

The Board of Zoning Appeals will be meeting remotely via Zoom. To watch the meeting, click the following link: <https://us02web.zoom.us/j/84884970197>. The meeting will also be live-streamed on the City of Prairie Village Facebook page at www.facebook.com/CityofPrairieVillage.

To participate in the public hearing, residents can email their comments to City Clerk Adam Geffert at cityclerk@pvkansas.com. All comments must be received by 5:00 p.m. on Tuesday, April 6. If you would like to speak live during the public hearing, you must notify the City Clerk with your name, address, and email address. The City will call on those who signed up to speak once the public hearing begins. Members of the public will not be able to participate in the meeting unless you sign up with the City Clerk ahead of time. Each individual that wishes to speak during the public hearing will be given 3 minutes.

**BOARD OF ZONING APPEALS
CITY OF PRAIRIE VILLAGE
TUESDAY, APRIL 6, 2021
7700 MISSION ROAD
COUNCIL CHAMBERS
6:30 P.M.**

I. ROLL CALL

II. APPROVAL OF BZA MINUTES - JANUARY 5, 2021

III. PUBLIC HEARINGS

BZA2021-02 Variance of required side setback for garage addition
5209 W. 65th Place
Zoning: R-1A
Applicant: Stephanie Allen

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

***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, JANUARY 5, 2021**

ROLL CALL

The meeting of the Board of Zoning Appeals of the City of Prairie Village, Kansas was held on Tuesday, January 5, 2021, at 6:30 p.m. Due to the COVID-19 pandemic, Board members attended a virtual meeting via the Zoom software platform. Chair Patrick Lenahan called the meeting to order at 6:30 p.m. with the following members present: Jonathan Birkel, James Breneman, Nancy Wallerstein, Greg Wolf, Melissa Brown and Jeffrey Valentino.

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

APPROVAL OF MINUTES

Mr. Wolf moved for the approval of the minutes of the May 5, 2020 Board of Zoning Appeals meeting as presented. Mrs. Wallerstein seconded the motion, which passed 5-0, with Ms. Brown and Mr. Breneman abstaining due to technical issues.

PUBLIC HEARINGS

BZA2021-01 Side and rear yard variance for the purpose of building an addition to home
2001 W. 71st Terrace
Zoning: R1-B

Mr. Brewster stated that the applicant was requesting a variance to allow for a two story addition on the east side of the house, which would include a kitchen on the first floor and a master bedroom on the second. The property is zoned R-1B, which requires a rear setback of 25 feet and a side setback of six feet, along with at least 20% of the lot width between both sides. The proposed addition would be between 3.2 feet and 3.875 feet from the east lot line and approximately 10 feet from the rear lot line. There is a large setback on the west side of the house and a detached garage, so the lot would still meet the cumulative side setback requirement. All other requirements of the R-1B district would be met.

The existing home was built in 1925, and preceded the adoption of the zoning ordinance. It sits near the rear portion of the lot, and currently does not conform to the rear setback

requirements (approximately 8.75 feet from the rear; 25 feet is now required). Other homes in the vicinity were built between 1950 and 1960 and have a different position and orientation, with most built at or near the front setback line of 35 feet. This results in the subject home having a relationship to the neighboring property's rear yard, rather than the side of the house.

Additionally, the home does not have room for a rear addition without increasing the existing non-conforming situation, and easements and other logistics limit the capability of expanding to the rear. Mr. Brewster added that the zoning ordinance required the Board to find that all five of the following conditions be met to grant a variance:

1. 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.
2. Adjacent Property - That the granting of the permit for the variance would not adversely affect the rights of adjacent property owners or residents.
3. 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.
4. Public Interest - That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.
5. 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.

Dennis and Stacey Rice, applicants and owners of the property, appeared with their architect, Katie Trenkle, 4319 W. 69th Street.

Mr. Birkel asked whether consideration had been given to put the addition between the home and detached garage on the west side of the property. Ms. Trenkle stated that the layout of the home, including the placement of the existing sewer line, made it more suitable to put the addition on the east side.

Mr. Lenahan opened the public hearing at 6:52 p.m. With no one present to speak on the Zoom meeting, Mr. Lenahan closed the public hearing at 6:53 p.m.

Mrs. Wallerstein asked if the addition could be reduced in size to meet the side setback requirement. Ms. Trenkle said that the design would no longer be functional if it were made smaller.

After reviewing and finding favorably on the five factors required to grant a variance, Mr. Wolf made a motion to approve the variance, subject to the following conditions:

1. That the variance be granted only to the extent shown on the submitted site plans.
2. The variance be recorded with the County Register of Deeds within one year of approval.
3. The requested variance includes a variance to the applicant's portion of the building separation requirement, resulting in the adjacent lot requiring a six foot setback, all of which can be allocated as their portion of the remainder of the building separation requirement.

Ms. Brown seconded the motion, which passed 4-2, with Mr. Valentino and Mr. Birkel in opposition, and Mr. Breneman in abstention due to technical issues.

OTHER BUSINESS

Election of Officers

Mr. Wolf made a motion to reelect Mr. Lenahan as Board of Zoning Appeals Chair. The motion was seconded by Mr. Birkel, and passed 5-0, with Mr. Lenahan and Mr. Breneman in abstention.

Mr. Wolf made a motion to reelect Mr. Birkel as Vice-Chair. Mrs. Wallerstein seconded the motion, which passed 5-0, with Mr. Birkel and Mr. Breneman in abstention.

Mr. Wolf made a motion to reelect Mr. Geffert as BZA Secretary. Mr. Birkel seconded the motion, which passed 6-0, with Mr. Breneman in abstention.

ADJOURNMENT

Chair Patrick Lenahan adjourned the meeting of the Board of Zoning Appeals at 7:12 p.m.

**Patrick Lenahan
Chair**

STAFF REPORT

TO: Prairie Village Board of Zoning Appeals
FROM: Chris Brewster, Gould Evans, Planning Consultant
DATE: April 6, 2021

Application: BZA 2021-02

Request: Variance from the side setback of approximately 1.75 feet for a garage addition.

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: 5209 W. 65th Place

Applicant: Stephanie Allen, Owner

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: BREZY HEIGHTS LOT 12 PVC-0425 0012

Property Area: 0.69 acres (30,267.53 s.f.)

Related Case Files: None

Attachments: Application, photos, site plan and building elevations

General Location Map



Aerial Map



Aerial Site



Street Views



Street view – looking east, 5209 W. 65th Place on right.



Street view - looking east, 6509 W. 65th Place background right



Bird's eye view

COMMENTS:

The applicant is requesting a variance from Section 19.06.015 to allow the addition of a 22-foot wide by 30-foot deep garage. The property is zoned R-1A. The required side setback is 7 feet, and at least 20% of the lot width between both sides. The proposed addition would be 1.75 feet from the north lot line. Due to the skew of the front building line (orienting to an internal corner) and the irregular-shaped lot, only a small corner of the proposed structure encroaches into the minimum side setback. The remainder of the addition meets the setback requirements. The structure is 14' from the opposite side lot line, and as proposed would be just under the 20% combined setback (approximately 19.25%). All other requirements of the R-1A district will be met.

The existing home was built in 1947 (according to Johnson County AIMS data), and it preceded the adoption of the zoning ordinance. It is situated on an interior corner lot with the front building line addressing the corner directly. This, combined with the irregular shape of the interior corner lot means the lot is narrowest at the front lot line (approximately 75 feet on the curve), slightly wider at the front setback line (approximately 100 feet) and substantially wider at the rear of the building (140 feet and more in the rear yard). The addition would place a front-loaded two-car garage, on the northeast side of the home. The proposed garage is 22 feet wide and is stepped back from the remainder of the front building line of the living space 12 feet. This work would accompany converting a current rear-entry two-car garage to living space.

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.

The lot is an interior corner lot, which is not typical in the city. This means that the lot is narrowest at the street frontage and becomes substantially wider near the buildable area, and substantially wider in the rear of the lot as the two side lot lines diverge in a radial manner to the curve of the interior corner. In this case, the lot is approximately 75 feet wide at the front lot line, and approximately 100 feet wide at the required front setback line. Other lots in this area are typically 100 feet to 120 feet wide, with 100 feet being the most common lot width. .

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 variance is being requested for the north side lot line. The proposed building would be located approximately 5.75 feet from this property line. The adjacent structure is approximately 18 feet from this property line, and approximately 20 feet from the property line at the location of the proposed structure. This means the proposed structure is approximately 26 feet from the adjacent structure at the nearest point, and due to the skew of both structures in relation to the lot line, this distance increases further from the northwest corner. The proposed addition is a one-story structure and it otherwise complies with all setbacks beyond this northwest corner.

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 shape of the lot and the application of setbacks to the lot yields a very large buildable area, but this area is a very irregular shape, with the bulk of it being in the rear yard, removed from the streetscape. The existing home addresses the public street in a similar manner to other homes in the neighborhood at a similar front building line, with the exception of the front building line of this home orienting to the corner. Therefore the buildable area is narrower than other lots in the vicinity at the front, but significantly wider further removed from the streetscape. Additions to the side of the existing house are constrained by this pattern, but substantial additions could be constructed to the rear. This buildable area may not accommodate typical floor plans or building patterns and massing prevalent on the block

D. Public Interest

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

The proposed addition does not significantly alter the relationship of the building and lot to the public streetscape. The resulting structure will still be very near the required cumulative side setback and the proposed design maintains the character of the existing house. Additionally, the step back of the garage from the livable space will reduce the prominence of the addition and the front loaded garages when viewed from the streetscape and adjacent property. The addition is compatible with the scale and massing of the existing structure, and reflects a similar pattern of front-loaded garages along 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 side setback standards is to manage the relationship of buildings to one another along the block. The proposed addition will place a one-story elevation closer to the north property line than is currently allowed, but it is only for a very small corner of the house and is lower-scale than structures that could be build compliant with the setback. The step back placement of the addition results in the majority of the addition complying with the standards and meets the design objectives of the Neighborhood Design Standards applicable in the R-1A zoning district.

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 (approximately 1.75 feet for the northwest corner of the building and approximately 19.25% cumulative side setbacks as measured at the front setback line).
2. The variance, if approved, be recorded with the County Register of Deeds within 1 year of approval.

App# 602518L
Cust# 003312

VARIANCE APPLICATION
BOARD OF ZONING APPEALS

CITY OF PRAIRIE VILLAGE, KANSAS

For Office Use Only

Case No: BZA2021-02
Filing Fee: \$75.00
Deposit: _____
Date Advertised: _____
Public Hearing Date: 04/06/2021

APPLICANT: STEPHANIE ALLEN PHONE: 816 588 8746
ADDRESS: 5209 W. 65TH PL ZIP: 66202
OWNER: STEPHANIE ALLEN PHONE: 816 588 8746
ADDRESS: 5209 W. 65TH PL ZIP: 66202
LOCATION OF PROPERTY: 5209 W. 65TH PL PV KS 66202
LEGAL DESCRIPTION: _____

Variance Requested VARIANCE OF 1' 9" INTO REQUIRED SIDE
SETBACK

ADJACENT ZONING AND LAND USE:

	<u>Land Use</u>	<u>Zoning</u>
North	<u>RESIDENTIAL</u>	<u>R-1A</u>
South	<u>RESIDENTIAL</u>	<u>R-1A</u>
East	<u>RESIDENTIAL</u>	<u>R-1A</u>
West	<u>RESIDENTIAL</u>	<u>R-1A</u>

Present use of Property: RESIDENTIAL R-1A

Proposed Use of Property: RESIDENTIAL R-1A

Utility lines or easements that would restrict proposed development:
N/A

Please complete both pages of the form and return to:

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

Stephanie Allen 5209 W. 65th Place

1. UNIQUENESS

The property currently has a back-facing garage that is difficult to park in. Because of the unique way that 5201 and 5209 are situated, there is more space than usual between the dwellings.

2. ADJACENT PROPERTY

Exceeding the variance by 1.9 feet will not detrimentally affect the adjacent property, 5201 W 65th Place. I sent a letter to my neighbor at 5201 (the adjacent property), Gerald and Sheida Bates, and they support the addition and were thankful for being notified. (I will attach a copy of our correspondence)

3. HARDSHIP

The existing garage entrance in the back of the property is hard to navigate, especially during bad weather. We can't move the garage addition back further due to problematic grading issues. The 2' wider garage width gives more space to back the vehicles onto the single car driveway, as well as space to better open car doors when parked, and store trash bins inside the garage. We cannot make the existing garage front entry because of the 80+ year old oak tree in the front yard, and also the front yard is higher than the existing garage slab and it would require regrading the front yard to a steeper driveway.

4. PUBLIC INTEREST

The garage addition will not adversely affect my neighbors' health, safety, morals, order, convenience, or general welfare. The addition will not block my neighbors' light or air supply. There will be no danger to the general public, or a depreciation of property values. Construction disruption will be kept to an absolute minimum. I am abiding by Prairie Village's requirements regarding licensing, approvals, hours of work, dumpster requirements, etc.

5. SPIRIT AND INTENT

The new addition will transition seamlessly to the original dwelling and maintain the look and style of the original structure. Some advantages to the new addition are that there will be less impermeable area (asphalt) so there will be less water runoff, and by not pushing the garage farther back we save some trees.

6. MINIMUM VARIANCE

The amount of variance requested (1.9' over variance, 7 feet to the property line, approximately 4 total square feet) is the minimum distance required to complete the desired construction.

ART, NANCY
and DOPEY
5252

SHEIDA
& GERALD
5207

STEPH
& JACK
5209

ZEB
& JESSICA
5211

overhead shot from
AIMS

**NEW
GARAGE
22'x30'**

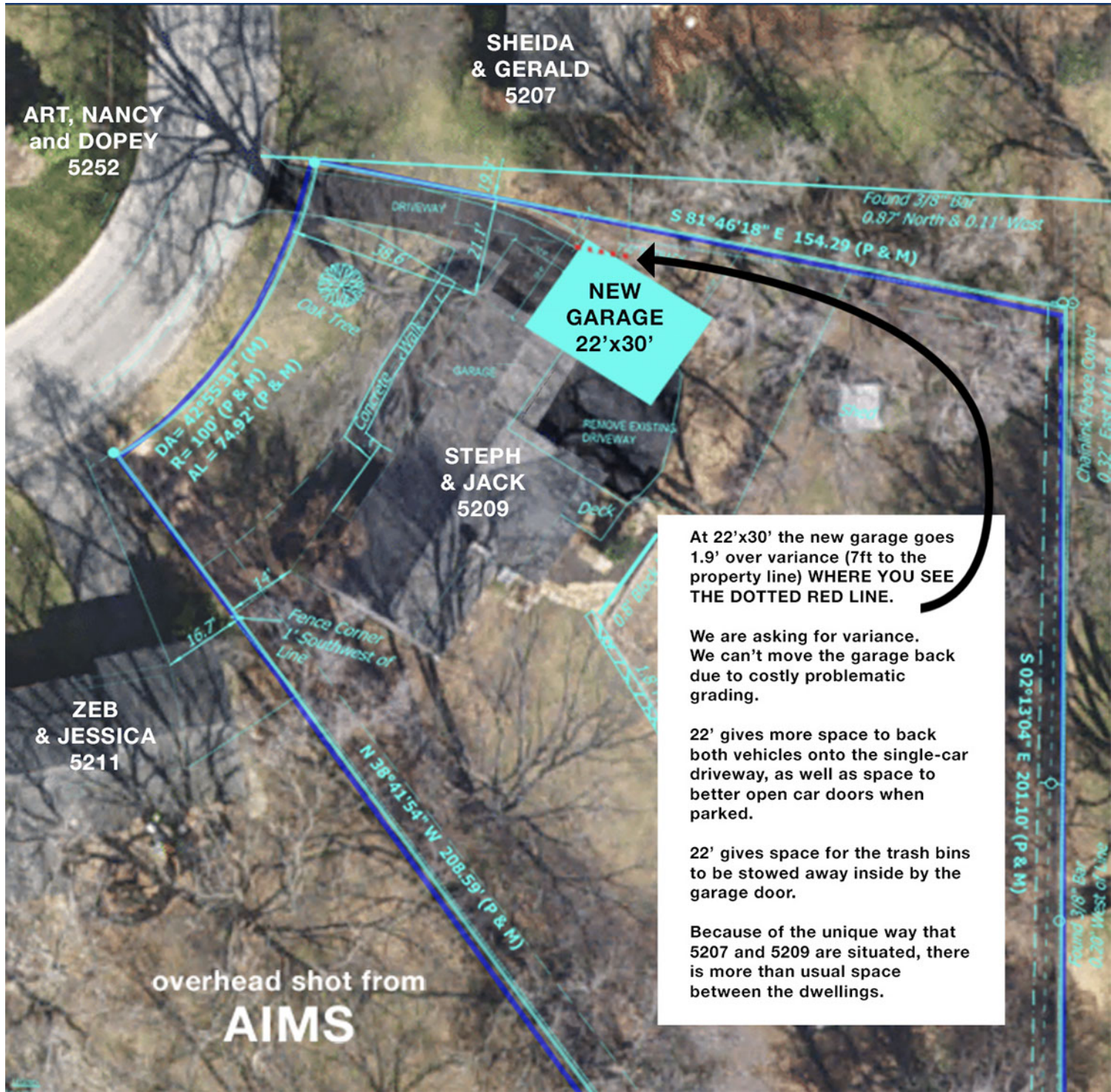
At 22'x30' the new garage goes 1.9' over variance (7ft to the property line) WHERE YOU SEE THE DOTTED RED LINE.

We are asking for variance. We can't move the garage back due to costly problematic grading.

22' gives more space to back both vehicles onto the single-car driveway, as well as space to better open car doors when parked.

22' gives space for the trash bins to be stowed away inside by the garage door.

Because of the unique way that 5207 and 5209 are situated, there is more than usual space between the dwellings.



BOUNDARY SURVEY & LOCATION SURVEY
5209 West 65th Place, Prairie Village, 66202

COMMITMENT FOR TITLE INSURANCE:

None Provided

OWNER:

Ms. Stephanie Allen
 5209 West 65th Place,
 Prairie Village, Ka. 66202

LEGAL DESCRIPTION:

(As described in the Kansas Warranty Deed filed in Book 200804 at Page 008406 on April 25, 2008).

LOT 12, BREEZY HEIGHTS, A SUBDIVISION IN THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS.

Subject to all easements, restrictions, reservations and covenants, if any, now of record.

GENERAL PROPERTY INFORMATION:

Parcel ID: 0460651602009028000

Tax Property ID: OP01000000 0012

Zoning: R-1A According to Johnson County, Kansas AIMS Mapping

GENERAL NOTES:

- All bearings are based on Kansas State Plane North NAD83.
- Per agreement with the Client, this surveyor has not searched the Johnson County, Kansas Register of Deeds Office, the Johnson County District Court, or any Johnson County records for any easements, encumbrances, condemnations, court decrees, vacations, ordinances, or any other encumbrances which may affect the subject property. Easements or other encumbrances may exist on this property and the Client should research the same prior to constructing any improvements.
- Only platted easements are noted. No other encumbrances (including, but not limited to setbacks and easements) are shown. Additional easements and other encumbrances may exist on this property, and the Client should research the same prior to constructing any improvements. No encumbrances or easements were provided by the Client.
- The following was used to aid in the establishments of the boundaries shown hereon:
 - Breezy Heights;
 - Breezy Heights Calculation Sheet provided by McClure Engineering; and
 - Plat of Survey Dated July 1947 by Tuttle Ayers-Woodward Company of Lots 14, 15, 26 & 27.
- Only visible utilities and visible evidence of underground utilities were located for this survey. Additional underground utilities may exist on the premises. It is the excavator's responsibility to have any utilities located before digging.

LOCATION MAP (SITE)

10-12-25
 Prairie Village, Johnson County, Kansas



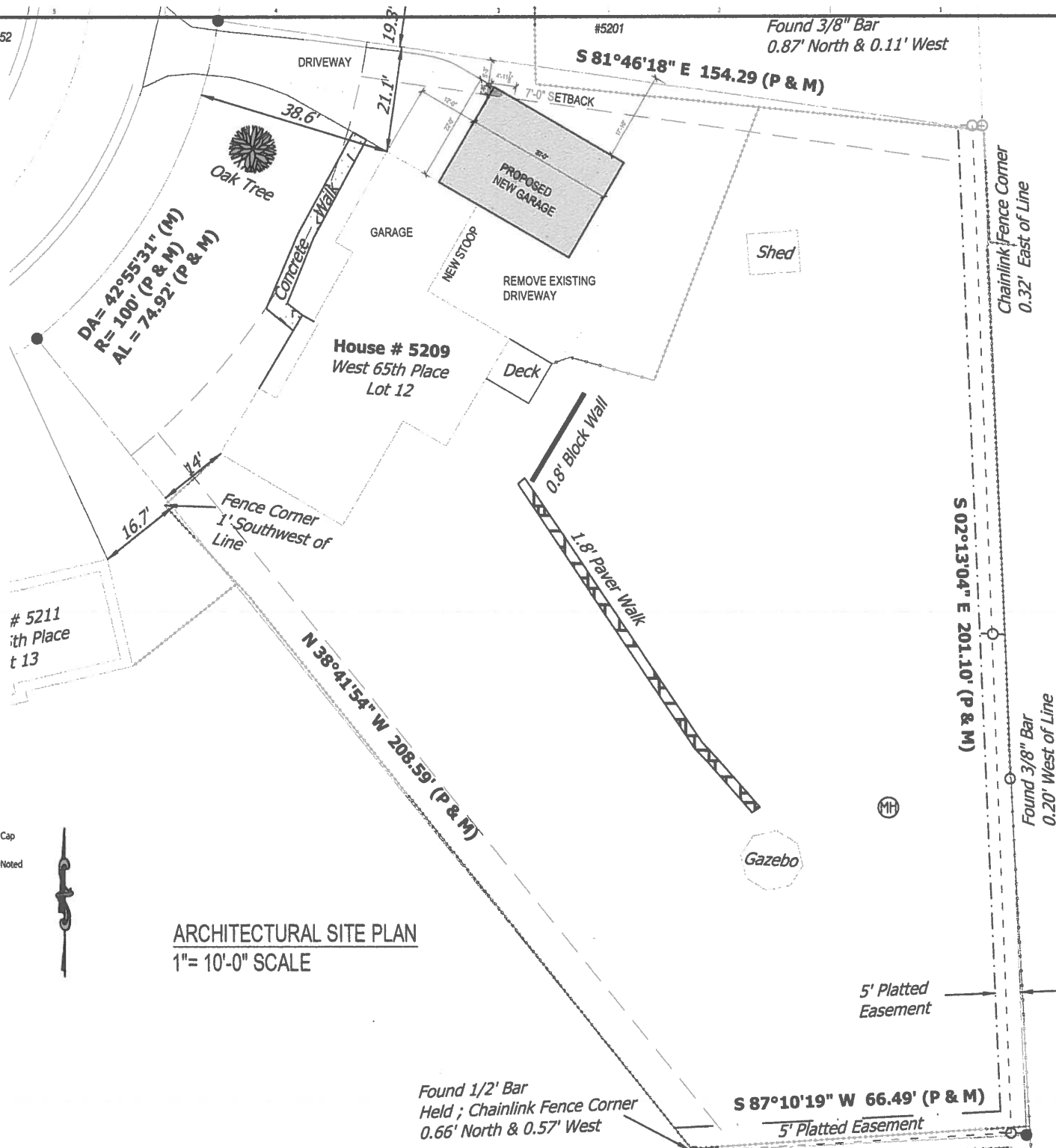
LEGEND:

- Set 1/2" Bar & CLS 276 Cap
- Found Monument of Unknown Origin Unless Noted
- AL Arc Length
- DA Delta Angle
- R Radius
- M Measured Distance
- P Plat Distance
- ⊕ Power Pole
- ⊕ Manhole
- ⊕ 4' Chainlink Fence
- ⊕ Wood Fence
- ⊕ Electric Line

SURVEYORS CERTIFICATION:

THIS IS TO CERTIFY that on 06-15-2019 - 08-22-2019 this survey was made by me or under my direct supervision and that said survey meets or exceeds the "KANSAS MEASUREMENT STANDARDS" for boundary surveys pursuant to K.S.A. 74-701(a).

MAURIN & SONS
 LAND SURVEYING & CONSULTING SERVICES, LLC
 MISSOURI SURVEYORS BOARD
 OFFICIAL REGISTERED SURVEYOR
 316-888-0100
 WWW.MAURINANDSONS.COM | EMAIL: INFO@MAURINANDSONS.COM



ARCHITECTURAL SITE PLAN
 1"= 10'-0" SCALE

NOT FOR CONSTRUCTION

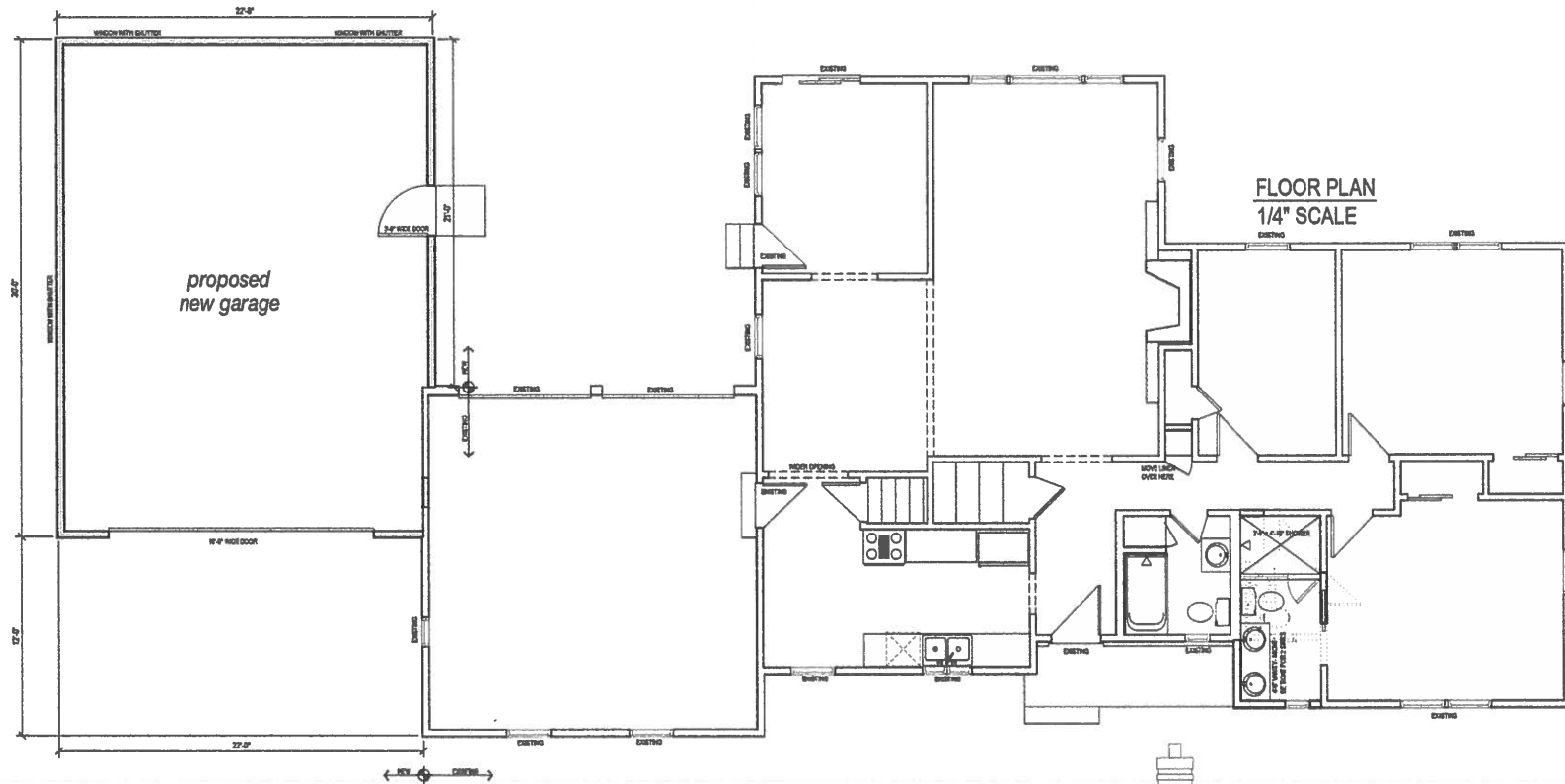
Carlson, Duncan Architecture
 and Interior Design
 Kare Carlson, Registered
 Architect
 Phone: 913-808-8398
 karcarlson@kc.rr.com

NOTICE OF COOPERATION
 Notices of these plans require further cooperation among the owner, the contractor, and the designer. Design and construction are complex. Although the designer and their consultants have performed their services with due care and diligence, they can not guarantee perfection. Communication is important and every contingency cannot be anticipated. Any ambiguity or discrepancy discovered by the use of these plans shall be reported immediately to the designer. A failure to cooperate by a third party to the designer shall release the designer from responsibility for all consequences. Changes made from the plan without the consent of the designer are unauthorized, and shall release the designer of responsibility for all consequences arising out of such changes. Contractor shall check and verify all dimensions.

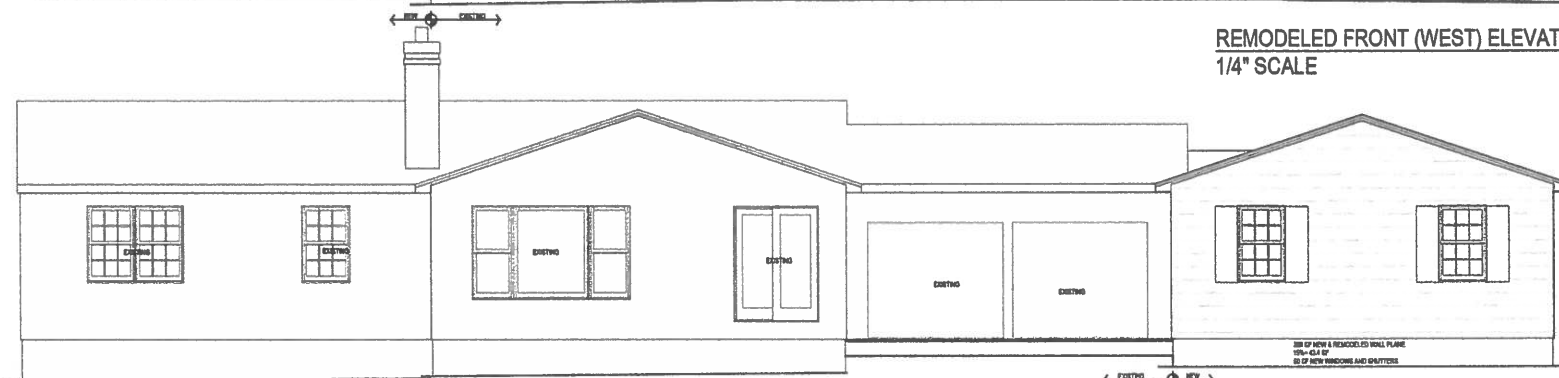
REMODEL / ADDITION
 5209 W 65TH PL
 PRAIRIE VILLAGE, KS

DATE: DECEMBER 24, 2020

Stephanie Allen
 5209 W. 65th Place
 Prairie Village, KS 66202



REMODELED FRONT (WEST) ELEVATION
1/4" SCALE



REMODELED REAR (EAST) ELEVATION
1/4" SCALE

NOT FOR
CONSTRUCTION

Carlson, Duncan Architecture
 and Interior Design
 Kara Carlson, Registered
 Architect
 Phone: 913-808-8398
 karacarlson@kc.rr.com

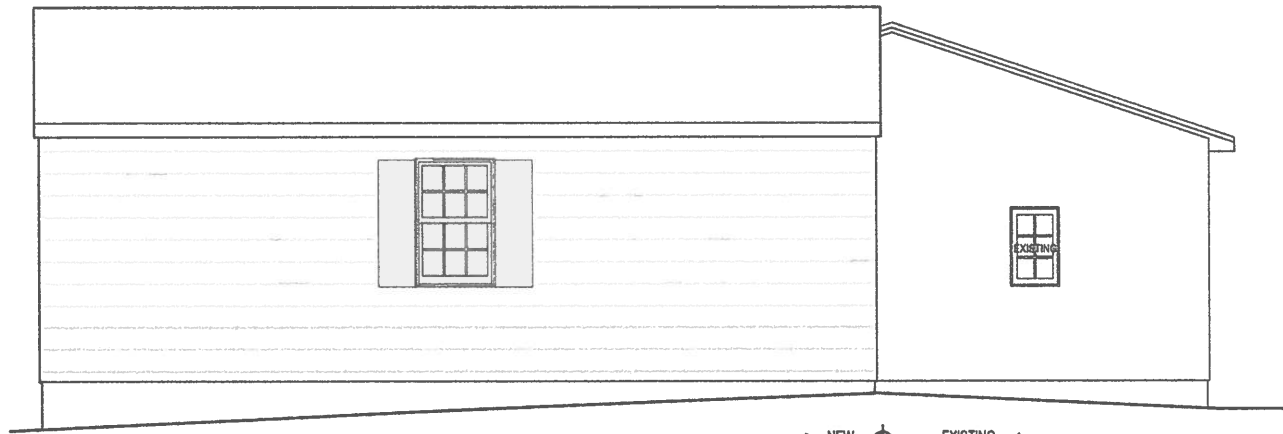
NOTICE OF COOPERATION:
 Issuance of these plans requires further cooperation among the owner, the contractor, and the designer. Design and construction are complex. Although the designer and their consultants have performed their services with due care and diligence, they can not guarantee perfection. Communication is essential and every contingency cannot be anticipated. Any ambiguity or discrepancy discovered by the use of these plans shall be reported immediately to the designer. A failure to cooperate by a single party to the designer shall relieve the designer from responsibility for all consequences. Changes made from the plan without the consent of the designer are considered void, and shall relieve the designer of responsibility for all consequences arising out of such changes. Contractor shall check and verify all dimensions.

REMODEL/ ADDITION
 5209 W 65TH PL
 PRAIRIE VILLAGE, KS

REVISIONS

DATE	BY	DESCRIPTION

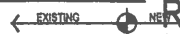
DATE: DECEMBER 24, 2020



293 SF NEW WALL PLANE
 8% = 23.44 SF
 24 SF NEW WINDOW AND SHUTTER



REMODELED LEFT (NORTH) ELEVATION
 1/4" SCALE



REMODELED RIGHT (SOUTH) ELEVATION
 1/4" SCALE

Carlson, Duncan Architecture
 and Interior Design

Kara Carlson, Registered
 Architect

Phone: 913-908-8398
 karacarlson@kc.rr.com

NOTICE DUTY OF COOPERATION

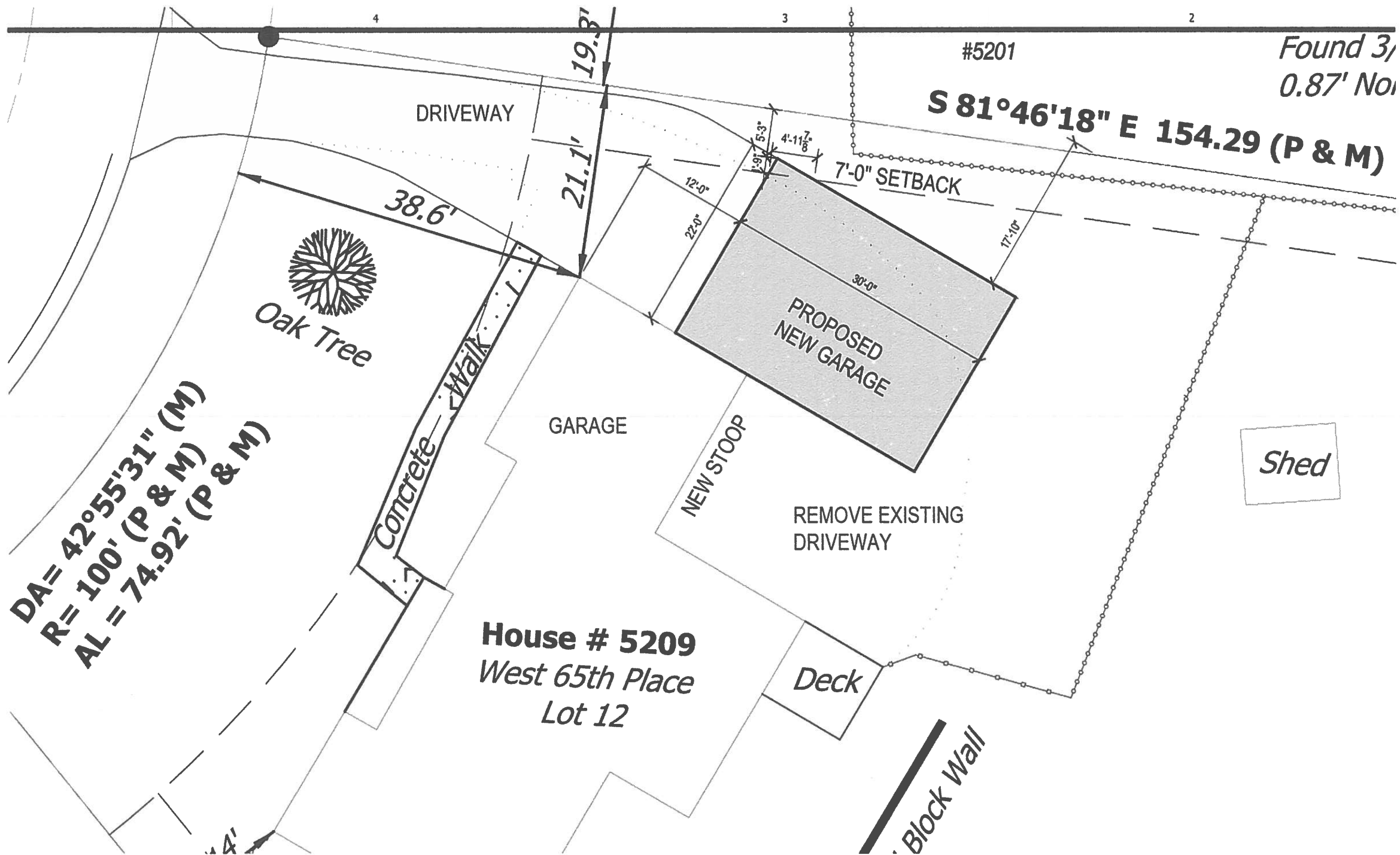
Release of these plans requires further cooperation among the owner, the contractor, and the designer. Design and construction are complex. Although the designer and their consultants have performed their services with due care and diligence, they can not guarantee perfection. Communication is imperfect and every contingency cannot be anticipated. Any ambiguity or discrepancy discovered by the use of these plans shall be reported immediately to the designer. A failure to cooperate by a simple notice to the designer shall relieve the designer from responsibility for all consequences. Changes made from the plan without the consent of the designer are unauthorized, and shall relieve the designer of responsibility for all consequences arising out of such changes. Contractor shall check and verify all dimensions.

REMODEL/ ADDITION
 5209 W 65TH PL
 PRAIRIE VILLAGE, KS

REVISIONS

DATE	Δ	DESCRIPTION

DATE: DECEMBER 24, 2020



#5201

Found 3,
0.87' No

S 81°46'18" E 154.29 (P & M)

DRIVEWAY



Oak Tree

38.6'

21.1'

GARAGE

NEW STOOP

PROPOSED
NEW GARAGE

REMOVE EXISTING
DRIVEWAY

Shed

Deck

Block Wall

DA = 42°55'31" (M)
R = 100' (P & M)
AL = 74.92' (P & M)

House # 5209
West 65th Place
Lot 12

March 14, 2021

Dear Neighbors of 5209 W 65th Place:

An application has been filed with the Prairie Village Board of Zoning Appeals for site plan approval for the property at: 5209 W 65th Place. The front-facing garage addition proposed will be added next to the existing back-facing garage, exceeding the variance by approximately four square feet.

We will be hosting a neighborhood meeting in the property's driveway (due to Covid restrictions) to answer questions regarding our application on Saturday, March 20 at 9 am.

The Board of Zoning Appeals will consider our application at their regular meeting on April 6th at 6:30 pm at the Prairie Village Municipal Building at 7700 Mission Road.

If you have any questions, please feel free to stop by or contact me at: 816-588-8746.

Sincerely,

Stephanie Allen

Adjacent neighbor responses

NEXT DOOR To the new garage



Gerald Bates <gbates64@me.com>

To: steph allen



Sat, Feb 27 at 10:16 AM



Hi Steph! Sheida and I truly appreciate you sharing detailed plans on the construction of your new garage - Congratulations! We have no issues with the variance you are seeking.

We, Gerald and Sheida Bates, homeowners at 5201 W 65th Place, Prairie Village, KS, 66202 acknowledge that we have been notified of impending construction of a garage addition at 5209 W 65 PI, Prairie Village KS, 66202, and we approve of the plans as they have been communicated to us in the attached document.

Gerald K Bates
Sheida H Bates

Sent from my iPad

> [Show original message](#)

ACROSS THE STREET



Art McDonnell <artiekkfi@gmail.com>

To: steph allen

Cc: Gerald Bates

Yes, I approve.

> [Show original message](#)



Good morning Adam,

I'm sending you an image of our roll sheet and attendees from the Saturday, March 20 meeting we conducted in our driveway to discuss the variance request. We had two attendees Mary Faish Moch and her husband Greg (the name on their home title is Mary Faish) both very supportive. I have a photo of us in the future location of the new garage.

Please let me know if there's anything else you need from me and verify that the next step is the meeting on April 6th. Thanks Adam!!

-Stephanie Allen