written in defense of the renewal of the Special Use Permit for 603 Tennessee St.. A small group claiming to represent OWL neighborhood has come forward, after five years of no complaints, with irrational phantom arguments concerning this renewal.

On April, 21st, I attended a meeting at City Hall for a simple renewal of a Special Use Permit for the delightful historic home at 603 Tennessee. I sat through some other zoning or planning applications, which were quickly brought to a vote and approved with unanimous consent.

Interestingly, two of these issues in the meeting involved 196 foot towers containing digital and wireless technology.

The contrast between these two applications was significant: Something as dangerous as erecting a 196 ft. pole with electronic equipment was approved, with very little to no opposition, but a hearsay opposition to a small neighborhood bed and breakfast, something completely without danger to any person or citizen became a trial that lasted over an hour.

This letter is not intended to find fault with the planning committee members. I understand that all people have varying degrees of immunities toward a virus-like spread of negativity and prejudices. Awareness is the first line of defense. But to actually deny the extension of the Special Use Permit based on nothing more than grapevine gossip of a select group of neighbors is equivalent to agreement with their cause. Creative manipulation of you, the city planners, as public servants bound by oath, should not be tolerated. The opposition for the Special Use Permit for this small business has no basis in reality. I do not claim to know who the "leader of the pack" is for opposing the SUP. I believe whomever leads this cause is using other well-meaning neighbors by canvassing door to door. Sometimes people are uninformed and believe an emotional reaction is grounded in reality and so join the cause with signature or letter. I believe that no peaceful person, public servant or neighbor wants to participate in this symbolic lynching of a neighborhood small homeowner business.

The neighborhood opposition group seems to be randomly organized, pays no taxes to the City and has neither positive ideas nor money to invest in the reuse of the historic property at 603 Tennessee. There is nothing wrong at *The Runaway Pony* and yet there exists an attempt to create a wrong that needs fixing.

At the April meeting I was spoken of in the third person as an employee, "resident manager" or "house manager" of *The Runaway Pony*. I have no such employment. I am Serina's friend who helps out when she is visiting her aging parents and family in the country of her birth. Internet reviewers --attempting to be kind to me during her absence -- and neighborhood zealots cannot define my employment status. I get to define those terms.

It is no secret that Serina Hearn owns multiple properties in Lawrence, KS. However, I can testify that 603 is her home and principal residence. If the neighbors feel left out in their involvement with our personal lives I cannot answer for them. I can, with this letter, call upon you, as publically elected servants of your city to please abstain from assigning me employment where none exists.

This planning committee did their own research concerning the renewal of the five year Special Use Permit and wrote a positive report including this:

"The adaptive reuse of historic structures is recommended when original use is no longer vital and continued use is key to the preservation of architectural heritage and a Bed and Breakfast is a recommended reuse."

...But the following words and phrases became part of the planning meeting:

Integrity	City Commission Hearing
Non-compliance	Owner as Resident
Allegations	Exterior in Need of Maintenance
Process	Owner Occupancy Murky
Test Case	Compliance with Code
Technicality	Live in Structure
Enforcement Hearing	On-Site Manager
Quasi-Judicial	Trip Advisor
Investigate	Run it Safely
Complaint	Compensation
Defend	Protect the Community
Concerns	Misuse of Property
Resident Manager	Community Not Protected
Zoning Code	Relationship with neighbors
Owner Occupied	Renewing SUP Raises Concerns
Responsibility	How do you Determine Occupancy?
Compatible with Single Family Neighborhood	Testimony of Neighbors
Principle Residence	Gather Evidence
Vacation Time	Cannot Stake Out House
Family Leave	Evidence
B&B is wagging the SUP dog	We Pursue Over-Occupancy
Business model cannot spread through the neighborhood	Community View
Precedent	How you Represent Yourself
Vetted by City Attorney	Process
Driver's license	Neighbors Conflicting
Library card	Inspection
Credit cards	Complaint Process
Staff	Enforcement Process
Enforcement of Conditions in SUP	Testimony
Complaints Investigated	Bureau of Labor Statistics
No Complaints Issued	Person in Service of Another
No Complaints to Investigate	Employer has Power to Direct Details
Out of Compliance	

All these words and phrases would be at home in a court of law where Serina Hearn could seek legal protection through an attorney. Some of the questions asked of her at the planning meeting bordered on harassment and violation of her rights as a taxpayer and property owner. Some topics had no place at a simple planning meeting involving a Special Use Permit. This is the reason I can say that the meeting was hijacked by the neighborhood zealots, some of whom have never lived in *Old West Lawrence* but were obviously recruited for comments based on third party connection to the neighborhood.

I repeat again, Planning Committee, your elected positions and various temperaments have been carefully manipulated to punish an unwelcome neighbor.

Travelers love staying at the Runaway Pony B&B; it's guests eat and shop downtown. The money they spend helps other local businesses.

Please, renew the Special Use Permit which allows visitors of Lawrence to enjoy the hospitality of Serina, and *The Runaway Pony B&B* at her home.

Sincerely,

A handwritten signature in black ink, appearing to read 'Vicki Hester', with a large, stylized flourish extending from the end of the name.

Vicki Hester

TO: The Lawrence-Douglas County Planning Commission
FROM: Tresa Hill, 705 Tennessee St.
RE: Renewal of Special Use Permit for Bed & Breakfast at 603 Tennessee St., Lawrence
DATE: May 12, 2014

The following is my response to comments made by Commissioners and the City's planning staff during the April 21, 2014 hearing on renewal of a special use permit for operating a B & B inn at 603 Tennessee St.

The SUP requires the B&B be owner occupied. The Commissioners could not identify a single document indicating that the B&B's owner, Serina Hearn, identified 603 Tennessee as her address. All evidence available suggest an address on Massachusetts St. Ms. Hearn's friend, Vicki said "(I) live at 1941 Massachusetts St. with Sarina", and comments on Trip Advisor from guests of the B&B state directly that Serina does not occupy the B&B. If 603 Tenn. is not a primary residence then the B&B operation is not secondary to the primary use as a residence as is required by the Development Code. If this is the case, the property is operated commercially in a single family zone, a use which harms the single family character and the value of property in Old West Lawrence (OWL).

The Commission questioned whether adequate (and required) parking exists at the site. Adequate off street parking should be available for Ms Hearn, her friend and perhaps manager of the B&B (who said she lives with Ms. Hearn on Massachusetts St.), as well as spaces for each guest room (limited to 3 by the SUP), and for the family Ms. Hearn said occupies the other 4 *bedrooms* in the property. This off street parking does not exist. Two spaces are available in the driveway off 6th Street. Another two vehicles might park in the garage, but until recently the garage was used only for storage. Lack of adequate parking affects the general welfare of the neighbors as well as guests of the B&B.

Multiple times City planning staff representatives said they had not heard from neighbors before. There is e-mail documentation of complaints addressed to the City early on from the then president of the Old West Lawrence Association. Complaints did not continue because we do want to be a friendly neighbor and do not want to be in the position of supervising and enforcing the SUP. That is the City's responsibility. If we are expected to do this, why would we ever support another SUP if it will result in conflict and expense for private investigations and actions to require enforcement?

We heard repeatedly that Lawrence needs a good B&B. A B&B located on the same block went out of business because it could not be profitable. We need a B&B that is both profitable and LAWFUL. As stated by the commissioners, we neighbors need to have trust and confidence in compliance with the SUP. So far that is lacking.

Commissioners said they were "not a jury"; but they are responsible, along with the City, for enforcing zoning regulations and a development code that provides for the health, safety and welfare of residents of the city and county. In that role Commissioners are a regulatory body charged with (among other things) considering: (i) whether lack of adequate parking is a safety issue, and (ii) whether changing site use from single family to commercial (in violation of the SUP) creates a loss of property value to surrounding properties thus harming property owners who live and maintain their properties in reliance on single family zoning. A listing on "airbnb" (dated 4/21/14) suggests 603 is either operated as or is actively advertised as a hotel/restaurant that would not comply with the existing SUP for the property. Similar comments on Trip Advisor suggest that the property is possibly operating as an unregulated hotel/restaurant instead of a B&B permitted by the SUP. The evidence we have observed as neighbors suggest there are major issues regarding compliance with the SUP conditions. This is not a minor complaint or a merely "technical" issue for those of us who reside in OWL, have invested in OWL, and intend to protect OWL as the unique area it is. If you are not the appropriate regulator to supervise and enforce your own regulations, please tell us who is.

OWL residents are committed to single family zoning. It is our foundation as a vibrant neighborhood and the SF zoning has reversed declining property values and encouraged major reinvestment in the historic homes and the new homes of OWL. We can live with B&Bs as part of our neighborhood IF they comply with the Development Code and the SUP and are truly secondary aspects of an owner occupied primary residence in a single family zone. We expect that any SUP regulated owner/occupants will be good neighbors, supply adequate parking for their guests, maintain their property and comply with the SUP and all state and local laws that permit their otherwise non-compliant use of their properties. Our interests are just as important to the community as the success of any small business.

I cannot support renewal of the SUP for 603 Tennessee until I have assurance the conditions of the SUP will not be reduced and that those conditions will be vigorously enforced by the City – without expectation that the accommodating neighbors must bear the burden of proof. Ms. Hearn should consider what being a good neighbor means – as I and my neighbors have done on her behalf.

From: Sally Howard [<mailto:sallyahoward@gmail.com>]

Sent: Saturday, May 10, 2014 10:05 PM

To: Jeff Crick; Scott McCullough

Cc: Serina Allison Hearn

Subject: Fwd: Special Use Permit -- 603 Tennessee

I don't believe I had the correct email address for you. Please include my email below in the administrative record for the Special Use Permit Renewal for 603 Tennessee. Thank you,

Sally

Begin forwarded message:

From: Sally Howard <sallyahoward@gmail.com>

Date: May 10, 2014 11:01:13 PM EDT

To: jcrick@lawrence.org, smccullough@lawrence.org

Cc: Serina Hearn Allison <all1is@yahoo.com>

Subject: Special Use Permit -- 603 Tennessee

Jeff and Scott,

My name is Sally Howard. I am the Deputy Commissioner for Policy, Planning and Legislation at the Food and Drug Administration. I currently reside in Washington D.C., but continue to own property in Lawrence, Kansas, and hope to be returning there after I finish my job with the Obama Administration. I understand that you are holding a hearing for the renewal of the SUP for 603 Tennessee street. I also understand that some of Serina's neighbors are opposed, and are claiming that she does not reside at the home. It's a pity that Serina's neighbors are so antagonistic toward her. I hope you've been to the Runaway Pony. It's a beautiful addition to Lawrence. As with the other historic homes that Serina has bought, she's restored it to a work of art. It's fitting as well, that in a town rich with border war history, Serina named the bed and breakfast after events surrounding the home. It's a wonderful tribute to the history of our town.

I frequently come back to Lawrence, as my son and my fiance live there. When I come back, I always stop by the Pony to visit Serina. While Serina owns a number of houses, the only residence she has is 603 Tennessee.

If I could attend the meeting on Monday, I would lend my support to renewal of this Special Use Permit. I agree with the staff recommendation that the permit should be renewed.

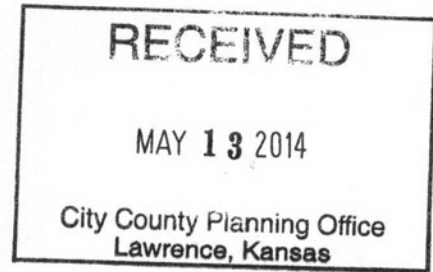
Best,

Sally Howard
1801 Park Road, NW
No. 10
Washington D.C. 20010

Linda L Keeler, M.D.

lkeeler@ku.edu

12th May, 2014



Dear Planning Commissioners,

This letter is written in support of the Special Use Permit to allow 603 Tennessee to continue to be a B&B, requested by Serina Hearn.

I have known Serina Hearn since 2006 when her oldest daughter, Timmia, and my youngest son, Ben Kincaid, were representing Kansas at the National History Day Competition in Baltimore Md. Over the years we have developed a close friendship.

Serina's bed and breakfast has been a significant undertaking. Not only did she restore a derelict house to its current beautiful condition, but after having the house on the market for two years in 2008/2009, she accepted the difficult fact that the market was flooded with houses and no one was buying. It was then that she came up with the idea to turn it into a B&B so that she could continue to pay her construction mortgage. She applied to give 603 Tennessee full B&B status, but this was opposed by the OWL neighborhood association. Again, she conceded to overwhelming forces and agreed to apply for a Special Use Permit which would please the neighborhood and she became an owner resident in the hope of eventually opening her home as a B&B.

The work that goes into maintaining a B&B is daunting. Even more daunting was the expense it took to convert 603 from residential to the standards required by the City of Lawrence to responsibly provide for B&B guest safety. It took another 2 years to find the \$50,000 needed to add fire code requirements of a sprinkler system, exit signs, and a handicap accessible ramp and then to repair the damage caused by cutting into every room in the house.

During 2010, with Serina's marriage in trouble, she began to live more and more at 603 Tennessee with her daughter Zoey. It became not only Serina's home, impeccably kept and well maintained, but the home she shares with her B&B guests. Her table is a wonderful example of what is best about Lawrence -- open and inviting, with excellent food and conversation. She has celebrated with her friends, and her children, a number of Thanksgivings meals, Christmas celebrations and Easter holidays at "The Pony" which my family and I have attended.

Serina and I are also both members of the African Violet Club, which holds monthly meetings at member's homes. We have met in Serina's living room several times, the last time was in March of this year.

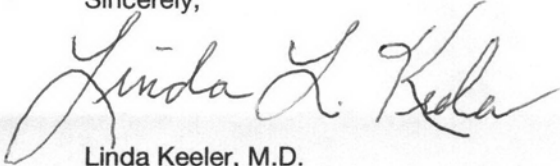
Usually after church on Sunday mornings I visit Serina in her home, where I often meet some of her guests. They are from various age groups, but are generally middle-aged couples, some former Lawrence residents and former KU students returning to KU for reunions. There are professionals from medicine, law and visiting faculty who are visiting the university conducting research or creative projects. There are also musicians, artists, poets, as well as sons and daughters of Lawrence residents who have come to comfort their terminally ill parents. In the

summer months there are either newly weds on their honeymoons, or wedding guests from out of town. All of whom leave feeling that their B&B stay in Lawrence, was very special.

As Serina is a history enthusiast, visitors staying at The Runaway Pony are always given historic information about the house, and general history about Lawrence in the context of its' role leading to the Civil War. Lawrence is extremely lucky to have such an offering as the Runaway Pony in terms of lodging, and to have such a unique hostess opening her home.

I urge you to approve the renewal of the SUP for 603 Tennessee also known as the Runaway Pony B&B.

Sincerely,

A handwritten signature in cursive script that reads "Linda L. Keeler". The signature is fluid and elegant, with the first name "Linda" being the most prominent.

Linda Keeler, M.D.
lkeeler@ku.edu

TO: The Lawrence-Douglas County Planning Commission
FROM: James J. O'Malley
RE: Renewal of Special Use Permit for Bed & Breakfast at 603 Tennessee
DATE: May 6, 2014

I live at 626 Ohio, on the same alley as 603 Tenn. Evidence presented at the April Planning Commission meeting cast doubt on whether Ms. Hearn has been complying with the law and the conditions of the SUP. Specifically, the evidence cast substantial doubt on whether she resides at 603 Tenn., rents out no more than three guest bedrooms, and provides the required off-street parking.

Renewal of the SUP should not even be considered until the City ensures that the B & B has been brought into compliance with the law and all the conditions of the current SUP. If the SUP is renewed, its requirements should be tightened by the addition of verification and enforcement provisions, such as: 1) at least one (unannounced) annual inspection by the City, preferably during a time the B & B is likely to be rented; 2) an annual sworn affidavit by the owner stating that the B & B has been her principal residence during the preceding year, and has been operated in compliance with the other conditions of the SUP and applicable zoning regulations; 3) documentation of residency at 603 Tenn.; and 4) a record of the number of guests and the number of guest bedrooms rented out each day of the year. The SUP should also include a provision that it will be automatically revoked if any of its requirements are found to have been violated.

The Requirements of the SUP Are Not Technicalities.

B & Bs are allowed in single-family residential zoning districts like Old West Lawrence only through SUPs. The requirements are not mere technicalities; they are what keeps the special use compatible with the single-family character of the neighborhood.

The number of guest bedrooms is not a technicality. The SUP for 603 Tennessee limits the B & B to three guest bedrooms. A B & B with 4 or more guest bedrooms must have a state license and is subject to state hotel and restaurant regulations. See K.S.A. 36-501(a) and (e), 36-503, 36-506, and 36-507. If there are more than 3 guest bedrooms, and there is no state license, the B & B is an unlicensed hotel and restaurant in violation of state law, and the City is enabling it.

Owner-occupancy is not a technicality. It keeps the B & B use compatible with single-family zoning. Section 20-504 of the Development Code requires that a B & B with 3 or fewer guest bedrooms must "be operated as an incidental use to the Principal Use of an Owner-occupied Structure."

Owner-occupancy keeps the residential use of the property primary, and the commercial use incidental and compatible with the single family residential character of the neighborhood. If Ms.

Hearn does not in fact live at 603 Tenn., the B & B is a purely commercial use not allowed by the Development Code and the SUP in a single family residential district.

Legalities aside, owner-occupants tend to take better care of their properties than absentee landlords do. They have an additional incentive to do so because, unlike absentee owners, they live there.

The Requirements of the SUP Protect the Neighborhood

There was evidence at the April meeting that the yard at 603 Tennessee has not been well maintained, to the annoyance of the next-door neighbor to the west. The neighbors' letter included photos of the yard. Those conditions were long-standing, and continued into April 2014. See attached photos taken on April 21, 2014. After that date, I personally observed the garage being emptied of stored property that had made it unusable for parking.

However, my main concern is the cumulative effects on the neighborhood if owners are granted SUPs and then allowed to ignore the law and introduce purely commercial uses into our single-family neighborhood. At some point, the number of purely commercial uses allowed into a residential neighborhood will substantially change its character and diminish its quality of life, and reduce the value of nearby single-family houses.

Old West Lawrence is a rarity – a well preserved, well maintained, historic, single-family residential neighborhood with many medium to large-sized house near downtown and the university. However, In the 1960s and 1970s, OWL was shabby and run down. Many of the houses were cut up into apartments. OWL was zoned single-family residential when the City adopted zoning in the 1960s. That was crucial to the revival of the neighborhood.

Old West Lawrence homeowners have invested millions of dollars in the neighborhood in reliance on the single-family zoning, returning their houses to single-family use. By 2010, 80% to 90% of the houses in the Old West Lawrence Historic District were owner-occupied single-family homes. The County appraises the value of the 126 properties in the Old West Lawrence Historic District at just under \$38 million, and the historic district is only a small part of the Old West Lawrence neighborhood.

Old West Lawrence is protective of its single family-character and zoning. We do not want to see the introduction of purely commercial uses and multi-family investment properties with absentee owners as has happened in the nearby Oread neighborhood. Such uses threaten the quality of life in our neighborhood and the substantial financial investment we have made in reliance on the single-family zoning.

Photos of 603 Tenn. taken on April 21, 2014















Old West Lawrence Association
Kathryn Nemeth Tuttle, President
knemethtuttle@gmail.com

May 12, 2014

TO: Lawrence-Douglas County Planning Commission

FROM: Kathryn Nemeth Tuttle, OWLA President

Re: Renewal of Special Use Permit for 603 Tennessee St., Runaway Bed & Breakfast

I write on behalf of the Executive Committee of the Old West Lawrence Association to register our opposition to the renewal of the Special Use Permit (SUP) for the Runaway Bed & Breakfast at 603 Tennessee Street unless there is clear evidence that (1) the conditions of the SUP are being met and (2) the City is enforcing these SUP conditions and ensuring that the B&B is lawful and in compliance with local and state regulations.

Single-family residences define the essential character of Old West Lawrence and a B&B that operates out of compliance with SUP requirements, like the one at 603 Tennessee, threatens our unique neighborhood and our property values. In addition, we fully expect the City of Lawrence, including the Planning Commission and City staff, to take full responsibility for enforcing the Special Use Permits that they approve. Enforcement should not rely on citizen complaints, but be seen as a responsibility of the City and the Commission.

Maintaining the quality of Old West Lawrence is important for the entire Lawrence community, not just OWLA and the neighbors who live here. Please consider the impact of renewal, without verified compliance, on the community we all share.

----- Forwarded message -----

From: "humeaf" <humeaf@gmail.com>

To: "Scott McCullough" <smccullough@lawrenceks.org>

Subject: SUP for 603 Tennessee St.

Date: Sun, May 18, 2014 9:01 am

Dear Planning Commissioners,

I am writing in support of the renewal of the SUP for 603 Tennessee St., Lawrence, KS 66044.

I live in the 500 block of Tennessee St.. I have seen the dramatic change to the 603 Tennessee property from the time it was a run down and shabby house to its present state, a vibrant house with lovely and well cared for grounds, a welcome model for our neighborhood.

Although it is a bed and breakfast, I never saw any activity that is not in keeping with a residential community. The only times I ever see a parking problem in the neighborhood, it is in the weekend when the day is exceptionally hot and the pool is open, or there is some special activity or celebration in the Train Park across the street.

I am a professor in, and Chair of, the Department of Physics and Astronomy at the University of Kansas. Guests of the Department who stayed in the Runaway Pony B&B have always been pleased and impressed by the hospitality. Serina Hearn (who is my ex-wife), has done an excellent job of restoring the place and our daughters, who grew up in Lawrence, are very happy to have both their parents living only a block away from each other.

Serina is a true cosmopolitan and an exceptional host. I am sure she makes every visitor, from near or far, feel welcome in Lawrence. I believe that having a facility of this caliber in Lawrence is a real asset and a fantastic showcase for our town, county and state. Closing the place down will be a true loss to the community.

Yours sincerely,

Professor Hume A. Feldman

Department Chair
Physics & Astronomy
1082 Malott Hall
785-864-4626
feldman@ku.edu



LEAGUE OF WOMEN VOTERS®
OF LAWRENCE/DOUGLAS COUNTY

May 18, 2014

RECEIVED

MAY 19 2014

City County Planning Office
Lawrence, Kansas

To Mr. Bryan Culver, Chairman, and Planning Commissioners
Lawrence-Douglas County Metropolitan Planning Commission

RE: FOLLOW-UP STUDY FOR SPECIAL USE PERMIT (SUP-14-00049): RUNAWAY
PONY BED & BREAKFAST, 603 TENNESSEE STREET

Dear Chairman Culver and Planning Commissioners:

After reviewing the choices presented to you regarding the renewal of the SUP for the Runaway Pony Bed and Breakfast, the Land Use Committee came to two major conclusions:

1. This is a clear case of non-compliance with the SUP conditions that were required, and this has been acknowledged by the City staff.
2. There is no way that the SUP can be renewed without major effects on how the staff, property owners, and in fact the community will be adversely affected.

The reason is because our zoning and planning regulations are laws with the same requirement for enforcement and compliance as are all other laws. When they are not complied with and the situation is allowed to continue, as would be the case with options 2, 3, and 4, this sets a precedent for similar situations and behavior, or for that matter, for lack of enforcement of and/or compliance with almost any of our other planning laws.

This situation seems to have come about because the conditions of the SUP weren't enforced when they first become non-compliant, and this fact was not noted until the SUP came up for renewal. The staff seemed to have been reliant on the neighbors' complaints rather than on their own system for determining compliance. In situations like this, where non-compliance is not readily apparent to the neighbors, it appears to us as unrealistic for the staff to depend on citizen complaints for enforcement of the ordinances. With the only two methods for checking on compliance not being realized—inspection or complaints—we believe that the only other outcome to create an incentive to comply with our laws would be to insure negative consequences for the offender, not rewards, for ignoring our planning laws.

Therefore, we question the recommendations that the SUP be renewed regardless of the conditions for renewal. We suggest that if the applicant wants an SUP, that she have to start over completely and apply for the appropriate land use category according to her intentions.

We hope our suggestions are helpful. Thank you for your concerns in this matter.

Sincerely yours,
Cille King
Cille King
President

Alan Black
Alan Black, Chairman
Land Use Committee