

**BOARD OF ZONING APPEALS  
CITY OF PRAIRIE VILLAGE  
TUESDAY, JULY 2, 2019  
7700 MISSION ROAD  
COUNCIL CHAMBERS  
6:30 P.M.**

**I. ROLL CALL**

**II. APPROVAL OF BZA MINUTES - DECEMBER 4, 2018  
JUNE 4, 2019**

**III. PUBLIC HEARINGS**

**BZA2019-01      Variance and building line modification for construction of a  
carport  
7737 Chadwick St.  
Zoning: R1-A**

**Installation of carport in front of existing garage, which will cause  
the property setback from the street to fall below the minimum  
required distance. the proposed addition would also require a  
building line modification if the variance is granted.**

**IV. OTHER BUSINESS**

**V. ADJOURNMENT**

Plans available at City Hall if applicable  
If you cannot be present, comments can be made by e-mail to  
[Cityclerk@Pvkansas.com](mailto:Cityclerk@Pvkansas.com)

**\*Any Commission members having a conflict of interest, shall acknowledge that conflict prior to the hearing of an application, shall not participate in the hearing or discussion, shall not vote on the issue and shall vacate their position at the table until the conclusion of the hearing.**

**BOARD OF ZONING APPEALS  
CITY OF PRAIRIE VILLAGE, KANSAS  
MINUTES  
TUESDAY, DECEMBER 4, 2018**

**ROLL CALL**

The meeting of the Board of Zoning Appeals of the City of Prairie Village, Kansas was held on Tuesday, December 4, 2018 in the Council Chambers of the Municipal Building at 7700 Mission Road. Chairman Gregory Wolf called the meeting to order at 6:30 p.m. with the following members present: Jonathan Birkel, Melissa Brown, Jeffrey Valentino, Patrick Lenahan, James Breneman and Nancy Wallerstein. Also present in their advisory capacity to the Board of Zoning Appeals were: Chris Brewster, Planning Consultant; Jamie Robichaud, Deputy City Administrator; Mitch Dringman, Building Official, and Joyce Hagen Mundy, Board Secretary.

**APPROVAL OF MINUTES**

Patrick Lenahan moved for the approval of the minutes of the July 10, 2018 meeting as submitted. The motion was seconded by Melissa Brown and passed 5 to 0 with Mr. Breneman and Mr. Wolf abstaining.

**BZA2018-04    Variance from Section 19.08.025 "Side Yard" to reduce the east side yard setback from 6 feet to 4.7 feet  
2020 West 73<sup>rd</sup> Street**

David Joiner, with Integral Design Architecture, 8836 Reeds Road, presented the application for a variance from Section 19.08.025 to allow an addition to the existing building that would extend up to 1.25 feet into the required 6 feet side yard setback on the east side. The addition would be approximately 2 feet closer to the east lot line than the existing structure.

Chris Brewster noted other than the addition and expansion on the east lot line, all other portions of the proposed addition meet the zoning requirements. The existing home is 6.7 feet from the east property line, and 4.7 feet from the west property line. (This met the previous 4 feet setback and building separation requirements, and standards in place at the time the structure was built, so the west portion of the home is legally non-conforming). Other lots on this block are of comparable size with two larger lots (80 feet and 100 feet wide) and some larger and smaller variations at the corners. The area was originally platted in 40 foot increments, so most lots have variations of those increments with halves of other lots that result in 60 feet wide lots.

Jeffrey Valentino asked Mr. Joiner to review how this application met the criteria for a variance. Mr. Joiner replied that the existing property conditions (while not entirely unique to this tract) are very limiting in terms of accommodating more than one vehicle. The existing garage is very narrow and will not accommodate the width of most vehicles. The owner has two vehicles, one of which is a large truck which must be stored outside, subject to weather, theft, and other damage.

Nancy Wallerstein asked if the neighbors and the homes association had been notified of the requested variance. Mr. Joiner responded there is not an active homes association, and neighbors were notified of the application by certified mail as required and with a second hand-delivered notice. The owner personally contacted the neighbor to the west, which is a rental property, and the neighbor to the east.

Board members confirmed the requested setback and questioned the dimensions of the proposed garage and garage door to the existing garage. Mr. Joiner reviewed the elevations for the proposed project. Mrs. Wallerstein confirmed the roof on the addition will be slightly higher than the existing roofline. Mr. Birkel confirmed with Mr. Dringman that a one-hour fire wall would be required.

Chairman Gregory Wolf opened the public hearing on the application. With no one present to address the Board, the public hearing was closed at 6:56 p.m.

Mr. Wolf led the Board through discussion of the following criteria required for approval of a variance:

**A. Uniqueness**

**That the variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner or the applicant.**

**In order for the property to meet the condition of uniqueness, it must have some peculiar physical surroundings, shape, or topographical condition that would result in a practical difficulty as distinguished from a mere inconvenience to utilize the property without granting the variance.**

This lot is the minimum width required for lots in the R-1B zoning (60', with a margin of .2 feet narrower from the surveyor's measurements). Thus, it is the narrowest lot allowed in Prairie Village. Most lots on this block are a similar dimension, with the exception of a few wider (3) and a few narrower (4). Therefore, most homes built on this block have a similar configuration with single-car, front-loaded garages, and a few have configurations with driveways to the side and garages to the rear. This home has a smaller overall footprint than many homes on the block.

Mr. Breneman, Mrs. Brown, and Mrs. Wallerstein felt the criteria for uniqueness had not been met.

**B. Adjacent Property**

**That the granting of the permit for the variance would not adversely affect the rights of adjacent property owners or residents.**

The existing home is approximately 13 to 14 feet from the home to the west (with a 4.9 feet setback from that property line), and approximately 14 to 15.5 feet from the home to the east, where the variance is proposed (with an approximately 6.7 feet setback from the property line). Granting the variance would allow the east elevation to be located approximately 12.5 to 14 feet from the home to the east, and extend for approximately 45 feet. The applicant has not provided an elevation for this side, but it appears that this will be a single-story elevation. This can be contrasted with the 29' height limit that can be

built according to the current zoning standards at the 6' to 7' setback from the property line, where the existing home is.

Mrs. Wallerstein noted the current rental property to the west may not remain a rental property. Mr. Lenahan stated his objection to a project on one property negatively impacting future expansion on the adjacent property. Mr. Wolf stated he would be more comfortable if the applicant had presented a signed statement from the impacted property owner stating that they were aware of and accepted the potential limitation to expansion on their property.

**C. Hardship**

**That the strict application of the provisions of these regulations from which a variance is requested will constitute an unnecessary hardship upon the property owner represented in the application.**

The lot meets the R-1B minimum area standards, and the existing home is within all of the setback and area coverage requirements. Due to the narrowness of the lot and the plans to maintain the existing home through the addition, the options for a garage expansion are limited. As an addition to an existing structure, the location of the garage is fixed by the current garage and driveway. The two additional feet are proposed to make the pass-through portion of the tandem garage more practical than the current garage width.

Several Board members did not feel the criteria of hardship had been met.

**D. Public Interest**

**That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.**

The majority of the addition is setback substantially from the public streetscape and behind the front elevation of the home, and it will have very little impact on the broader neighborhood. The investment in maintaining the current structure preserves the scale and character of the neighborhood as perceived from the streetscape.

Board members agreed the criteria had been met.

**E. Spirit and Intent of the Regulation**

**That the granting of the variance desired would not be opposed to the general spirit and intent of these regulations.**

The intent of the R-1B zoning side setback is to manage the relationship of adjacent buildings and to permit building footprints in scale with the lot size. This section of the ordinance was amended in 2016 to deal with the scale and massing of additions and new homes which were being built to the extent of the previous side setback (4', 12' minimum between buildings), and near the extent of the 2-story height limit at the side setback. Provided the assumption that the addition is proposed as a 1-story elevation on the east property line, the requested deviation is small compared to the permitted building elevations and setback that could be built along the east lot line. The addition to the rear on the west side is set back from the existing west building (legally non-conforming) line and meets the current 6 feet setback for all portions of the proposed addition. In granting

the variance, the home would not meet the current required side setback on the east and the west sides (4.9 feet - existing legally non-conforming on the west, and 4.75 feet - proposed on the east), but would appear to maintain the required 12 foot building separation from the adjacent homes (approximately 12.5' to 14' from each side; is based on AIMS data which is not surveyed and is only approximate). However, if each of these homes were to build to the 6 feet line on each side, the building separation could be 10.9 feet on the west and 10.75 inches on the east.

Mr. Breneman felt that the limitation on the future expansion of the adjacent property is not within the spirit and intent of the regulations. Other Board members agreed.

Melissa Brown stated that she is appreciative of property owners attempting to expand existing homes to meet their needs; however, she believes that approving the variance would cause a negative impact on the neighboring property owner.

Jeffrey Valentino stated he wants applications to come as close as possible to meeting city codes and requesting the minimum variance required for the proposed project.

Patrick Lenahan moved based on the Board not finding the criteria for the granting of a variance to have been met that BZA2018-04 be denied. The motion was seconded by James Breneman and passed unanimously.

## **OLD BUSINESS**

There was no Old Business to come before the Board.

## **NEXT MEETING**

Friday is the filing deadline for the January 8<sup>th</sup> meeting. No applications have been received for consideration to date.

## **ADJOURNMENT**

Chairman Gregory Wolf adjourned the meeting of the Board of Zoning Appeals at 7:04 p.m.

Gregory Wolf  
Chairman

**BOARD OF ZONING APPEALS  
CITY OF PRAIRIE VILLAGE, KANSAS  
MINUTES  
TUESDAY, JUNE 4, 2019**

**ROLL CALL**

The meeting of the Board of Zoning Appeals of the City of Prairie Village, Kansas was held on Tuesday, June 4<sup>th</sup>, 2019 in the Council Chambers of the Municipal Building at 7700 Mission Road. Chairman Gregory Wolf called the meeting to order at 6:30 p.m. with the following members present: Jonathan Birkel, Patrick Lenahan, Nancy Wallerstein, Melissa Brown and Jeffrey Valentino.

Also present in their advisory capacity to the Board of Zoning Appeals were: Chris Brewster, City Planning Consultant; Jamie Robichaud, Deputy City Administrator; Mitch Dringman, City Building Official, Ron Nelson, Council Liaison, and Adam Geffert, Board Secretary.

**PUBLIC HEARINGS**

**BZA2019-01     Variance from front yard setback of 30 feet and a modification of a platted building line of 35 feet, to permit a carport extending to a point 25.6 feet from the front lot line.**

Chris Brewster provided background of the variance request at 7737 Chadwick. The existing garage is set back 45 feet from the front building line of the home. The proposed carport would extend approximately 20 feet from the garage, reducing the setback to 25.6 feet. Mr. Brewster reminded the Board that the project must meet all five of the criteria set in Section 19.54.030 of the Zoning Ordinance in order to grant a variance.

The applicant, Milton H. Luce, stated that the carport would be constructed with the same materials as those used when the house was built in the 1950s. He added that he believed the addition would be contextually similar with the rest of the neighborhood, and that other houses on the street also had carports. Mr. Luce noted that the primary reason for the addition was due to the limited space in the existing garage. The access stairwell to the basement is located in the garage, making it difficult to walk around parked vehicles to enter the home.

Ms. Brown asked how far back the posts of the carport would be from the front property line. Mr. Brewster stated that the variance would actually be 26.6 feet, because it would be the roof overhang that is 25.6 feet from the property line, not the posts.

Mr. Lenahan asked about the layout of the garage interior, and stated that it was difficult to ensure that the variance request met the “uniqueness” criteria because the garage was a typical size for houses built during the era. He added that drawings of the interior of the garage would be helpful in making a decision.

Mrs. Wallerstein asked about the solar arbor included in the plans. Mr. Luce stated that one would be added between the carport and the house to reduce heat buildup at the front entrance to the home.

Chairman Gregory Wolf opened the public hearing for the application. With no one present to address the Board, the public hearing was closed at 6:50 p.m.

Mr. Wolf led the Board through discussion of the following criteria required for approval of a variance:

**A. Uniqueness**

**That the variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner or the applicant.**

**In order for the property to meet the condition of uniqueness, it must have some peculiar physical surroundings, shape, or topographical condition that would result in a practical difficulty as distinguished from a mere inconvenience to utilize the property without granting the variance.**

Mr. Birkel stated that, although carports were part of the neighborhood, the houses that had them did not also have garages. He added that he did not believe the design would match the architectural style of surrounding homes. Mr. Lenahan agreed, suggesting that an expansion of the garage within the building line would be a better solution to address the existing inconvenience factors in the garage.

No Board members believed that the uniqueness criteria had been met.

**B. Adjacent Property**

**That the granting of the permit for the variance would not adversely affect the rights of adjacent property owners or residents.**

Board members agreed that the plan met the requirements of this criteria.

**C. Hardship**

**That the strict application of the provisions of these regulations from which a variance is requested will constitute an unnecessary hardship upon the property owner represented in the application.**

Mr. Birkel, Mr. Lenahan and Mrs. Wallerstein did not feel that the hardship factor had been met.

**D. Public Interest**

**That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.**

Board members agreed that the plan met the requirements of this criteria.

**E. Spirit and Intent of the Regulation**

**That the granting of the variance desired would not be opposed to the general spirit and intent of these regulations.**

Mr. Lenahan did not believe that the spirit and intent factor had been met.

Mr. Wolf told the applicant that the Board would need additional information about the interior of the garage before a final decision could be made. He suggested that the applicant provide that information at a follow-up meeting for further review. Mr. Valentino added that both specific measurements and photos would be helpful for the Board to make a decision.

Mr. Wolf recommended tabling the application and giving the applicant an opportunity to return at a later date. Mrs. Wallerstein made a motion to continue the item to the July meeting, and Ms. Brown seconded. The motion passed unanimously.

**OLD BUSINESS**

There was no Old Business to come before the Board.

**ADJOURNMENT**

Chairman Gregory Wolf adjourned the meeting of the Board of Zoning Appeals at 7:03 p.m.

Gregory Wolf  
Chairman



# STAFF REPORT

**TO:** Prairie Village Board of Zoning Appeals  
**FROM:** Chris Brewster, Gould Evans, Planning Consultant  
**DATE:** June 4, 2019

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**Application:** BZA 2019-01

**Request:** Variance from front yard setback of 30' and a modification of a platted building line of 35', to permit a carport extending to a point 25.6 feet from the front lot line.

**Action:** *A variance request requires the Board of Zoning Appeals to evaluate facts and weigh evidence, and a majority of the Board must find that all 5 criteria for a variance have been met in order to approve the request.*

**Property Address:** 7737 Chadwick Street

**Applicant:** Milton H. Luce III

**Current Zoning and Land Use:** R-1A Single-Family Residential - Single-Family Dwelling

**Surrounding Zoning and Land Use:** North: R-1A Single-Family Residential - Single-Family Dwellings  
East: R-1A Single-Family Residential - Single-Family Dwellings  
South: R-1A Single-Family Residential - Single-Family Dwellings  
West: R-1A Single-Family Residential - Single-Family Dwellings

**Legal Description:** RIDGEWOOD S 21 FT OF LOT 6 & N 55 FT OF LOT 7 BLK 6 PVC-05930126

**Property Area:** 0.23 acres (9,814.18 s.f.)

**Related Case Files:** None

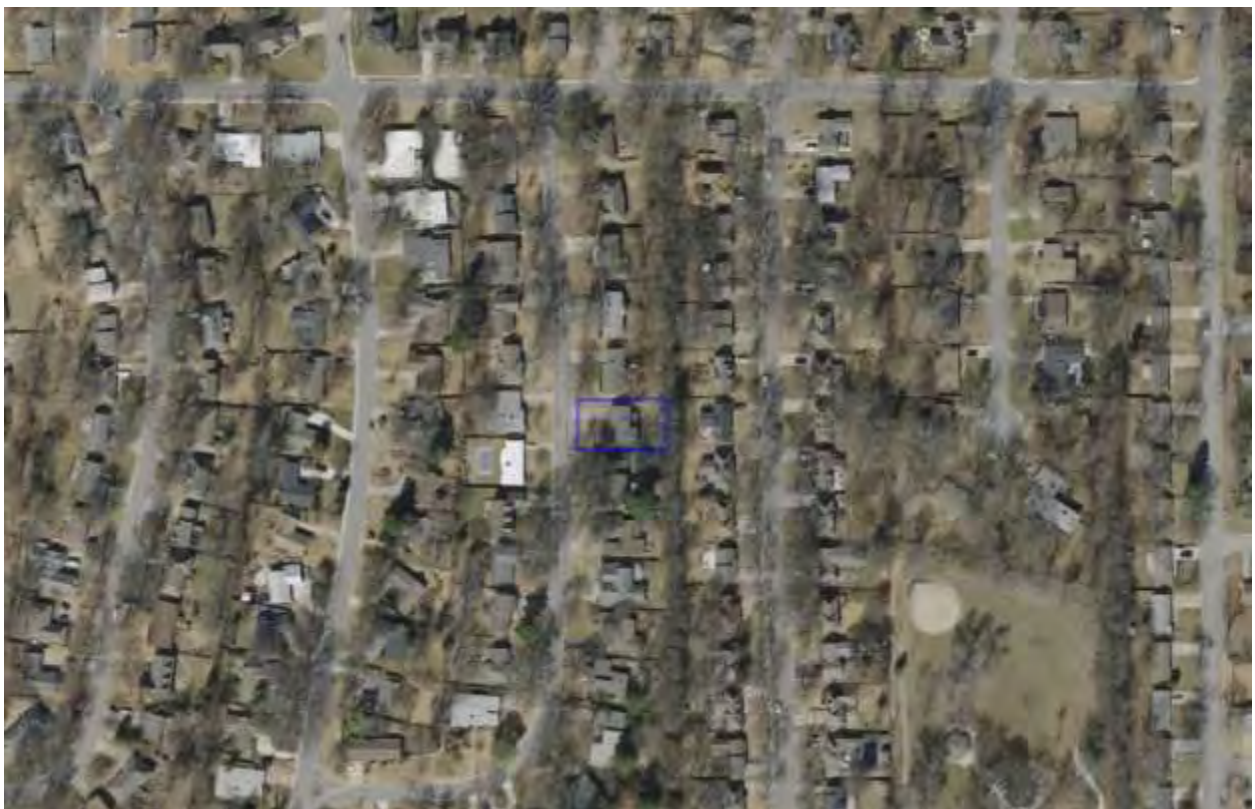
**Attachments:** Application, site plan and building elevations, neighborhood meeting notes

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**General Location Map**



**Aerial Map**



**Aerial Site**



**Street Views**



*Street view – looking north on Chadwick Street; 7737 on right.*



*Street view - front of 7737 Chadwick Street.*



*Bird's eye view*

**COMMENTS:**

The applicant is requesting a variance from Section 19.06.015 to allow the addition of a carport that would project to 25.6 feet from the front property line. The required front setback is 30 feet. In addition, this lot has a platted front building line of 35 feet. Section 18.18 of the Prairie Village Subdivision Regulations allow the Planning Commission to approve modifications to platted building lines, to the extent that they meet the zoning setbacks. Since the request for a variance to Section 19.06.015 needs to be approved by the Board of Zoning Appeals, and is the greater request in terms of stricter review criteria and deviation from the standards, the application is reviewed under the variance criteria.

The applicant is proposing the addition of a carport extending approximately 20 feet in front of the existing 2-car garage and over the paved driveway surface. The garage is set back from the forward most portion of the front elevation on the south side of the lot, so the carport would extend approximately 11.3 feet in front of the existing front building line. An arbor and court associated with the front entry is incorporated with the design and the existing front entry on the north elevation of the forward most projection of the living area.

The lot is zoned R-1A, on Chadwick Street between 77<sup>th</sup> Street and 79<sup>th</sup> Street. The lot is approximately 73 feet wide (along the street front) and 131 feet deep. The R-1A district requires lots to be at least 80 feet wide and 125 feet deep (10,000 s.f.), so this lot is a legal non-conforming lot – likely a result of it being platted prior to the zoning ordinance being adopted. This is similar to most other lots on the block, which range in width from 70 feet to 85 feet wide, with depths of 115 feet to 150 feet.

There are other carports on this block (2 located on lots to the north); however, all principal buildings, garages and car ports are located at or beyond the 30 feet zoning setback line, and most on the west side of the block appear to be beyond the 35 feet platted building line.

**ANALYSIS:**

Section 19.54.030 of the Zoning Ordinance requires the Board to find that **all five** of the following conditions are met in order to grant a variance. If the Board finds that even one of these conditions is not met, a variance should not be granted:

**A. Uniqueness**

**That the variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner or the applicant.**

**In order for the property to meet the condition of uniqueness, it must have some peculiar physical surroundings, shape, or topographical condition that would result in a practical difficulty as distinguished from a mere inconvenience to utilize the property without granting the variance.**

This lot does not meet the minimum width for R-1A zoning (73' rather than the required 80'), but does exceed the required depth (131' compared to the required 125'). The lot is a legal nonconforming lot and is a comparable size to other lots on the block.

**B. Adjacent Property**

**That the granting of the permit for the variance would not adversely affect the rights of adjacent property owners or residents.**

The proposed carport is nearest the home to the north. The existing garage is setback further than the zoning setback (30') and the platted building line (35'), and is approximately 45 feet from the front lot line on the north side. This corner is also approximately 8.5 feet from the side lot line and 17 feet from the nearest structure. The proposed building elevations show this side remaining unenclosed. The extension to the front would be closer to the street than other carports and front-loaded garages along the block (all of which appear to be setback at or beyond the required 30-foot setback line)

**C. Hardship**

**That the strict application of the provisions of these regulations from which a variance is requested will constitute an unnecessary hardship upon the property owner represented in the application.**

Although the lot does not meet the R-1A standards (slightly less width and slightly less area), the lot presents a substantial buildable area and currently accommodates a home and 2-car garage and driveway. Additionally, a projection in front of the current garage could extend 15 feet and meet the zoning setbacks.

**D. Public Interest**

**That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.**

The proposed carport is open and unenclosed, and is single-story with a front gable in keeping with the design and massing of the home, so it will not present a substantial massing element on the front of the house in terms of views along the streetscape and in terms of impact on adjacent property. However, it would project closer to the street than other accessory or secondary massing elements of other homes on the block.

**E. Spirit and Intent of the Regulation**

**That the granting of the variance desired would not be opposed to the general spirit and intent of these regulations.**

The intent of the R-1A front setback standards is to create a consistent relationship of buildings along a block. Although the proposed carport would be open and unenclosed, and is single-story, it would project closer to the street than other similar structures in the neighborhood.

**EFFECT OF DECISION:**

After reviewing the information submitted and considering the testimony during the public hearing, if the Board finds that **all five conditions** can be met as required by state statutes and Section 19.54.030 of the Prairie Village Zoning Ordinance, then it may grant the variance. If the Board does approve the variance, it should be subject to the following conditions:

1. That the variance be granted only to the extent shown on the submitted site plans, and specifically only to allow a front setback of 25.6 feet. Further, the variance only be permitted subject to the entire carport remaining open and unenclosed.
2. The Board, in its dual capacity as the Planning Commission, also find that the application meets the lesser criteria for a building line modification from Section 18.18 of the Prairie Village Subdivision regulations. Specifically that:
  - a. There are special circumstances or conditions affecting the property;
  - b. That the building line modification is necessary for reasonable and acceptable development of the property in question; and
  - c. The modification is not detrimental to the public welfare or adversely affect adjacent property or property in the vicinity [18.18.D.]
3. The variance, if approved, be recorded with the County Register of Deeds within 1 year of approval.

VARIANCE APPLICATION  
BOARD OF ZONING APPEALS

**CITY OF PRAIRIE VILLAGE, KANSAS**

For Office Use Only

Case No: \_\_\_\_\_

Filing Fee: \_\_\_\_\_

Deposit: \_\_\_\_\_

Date Advertised: \_\_\_\_\_

Public Hearing Date: \_\_\_\_\_

APPLICANT: Milton H. Luce III PHONE: 913 236 7426  
ADDRESS: 7737 Chadwick St ZIP: 66208  
OWNER: Milton H. Luce III PHONE: 913 636 7426  
ADDRESS: 7737 Chadwick St. ZIP: 66208  
LOCATION OF PROPERTY: 7737 Chadwick St. 66208  
LEGAL DESCRIPTION: South 21 ft. of lot 6 and the North 55 ft. of lot 7,  
Block 6, Ridgewood, a subdivision in City of Prairie Village,  
Johnson County, Kansas

Variance Requested Building Line Modification

**ADJACENT ZONING AND LAND USE:**

	<u>Land Use</u>	<u>Zoning</u>
North	_____	_____
South	_____	_____
East	_____	_____
West	_____	_____

Present use of Property: \_\_\_\_\_

Proposed Use of Property: \_\_\_\_\_

Utility lines or easements that would restrict proposed development:  
\_\_\_\_\_  
\_\_\_\_\_

Please complete both pages of the form and return to:

City Clerk  
City of Prairie Village  
7700 Mission Road  
Prairie Village, Kansas 66208

Please indicate below the extent to which the following standards are met, in the applicant's opinion. *Provide an explanation on a separate sheet for each standard which is found to be met.*

1. **UNIQUENESS**

Yes \_\_\_ No

The variance requested arises from conditions which are unique to the property in question, which are not ordinarily found in the same zoning district, and which are not caused by actions of the property owners or applicant. Such conditions include the peculiar physical surroundings, shape, or topographical condition of the specific property involved which would result in a practical difficulty or unnecessary hardship for the applicant, as distinguished from a mere inconvenience, if the requested variance was not granted.

2. **ADJACENT PROPERTY**

Yes \_\_\_ No

The granting of the variance will not be materially detrimental or adversely affect the rights of adjacent property owners or residents.

3. **HARDSHIP**

Yes \_\_\_ No

The strict application of the provision of the zoning regulations from which a variance is requested will constitute an unnecessary hardship upon the applicant. Although the desire to increase the profitability of the property may be an indication of hardship, it shall not be sufficient reason by itself to justify the variance.

4. **PUBLIC INTEREST**

Yes \_\_\_ No

The variance desired will not adversely affect the public health, safety, morals, order, convenience, or general welfare of the community. The proposed variance shall not impair an adequate supply of light or air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values within the neighborhood.

5. **SPIRIT AND INTENT**

Yes \_\_\_ No

Granting the requested variance will not be opposed to the general spirit and intent of the zoning regulations.

6. **MINIMUM VARIANCE**

Yes \_\_\_ No

The variance requested is the minimum variance that will make possible the reasonable use of the land or structure.

SIGNATURE: \_\_\_\_\_

*Milton H Luce*

DATE \_\_\_\_\_

*4/8/191*

BY: \_\_\_\_\_

*MILTON H LUCE*

TITLE: \_\_\_\_\_

*home owner*



Response to Criteria #1 –

The property includes a basement entry by stairway at the rear of the garage, which is unique to the property and not ordinarily found with most of the properties in the zone. With two (2) vehicles parked in the space, the shape and condition of the garage is limiting for drivers and passengers to enter or exit the vehicles; or enter the side door from the garage to the kitchen.

Response to Criteria #2

Neither adjacent property owners panoramic view of the neighborhood would be impeded as both property's front doors and front room windows are at the opposite ends away from our adjoining property lines.

Response to Criteria #3

A strict application of these provisions will prevent property owners from sheltering vehicles from inclement weather as is otherwise afforded most of the property owners in the zone, and as a special circumstance, the existence of a car port and solar screen arbor will shelter and provide shade to the front entrance of the house during the summer months.

Response to Criteria #4

The variance will not promote a declaration in neighborhoods values as the property remains a single-family dwelling with no additional living space. The proposed improvement will not impair any supply of light nor shadow upon the adjacent properties.

The carport improvements will not diminish the property value nor other homes valuations in the zone. As the construction materials will be the same as the rest of the home construction. The curb appeal should not be impaired as other homes in the neighborhood include carports.

Response to Criteria #5

The design characteristics of the completed carport are contextual with both the design of the house as well as the neighborhood.

The variance requested is consistent with the spirit and intent of the zoning regulations as the project neither reduces green space nor increases the property footprint; will neither inhibit traffic safety nor limit light and air to the adjacent properties. The resulting curb appeal will be similar to many homes in the zone.

Response to Criteria #6

The permit requested includes the least variance to the street which allows vehicles to park completely under the shelter.

**SURVEY & PLOT PLAN**  
**#7737 CHADWICK ST.**  
**PART OF LOTS 6 & 7, BLOCK 6**  
**RIDGEWOOD**  
**PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS**

**FOR: SKIP LUCE**  
**#7737 CHADWICK ST.**  
**PRAIRIE VILLAGE, KANSAS 66208**  
**913-636-7426**

**LEGAL DESCRIPTION:**  
 The South 21 feet of Lot 6 and  
 the North 55 feet of Lot 7, Block  
 6, RIDGEWOOD, a subdivision in the  
 City of Prairie Village, Johnson  
 County, Kansas.



**SCALE 1"=20'**  
**BEARINGS = PLAT**

**LEGEND**

- B-B = BACK TO BACK OF CURB
- BF = 6' BOARD FENCE
- B.L. = BUILDING LINE
- CLF = CHAINLINK FENCE
- CONC. = CONCRETE
- FNDN. = FOUNDATION
- MH = MANHOLE
- N.T.S. = NOT TO SCALE
- PCC = POINT OF COMPOUND CURVE
- R/W = RIGHT-OF-WAY
- U/E = UTILITY EASEMENT

— X — = FENCE, TYPE NOTED

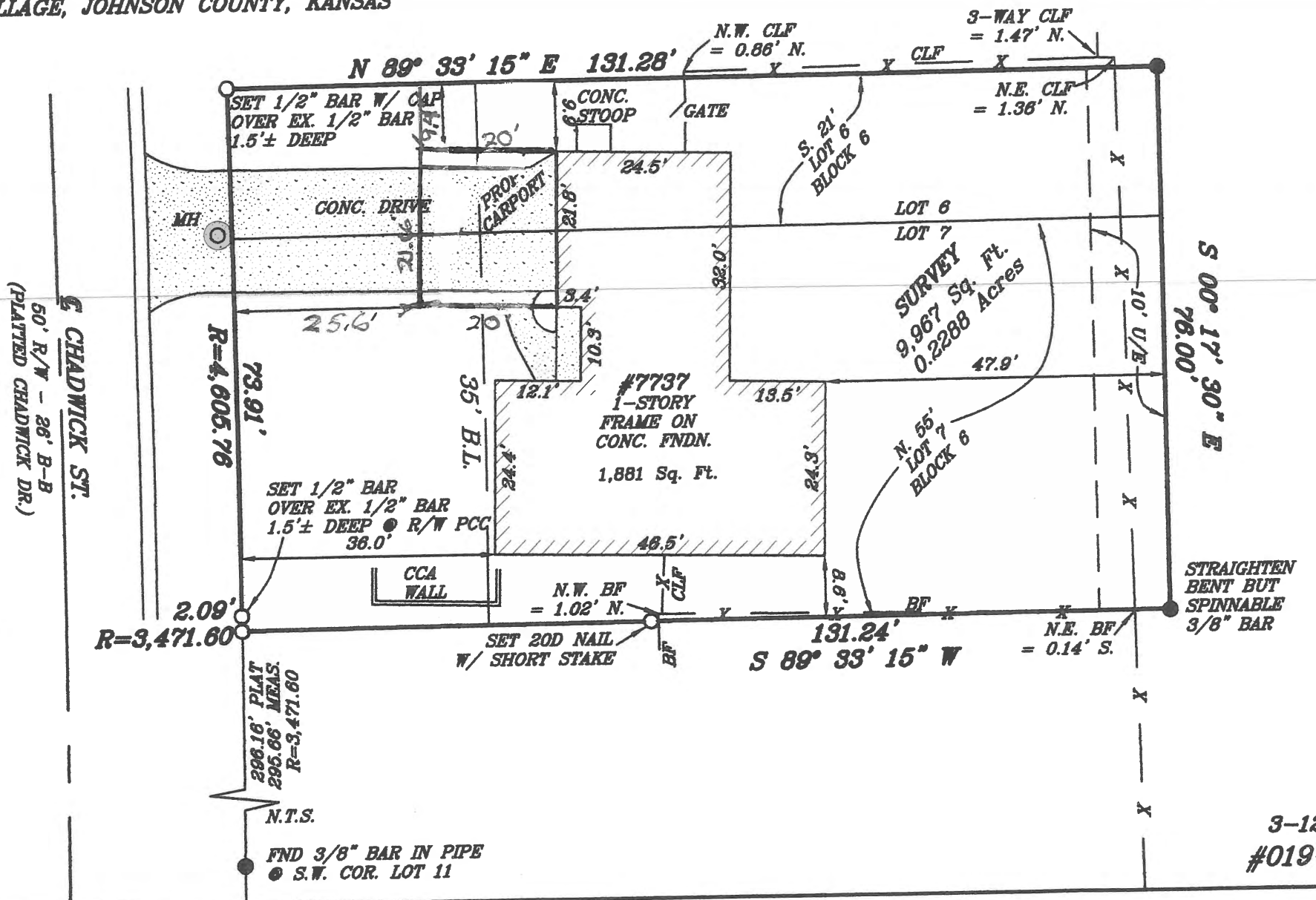
● = FOUND 3/8" BAR, UNLESS NOTED

○ = SET 1/2" BAR W/ "686" CAP  
UNLESS NOTED

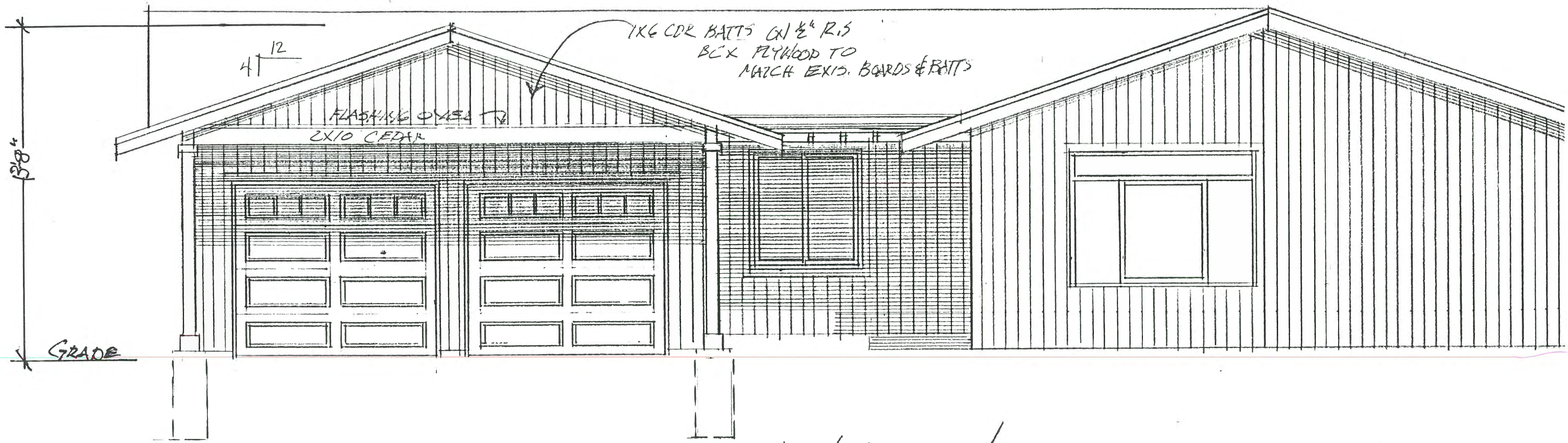
▨ = CONCRETE

**ROARK SURVEYING**

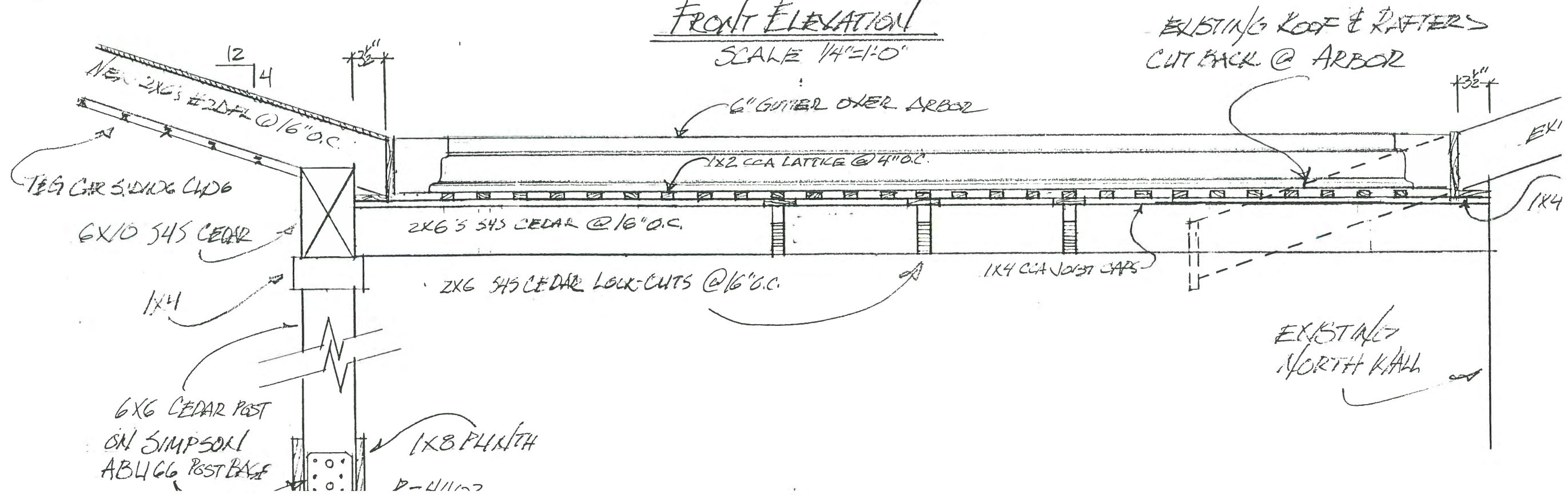
10233 NOLAND RD.  
 LENEXA, KS. 66215  
 913-888-8289  
 RoarkSurveying@aol.com



3-12-19  
 #019-013



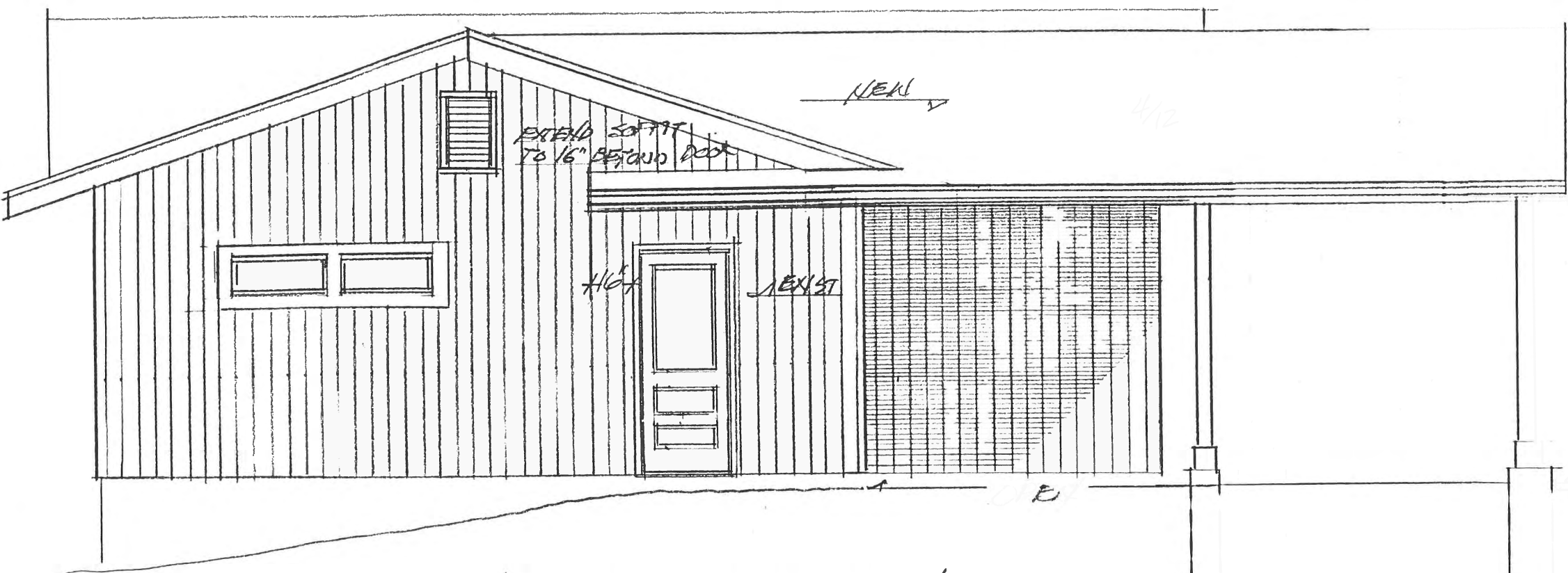
FRONT ELEVATION  
SCALE 1/4"=1'-0"



EXISTING ROOF & RAFTERS  
CUT BACK @ ARBOR

EXISTING  
NORTH WALL

D-111107



NORTH (LEFT SIDE) ELEVATION  
SCALE 1/4" = 1'-0"

