

**BOARD OF ZONING APPEALS
CITY OF PRAIRIE VILLAGE, KANSAS
AGENDA
AUGUST 6, 2013
6:30 P.M.**

**Village Presbyterian Church
6641 Mission Road**

- I. ROLL CALL**

- II. APPROVAL OF MINUTES - December 4, 2012**

- III. ACTION ITEM**
BZA2013-01 Request for a Variance from P.V.M.C. 19.08.020
To allow a portion of the proposed home to extend
into the 30 foot front setback by five feet
4319 West 69th Street
Zoning: R-1b Single Family Residential District
Applicant: Brad & Katie Trenkle

- IV. NEW BUSINESS**

- V. OLD BUSINESS**

- VI. ADJOURNMENT**

If you cannot be present, comments can be made by e-mail to
Cityclerk@Pvkansas.com

**BOARD OF ZONING APPEALS
CITY OF PRAIRIE VILLAGE, KANSAS
MINUTES
TUESDAY, DECEMBER 4, 2012**

ROLL CALL

The meeting of the Board of Zoning Appeals of the City of Prairie Village, Kansas was held on Tuesday, December 4, 2012 in the Council Chambers. Chairman Randy Kronblad called the meeting to order at 6:30 p.m. with the following members present: Bob Lindeblad, Dirk Schafer, Nancy Vennard, Nancy Wallerstein and Ken Vaughn. Also present in their advisory capacity to the Board of Zoning Appeals were: Ron Williamson, Planning Consultant, Dennis Enslinger, Assistant City Administrator; Chris Engel Assistant to the City Administrator; Ted Odell, Council liaison; Jim Brown, Building Official and Joyce Hagen Mundy, Board Secretary.

APPROVAL OF MINUTES

Nancy Vennard moved the minutes of the November 6, 2012 meeting of the Board of Zoning Appeals be approved as written. The motion was seconded by Nancy Wallerstein and passed unanimously.

**BZA2012- 05 Request for a Variance from P.V.M.C. 19.08.025a
To allow for the corner of an addition to the existing house to
extend 10 inches into the required four yard setback**

Chairman Randy Kronblad reviewed the procedures for the public hearing. The Secretary confirmed that the Notice of Public Hearing was published in the Johnson County Legal Record on Tuesday, November 13, 2012 and all property owners within 200' were mailed notices of the hearing.

Randy Kronblad called upon the applicant to present the application.

Jerad Foster, 7348 Roe Circle, stated he is seeking a variance to allow him to add to the rear of the existing house. Due to the way the house is placed on the lot the proposed addition the southwest corner of the addition will encroach the side yard setback by approximately 10 inches. Mr. Foster noted the addition could be placed on the other side of the house, but doing so would destroy the character of the existing home, which has been featured in several magazines for its design.

Ron Williamson this is one of the many Drummond Homes in Prairie Village and the applicant wants the addition to match the style and module of the architecture of the existing home. There are several Drummond homes on this cul-de-sac and many of them have been renovated. The applicant is proposing a 28' 4" wide by 18' 10" deep addition to the rear of the house. The required side yard setback in the R-1B District is 4' with a minimum of 12' between dwellings. The southwest corner of the proposed

expansion will be 3.1' from the side property line which is an encroachment of approximately 10". Because the house sets on an angle on the property, the encroachment is only for a corner of the proposed addition which is about two square feet in area.

Mr. Williamson also noted that the southeast corner of the proposed addition will encroach into an existing utility easement. There are no utilities in the easement, but a utility line is located further south and is not in an easement. If this variance is approved, the applicant will also need to vacate the utility easement and dedicate a new easement when the existing line is located.

The original home was built in 1949 and placed at an angle on the far west side of the lot. Apparently the home was located to take the best advantage of passive solar energy. The existing dwelling is three bedrooms, one bath and about 956 sq. ft. The proposed addition will add two bedrooms, two baths, a den and a living room. The completed home will be approximately 2,100 sq. ft. or a little over double its existing area.

Five neighbors have submitted emails in support of the variance.

Chairman Randy Kronblad led the Board in the following review of the findings required for the 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.

The lot is on the outside curve of a large cul-de-sac and, therefore, is pie shaped. The existing home is small and was built on the far west side of the lot. Therefore, there is a large yard on the east side of the lot but it is not in the direction of a logical expansion of the dwelling. This house was built prior to incorporation of the City, however, did meet the zoning requirements that were ultimately adopted.

Dirk Schafer stated due to the shape of the lot and the placement of the dwelling sixty years ago, it appears that the lot meets the finding of uniqueness; therefore, he moved the Board find that the variance does arise from a condition unique to this property. The motion was seconded by Bob Lindeblad and passed by a vote of 6 to 0.

B. Adjacent Property

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

The proposed addition is on the west side of the existing dwelling and therefore would not adversely affect the lot adjacent to the east. The southwest corner of the proposed addition would be 3.1' from the property line, but there would be approximately 32' between the proposed addition and the dwelling to the east. Therefore, the granting of the variance should not adversely affect the rights of adjacent property owners.

Ken Vaughn moved the Board find that the variance does not adversely affect the rights of adjacent property owners or residences. The motion was seconded by Nancy Wallerstein and passed by a vote of 6 to 0.

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 applicant stated that the variance is needed to design the proposed addition in the module compatible with the existing dwelling. It appears from the drawing that the den could be reduced in depth approximately two feet to the last column; however, in discussions with the applicant, this would require the master bedroom to be reduced four feet in length. The applicant reduced the length of the proposed den approximately two feet, but any further reduction will create a structural problem for the cantilever of the master bedroom which would result in reducing it by four feet.

Ken Vaughn stated the inability to make improvements to the home while maintaining its character would constitute an unnecessary hardship and therefore, moved the Board find that the denial of the variance would constitute an unnecessary hardship upon the property owner. The motion was seconded by Dirk Schafer and passed by a vote of 6 to 0.

D. Public Interest

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

The proposed variance is a reduction in the side yard of a few inches for only a corner of the proposed addition. The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare.

Bob Lindeblad moved the Board find that the variance will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare. The motion was seconded by Nancy Wallerstein and passed by a vote of 6 to 0.

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 purpose of the side yard setback is to provide adequate open space between dwellings. After the expansion is completed, there will still be approximately 32 feet between the structures. This is in excess of the 12 foot requirement of the zoning ordinance. The granting of the variance would not be opposed to the general spirit and intent of these regulations.

Dirk Schafer noted there will be ample open space between the two dwellings and therefore, moved that the Board find that the variance is not opposed to the general spirit and intent of these regulations. The motion was seconded by Bob Lindeblad and passed by a vote of 6 to 0.

Nancy Vennard moved that the Board having found all five of the conditions to have been met that BZA Application 2012-05 for the requested variance from PVMC 19.08.025A for a side yard variance of 10" be granted subject to the following conditions: 1) That the variance be approved for only the southwest corner of the addition as shown on the plan and 2) that the applicant vacate the utility easement and dedicate a new easement that includes the existing utilities that are not in an easement. The motion was seconded by Ken Vaughn and passed by a vote of 6 to 0.

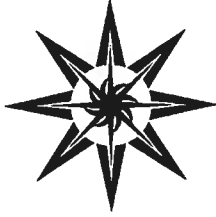
OTHER BUSINESS

The Board Secretary noted at this time the City has not received any applications to be considered, but noted the filing deadline is the end of the week.

ADJOURNMENT

Chairman Randy Kronblad adjourned the meeting of the Board of Zoning Appeals at 6:45 p.m.

Randy Kronblad
Chairman



STAFF REPORT

TO: Prairie Village Board of Zoning
FROM: Dennis J. Enslinger, Assistant City Administrator
DATE: August 6, 2013 Board of Zoning Appeals

Application: **BZA 2013-01**

Request: **A variance to reduce front yard setback from 30 feet to 25 feet**

Property Address: **4319 W. 69th Street**

Applicant: **Brad and Katie Trenkle, Property Owners of Record**

Current Zoning and Land Use: R-1b; Single-Family Residential

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

Legal Description: PRAIRIE VILLAGE LOT 20 BLK 5

Property Area: 0.25 acres (11,107.35 ft²)

Related Case Files: Prairie Village Final Plat
SP 2013-117 Site plan request for a Building Elevation Change from 105.1 to 106.1 (Planning Commission Agenda item for August 6, 2013 meeting)

Attachments: Application materials, Site Plan and Building Plans

General Location Map



Aerial Map



COMMENTS:

The applicant is requesting a variance from Section 19.08.020 Front yard setback from 30 feet to 25 feet. The subject property is located at 4319 W. 69th Street (corner of El Monte and 69th Streets).

The property is located on a corner lot that is unique in that it has 25 foot platted setback along El Monte and along W. 69th Street. By definition, the zoning code indicates that the front yard of a corner lot shall be "deemed as the least dimension adjacent to the street unless otherwise specified by the Building Official." The front yard for this lot has been determined to be along 69th Street.

The adjacent parcels to the east along W. 69th Street are setback from W. 69th approximately 25 feet. The house immediately adjacent along 69th Street is 24 feet and 5 and 9/16th inches from W. 69th Street.

The existing house is set back 27 feet from the property line along W. 69th Street. The property owner plans to tear down the existing dwelling and replace it with a slightly larger dwelling which is compatible with surrounding residential properties.

When considering a request for a variance the Board may grant such a variance on the finding that all of the five following conditions have been met:

- A. 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.**

The current dwelling does not conform to the required setback along W. 69th Street. While it is 27 feet from W. 69th Street, the properties to the east along W. 69th Street conform to the platted setback of 25 feet. While the property owner could set the proposed structure 30 feet from W. 69th Street the affect would be to deviate from the established neighborhood pattern along this section of W 69th.

- B. Adjacent Property**

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

The granting of this variance would not adversely affect the rights of the adjacent property owner to the east and southeast. The adjacent properties are setback 25 feet the distance requested by the applicant. The property to the west is a island with a fountain contained within the existing rights-of-way.

- 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.

This dwelling will be removed of the existing site so the owner could comply with the required setback. Given the existing topography of the site which slopes to the southwest, there would be some difficulty in getting adequate slope away from the residential structure to W. 69th Street. The greater the setback distance from W. 69th Street, the greater difficulty there will be in achieving a positive slope towards W. 69th Street.

D. Public Interest

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

If the variance is granted, it would allow for the structure to follow existing development patterns in the immediate vicinity. Granting of the variance would not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare of the community.

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.

It is the intent of the ordinance to establish a common front building line and ensure adequate greenspace. Given the current condition on the block, the proposed 25 foot setback is not opposed to the general spirit and intent of these regulations.

RECOMMENDATION:

It is the opinion of Staff that the variance requested meets the intent of all five findings as required by State Statutes and therefore the variance request to reduce the landscape setback can be approved. The Planning Commission should restrict the variance to a maximum of 5 feet.

Photographs of the existing residence





Brad & Katie Trenkle
6748 El Monte
Prairie Village, 66208
July 5, 2013

City of Prairie Village
Board of Zoning Appeals
7700 Mission Road
Prairie Village, KS 66208

RE: Zoning Appeal for 4319 W 69th Street

To Whom it May Concern:

Brad and I purchased our first home at 6748 El Monte in Prairie Village in July 2003. We love our neighborhood and never considered moving our family elsewhere until the house up the street recently went for sale. Given its prime location in the neighborhood we love, we eagerly bid on the property and are grateful for the opportunity to build a home we hope to live in for a very long time. The existing home on that location has been neglected for years and is in poor structural condition.

To date, our design process has included a property survey and reviews of the plat and setback requirements with Dennis Enslinger and Clarence Foxworthy, Executive Director of the Homes Associations of Kansas City. As a result, we are asking for a five foot variance to the city setback requirement on the property's North side, (the 69th Street side) in order to line the new home up with the adjacent house to the east. The adjacent house sits 24'-6" from the front yard property line. We would like to locate our new home 25'-0" from the property line on that side, lining that side of the house up with the other houses on 69th Street. The current house sits 27'-0" from the property line on that side which already does not comply with the 30'-0" required front yard setback. Locating the home 25'-0" from the property line complies with the plat and is in compliance with the restrictions set forth by the homeowners association.

We would also like to raise the finish floor level of the house 1'-0" from its existing finish floor level. The property is very vulnerable at the intersection of 69th Street and Oxford Road. The house has had water problems for as long as the previous owners could recall, which had owned the property for 57 years. We would like to raise the finished floor level so that we can grade properly and run water away from our house. We are maintaining a 9'-0" setback from the property line on the East side which is 5'-0" greater than what is required. We will also maintain a 25'-0" setback from the property line on the West side which does not have a next door neighbor. Since we are automatically able to raise the finished floor level 6" by providing setbacks greater than what is required of us on both side yards, we are only asking for 6" more.

We have designed our new home in the spirit, scale and style of the other homes in the neighborhood. Please see our included plans and elevations which illustrate our vision. We are excited to enhance our neighborhood and build our new home on this special site. We have talked to all of our surrounding neighbors, shared our plans with them, and have received unanimous support. Please see the attached correspondence from our new neighbors supporting our plans.

We are grateful for the opportunity to build a home that meets our growing family's needs in the neighborhood that we love. We hope that the City of Prairie Village will grant us the ability to build a home that enhances our neighborhood while respecting the vision of JC Nichols.

Thank you in advance for your consideration!

Sincerely,

Katie Trenkle, RA, NCARB, LEED AP

Brad Trenkle

Variance Requested: The property at 4319 W. 69th Street was purchased by new owners Brad & Katie Trenkle with the intention to demolish the existing house and build a new one in its place. We are asking for a 5 foot variance on the property's North side (along 69th Street).

- 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 applicant.**

The house that is currently on the property is unique because its front entrance does not face the same street as the property's street address. Despite having a 69th Street address, the current house faces the small park with the fountain, across from El Monte. The new house will face the same direction. This lot is a corner lot with three sides of street frontage: 69th Street on the north side, El Monte on the west side, and Oxford on the south side.

The City of Prairie Village defines the front yard as the property's shortest side with street frontage. Therefore, the front yard setback applies to the 69th Street side of the house, even though that side of the house will function as a side yard.

Book 32; Page 536, Section 1 of the Declaration of Restrictions defines the "Frontage of Lots." Lot 20, which is our new lot, as the only lot that was not given a definition of frontage. It is likely because the lot is so unique.

Despite the 30 foot front yard setback requirement, our survey shows that the current house building line sets 27 feet back from the property line. The house next door on the East Side [4313 W. 69th Street], sets back 24'-6" from the front yard property line. If the variance is granted, the new house will set back 25 feet from the property line and will be in line with the house next door. In return, the front building line of the house will set back 33 feet from the El Monte property line, with the exception of the front porch. The front porch will extend 8' from the front of the house and will sit on a full foundation. It will be within the 25' platted building line.

We are not asking to change the definition of the property's front and side yards because if the El Monte side becomes the front yard, we then have a 25' rear yard setback on the property's East side which would create a 39 foot gap between our house and the house next door on the East side. Since these houses are meant to line up, this would not be ideal. We will maintain 9 feet between our house and the property line on that side. This is 5 feet greater than what is required for a side yard. There will be 23'-11" between the houses.

- 2. ADJACENT PROPERTY – That the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.**

We are requesting a variance primarily so the new house lines up with the face of the adjacent house along 69th Street [4313 W. 69thStreet], similar to the existing house on our property. Without this variance our new house is subject to a 30 foot front yard setback from 69th Street and will be set back an additional 5'-6" from the adjacent home. The variance would allow the new structure to be in line

with the rest of the houses on 69th Street which would appear the most normal. This variance has been supported by neighbors and their support has been positively expressed in the attached letters and signed petition.

We have lived in this neighborhood, just down the street at 6748 El Monte, for ten years. Our neighbors are our closest friends. We intend to be good neighbors and build in the spirit and intent of JC Nichols. Please refer to the attached plans and elevations for building size and materials.

- 3. HARDSHIP - 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.**

The greatest hardship in our situation is that our new house will be pushed back 5'-6" from the only other house that is a reference point on the street. All of the other houses on 69th Street line up and we don't want to be out of line with the other houses.

Since we are setting the front of the house back 33 feet from the El Monte side, (front of porch will be set back 25') requiring us to do so on the 69th Street as well, really centers the house on the property, leaving us little open space on the South side to use as a back yard. We have two little girls and we would rather have that linear strip of green space in our fenced back yard than on the 69th Street side yard.

- 4. PUBLIC INTEREST – That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare of the community. The proposed variance shall not impair an adequate supply of light or air to the 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.**

The variance will not adversely affect the public in any way. A variance allows our new home to be built back in almost exactly the same location as the house that exists on the property today. The new building line will only be slightly different than the current non-conforming building line. Our new home will be replacing a house that is in disrepair and should raise property values of the surrounding houses.

- 5. SPIRIT & INTENT – Granting the requested variance will not be opposed to the general spirit and intent of the zoning regulations.**

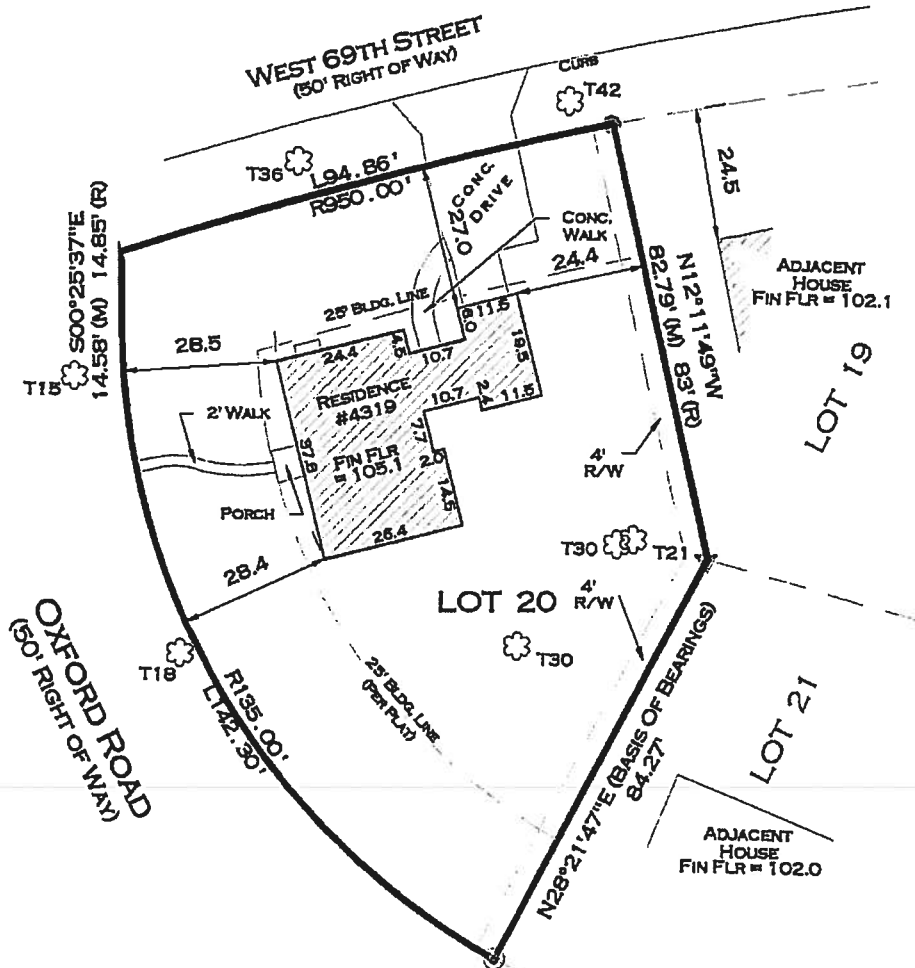
The zoning regulation in question was likely written to keep all new construction in line with the existing houses. Since our lot is unique, this regulation does not apply in the same way as it does to other lots in the neighborhood. We are asking for an exception to the regulation to do exactly what the regulation is setting forth to accomplish, keep the houses in line. Also, due to the way the house sits on the unique site, there will be plenty of green space. The house footprint (excluding the front and back patios) will only cover 20% of the lot which is well under the 30% maximum footprint requirement.

Additionally, the uniqueness of our lot and nearby fountain creates a desire for a front entrance on a street different from what the city defines as the front. This requires consideration for the true spirit for the regulation. For this reason, we have chosen to ensure the front of our new home is set back more than 30 feet from the El Monte property line, in accordance with front yard setback, even though by definition it is a side yard.

6. MINIMUM VARIANCE – The variance is the minimum variance that will make possible the reasonable use of land or structure.


Yes, 5 feet is the minimum variance that will make possible the reasonable use of the land. The structure will remain the same size regardless of the results.

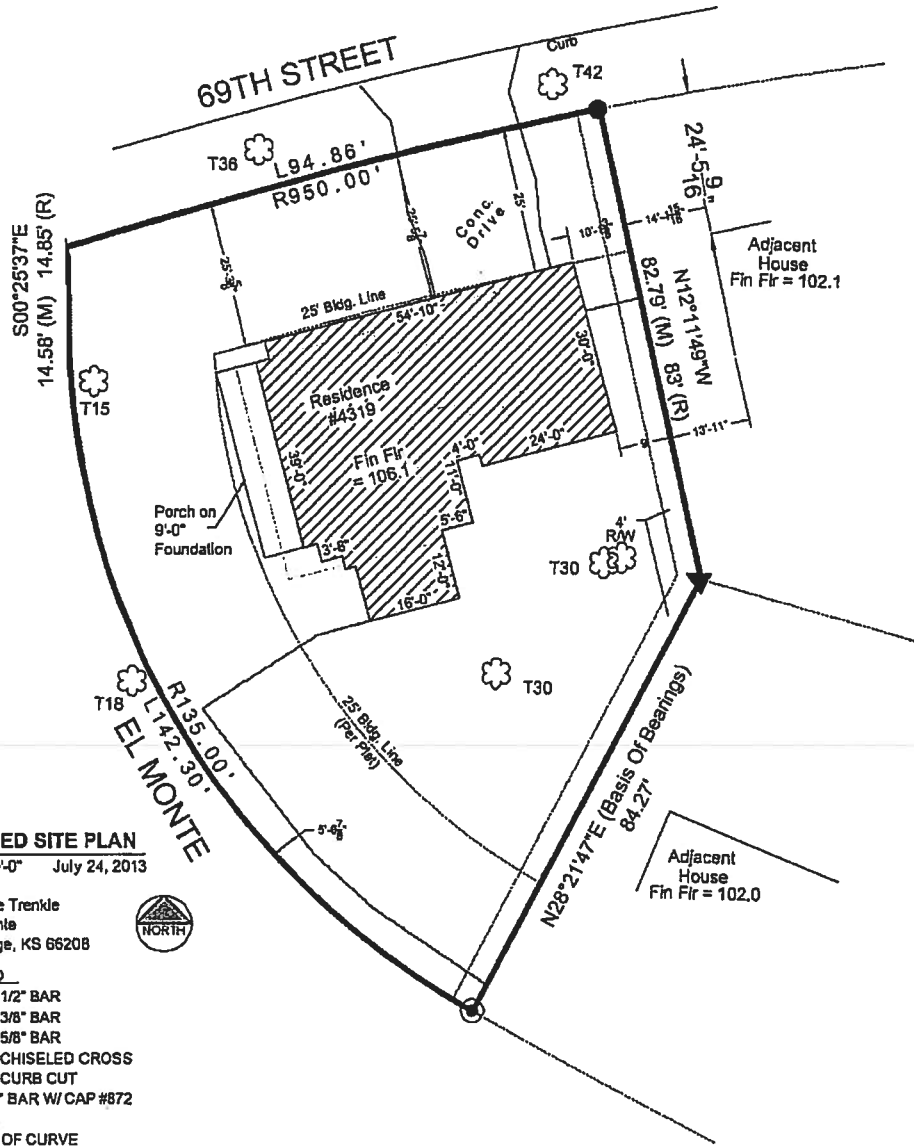
**LOT 20, BLOCK 5
PRAIRIE VILLAGE**
A SUBDIVISION IN PRAIRIE VILLAGE, JOHNSON COUNTY KANSAS



- LEGEND**
- FOUND 1/2" BAR
 - ▲ FOUND 3/8" BAR
 - ⊙ FOUND 5/8" BAR
 - * FOUND CHISELED CROSS
 - x FOUND CURB CUT
 - ⊕ SET 1/2" BAR W/ CAP #872
 - R = RADIUS
 - L = LENGTH OF CURVE
 - M = MEASURED
 - R = RECORD



FOR: KATIE TRENKLE		URBAN CLASS SURVEY	
 JOHN RENNER LAND SURVEYOR 215 WEST 69TH STREET SUITE 201 KANSAS CITY, MO 64113 816-333-8841	<p align="center">CERTIFICATION</p> I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES HEREIN DESCRIBED WHICH MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE KANSAS STATE BOARD FOR TECHNICAL PROFESSIONS, AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.		DATE: 6-24-2013
			JOB No.: 6-13044B



PROPOSED SITE PLAN
 Scale 1"=20'-0" July 24, 2013

Brad & Kalle Trenkle
 6748 El Monte
 Prairie Village, KS 66208



- LEGEND**
- FOUND 1/2" BAR
 - ▲ FOUND 3/8" BAR
 - ⊙ FOUND 5/8" BAR
 - × FOUND CHISELED CROSS
 - × FOUND CURB CUT
 - ⊕ SET 1/2" BAR W/ CAP #872
 - R = RADIUS
 - L = LENGTH OF CURVE
 - M = MEASURED
 - R = RECORD

≈ 27'

F.F. = 10'-0"

F.F. = 0'-0"



8" HARDIE PLANK
[OR EQUIV.]
LAP SIDING.

TIMBERLINE
[OR EQUIV.]
ROOF

WOOD D.H.
WINDOWS
[TYPICAL]

W

ELEVATION

Scale: 1/8"=1'-0"

4" HARDIE SHINGLE,
STRAIGHT EDGE
[OR EQUIV.]



N

ELEVATION

Scale: 1/8"=1'-0"



E

ELEVATION

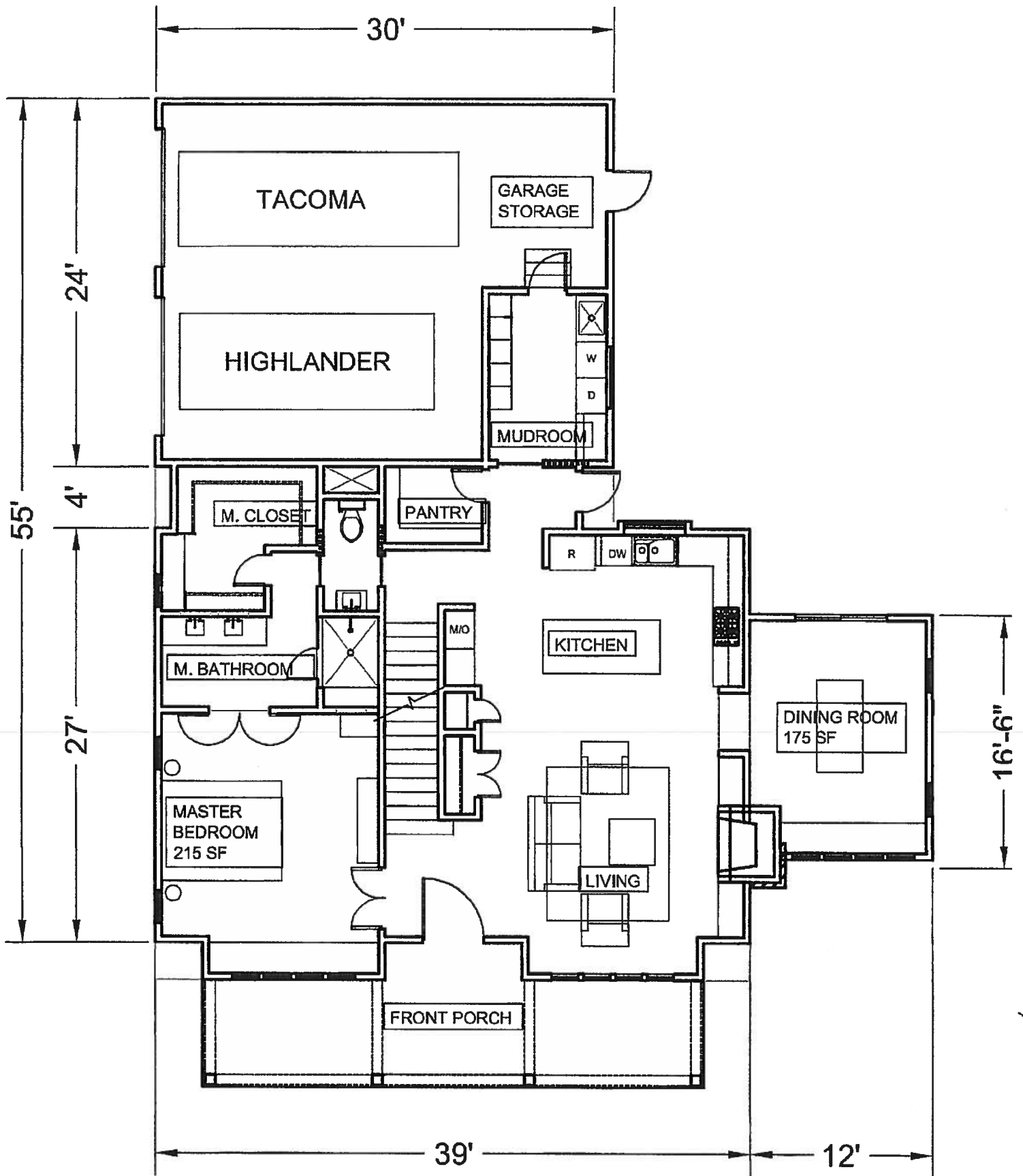
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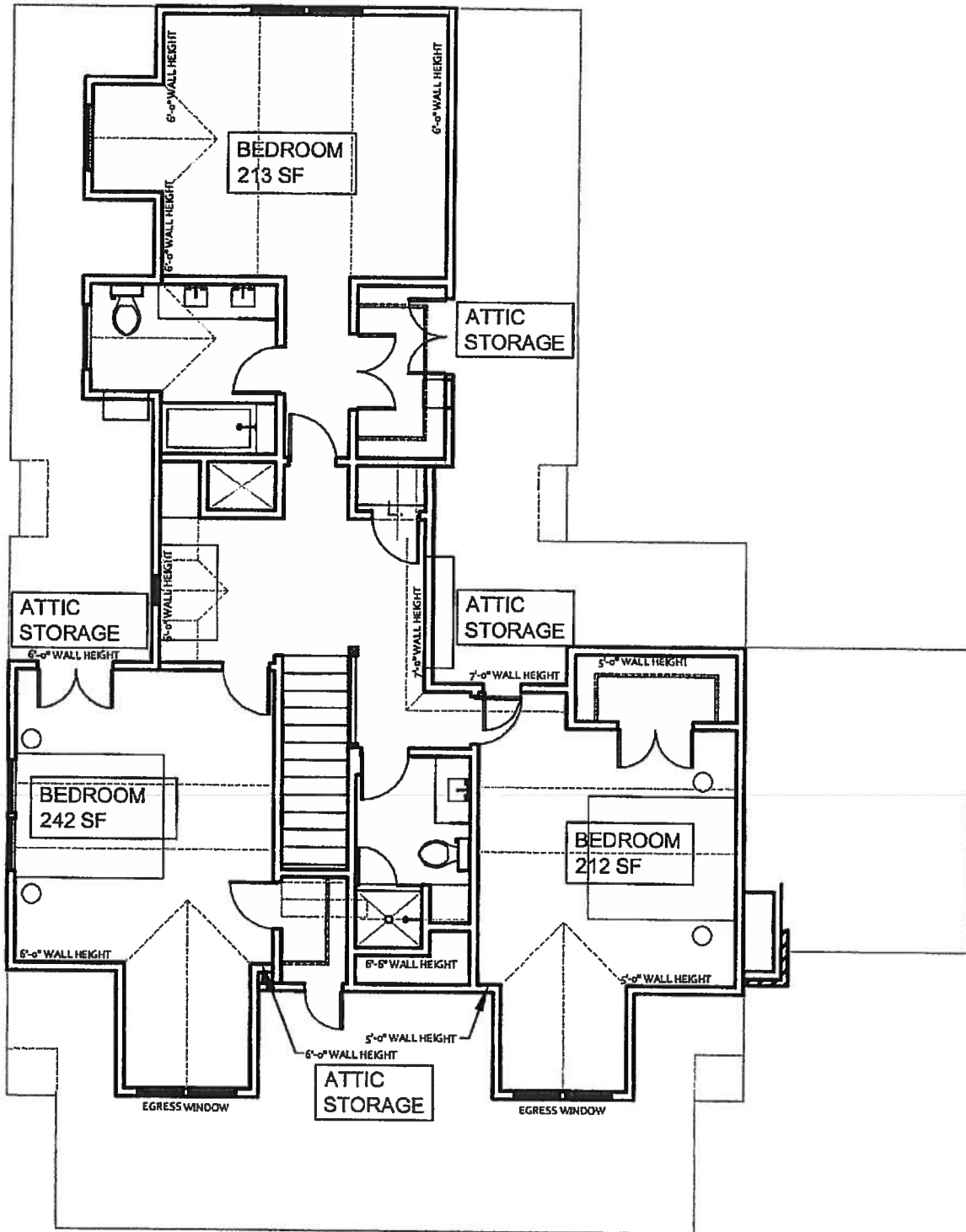
S

ELEVATION

Scale: 1/8"=1'-0"



1 FLOOR PLAN
 Scale: 1/8"=1'-0"



2

FLOOR PLAN

Scale: 1/8"=1'-0"



Katie Trenkle <katie.trenkle@gmail.com>

4319 W 69TH STREET

Clarence Foxworthy <CFoxworthy@ha-kc.org>
To: Katie Trenkle <katie.trenkle@gmail.com>

Wed, Jul 3, 2013 at 1:19 PM

Katie, after looking at your plans, it is very probable that your plans would be considered in compliance with the restrictions for the subdivision. Hopefully, the BZA will accept this email for their purposes. If they want a formal letter of compliance, the charge for that is \$75.

This is a nice looking house that should fit well in the neighborhood. Hope the BZA approves it.

Clarence "Fox" Foxworthy

Executive Director

Homes Associations of Kansas City

4200 Somerset Dr, Suite 216

Prairie Village, KS 66208

(913) 385-2440 Fax: (913) 385-2441

Email: cfoxworthy@ha-kc.org

Website: www.ha-kc.org

From: Katie Trenkle [mailto:katie.trenkle@gmail.com]

Sent: Sunday, June 30, 2013 3:51 PM

To: Clarence Foxworthy

Subject: 4319 W 69TH STREET

[Quoted text hidden]

To: Prairie Village Board of Zoning Appeals,

My name is John O'Byrne. I am the resident directly to the east of 4319 W. 69th Street along 69th street. I have reviewed the proposed building plans for the property. I am in support of the variance that would allow the house to be built 25' from the property line along 69th Street. This variance would have the house sitting directly in line with my house that sits 24'6" from my front yard property line. I believe the variance would create the most aesthetically pleasing view of the homes running east down 69th along the south side of the street.

If you have additional questions for me, please do not hesitate to contact me.

John O'Byrne

4313 W. 69th Street

Prairie Village, KS 66208

816-309-8921

Board of Zoning Appeals.

My name is Larry Doan located at 4312 Oxford Rd. My property is located on the south side of 4319 W. 69th St.

I fully support the variance application for 4319 W. 69th St. for the Trenkle family.

Thank you and have a nice day

To Whom it may Concern, Prairie Village Board of Zoning Appeals,

We are writing concerning the variance application for 4319 W. 69th Street that Brad & Katie Trenkle have submitted.

We are the homeowners of 4307 W. 69th St., a home that sits directly in line with the property above, along 69th street. We have reviewed the Trenkle's new house plans and the variance they are applying for, and we are in support of the city granting them a variance for the new house to be set back 25 feet from the 69th Street Property line.

We are excited at the notion that another family wishes to enhance our street with a beautiful new home and offer of full support of the above plan, as it is in line with distance from the street as the other homes on our block.

If you have questions, please contact us at (913)568-9452.

Thank you,

Zac & Gretchen Gavlak

Mark & Seretha Fisher
4400 W. 69th St.
Prairie Village, KS 66208
913-362-3772

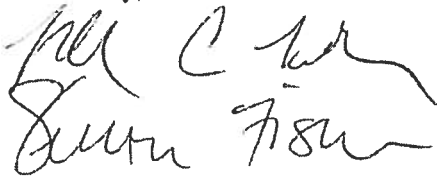
Board of Zoning & Appeals
City of Prairie Village, Kansas

RE: 4319 W. 69th St.

To Whom it may concern:

This letter is in regards to the placement and setback for the proposed new house at the address of 4319 W. 69th Street (Brad & Katie Trenkle residence). The location of our residence is to the northwest of the proposed house, with a direct view of the front (west) as well as the street side (north) of the new residence. We have reviewed the plans for the proposed new house on this lot and feel that the distances from the street (setback distances), for both 69th and El Monte are adequate and will fit well into the neighborhood. We support the approval of this plan. Please contact us if you have any further questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark & Seretha Fisher', written in a cursive style.

Mark & Seretha Fisher

To: Board of Zoning Appeals

Re: Variance application for 4319 W 69 St, PV KS 66208

Dear Board,

I ask that you grant this variance and allow the new house to be built 25' from the 69th St property line. I have seen the plans for the new house and understand the need for a 25' set back in order for the new house to fit on this oddly shaped lot. I have lived directly across 69th St from this property for 25 years and have no plans to move anytime soon. The garage of the current house is set back 27'. I see no harm in allowing the new house to sit that same distance from the property line. I hope you grant this variance.

Thank you,

Susan Forrest

6837 El Monte St

Prairie Village KS 66208

6745 El Monte St.
Prairie Village, KS 66208
July 2, 2013

City of Prairie Village
7700 Mission Rd.
Prairie Village, KS 66208

Dear City Official:

When I moved to Prairie Village thirteen years ago from another state I knew virtually nothing about the area and could not have imagined the community I would find on El Monte street. I am fast becoming a "veteran" on the street and have seen many neighbors come and go. For ten of the last thirteen years I have had the pleasure of building a true friendship with my next door neighbors and my neighbors across the street, Katie and Brad Trenkle and their two daughters. Both of these families have become an important and enriching part of my life, and I feel so privileged to know them and watch their children grow up.

Katie and Brad recently shared their plans with me to purchase a house at the end of our street that has been minimally maintained for several years and to rebuild a new home on that property. I know there are many necessary and critical procedures and regulations that need to be followed to undertake a project of this magnitude. As a resident of Prairie Village who values the quality of life in our city I wanted to add a personal recommendation for this project. I cannot think of two people better than Katie and Brad that both understand and value this community and that have the expertise and motivation to execute a project like this with quality and integrity.

I will miss having them across the street, but I am thrilled they will be able to continue to live down the street while building a home that meets their needs and that continues to enhance the look and feel of our neighborhood well into the future.

Sincerely,

Sara Engber