

**BOARD OF ZONING APPEALS  
CITY OF PRAIRIE VILLAGE, KANSAS  
AGENDA  
October 7, 2014  
6:30 P.M.**

- I. ROLL CALL
  
- II. APPROVAL OF MINUTES - March 4, 2014
  
- III. ACTION ITEM  
BZA2014-04 Request for a Variance from P.V.M.C. 19.44.020(C4)  
"Yard Exceptions" to increase the projection of the porta cochere  
5115 West 81<sup>st</sup> Street  
Zoning: R-1a Single Family Residential District  
Applicant: Gerald Mancuso & Dr. Jana Goldsich
  
- IV. OTHER BUSINESS
  
- V. OLD BUSINESS
  
- VI. ADJOURNMENT

If you cannot be present, comments can be made by e-mail to  
[Cityclerk@Pvkansas.com](mailto:Cityclerk@Pvkansas.com)

**BOARD OF ZONING APPEALS  
CITY OF PRAIRIE VILLAGE, KANSAS  
MINUTES  
TUESDAY, MARCH 4, 2014**

**ROLL CALL**

The meeting of the Board of Zoning Appeals of the City of Prairie Village, Kansas was held on Tuesday, March 4, 2014 in the Council Chambers of the Municipal Building at 7700 Mission Road. Chairman Randy Kronblad called the meeting to order at 6:30 p.m. with the following members present: Bob Lindeblad, Nancy Vennard, Nancy Wallerstein, Gregory Wolf and Ken Vaughn. Also present in their advisory capacity to the Board of Zoning Appeals were: Ron Williamson, Planning Consultant, Kate Gunja, Assistant City Administrator; Jim Brown, Building Official and Joyce Hagen Mundy, Board Secretary.

**APPROVAL OF MINUTES**

Nancy Wallerstein moved the minutes of the January 7, 2014 meeting of the Board of Zoning Appeals be approved as written. The motion was seconded by Gregory Wolf and passed by a vote of 5 to 0 with Nancy Wallerstein abstaining.

Chairman Randy Kronblad reviewed the procedures for the public hearings. The Secretary confirmed that the Notices of Public Hearing were published in the Johnson County Legal Record on Tuesday, February 11, 2014 and all property owners within 200' were mailed notices of the hearing.

Randy Kronblad called upon the applicant to present the application.

**BZA2014-02 Request for a Variance from P.V.M.C. 19.06.041 "Lot Size"  
To decrease the width of the lot from 125' to 108.9'  
5015 West 67<sup>th</sup> Street**

James Porter, 5015 West 67<sup>th</sup> Street, stated he owns a lot that is 306.7 feet long and 108.9 feet wide. In 1989 he had an individual interested in purchasing part of his lot; however, deed restrictions prevented the split at that time. The homes association was able to get the necessary signatures to change the restriction in 1991 and the amended restrictions were filed. His lot sides on Fonticello Street. He is proposing to split off the south 100 feet of the lot to create a separate building site that would have an area of 10,890 sq. ft. He noted that several similar large lots have been subdivided on Fonticello between 67<sup>th</sup> Street and 69<sup>th</sup> Street.

Mr. Porter stated he personally contacted each neighbor by phone to explain his proposal. None of the neighbors had any significant objections.

Ron Williamson noted that several similar large lots have been subdivided on Fonticello St. between 67<sup>th</sup> St. and 69<sup>th</sup> St., but primarily on the west side of the street. All of those lots have met the required 125 ft. lot depth either because the original lots were wider or additional land was acquired. The two lots directly across the street are 150 ft. in depth as the result of the acquisition of additional land from the adjacent lot. Those lots have 100 ft. frontage on Fonticello and are 15,000 sq. ft. in area. It should be pointed out that smaller lots have been platted on Fonticello St., south of 68<sup>th</sup> Street. They have 80 ft. of frontage and 127 ft. in depth for an area of 10,160 sq. ft., which is smaller than the proposed lot.

Initially the applicant proposed a wider frontage on Fonticello Street, but there is a sanitary sewer line crossing the lot approximately 95 ft. north of the south property line. Also, the existing house sets back approximately 70 ft. from 67<sup>th</sup> Street and the depth of the house and garage access would not leave much area for a back yard.

Chairman Randy Kronblad opened the public hearing on this application.

Mary Wooldridge, 6740 Fonticello, resides across the street from the Porter property and supports the requested variance. The public hearing was closed at 6:35 p.m.

Chairman Randy Kronblad led the Board in the following review of the conditions required for the granting 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.**

The residence on the lot was built in 1939 and, therefore, the lot was platted prior to that. The City was not incorporated at that time and no City regulations were in effect to regulate how subdivisions were platted. All the lots facing on 67<sup>th</sup> St. were platted at the same width as this lot. Typically, corner lots are at least 10 feet wider in order to accommodate side yard setbacks. However, those concepts were not considered at that time.

The uniqueness is that this lot was platted prior to the City being incorporated and is only 108.9 ft. wide which will be the lot depth after it is split. The applicant could attempt to purchase an additional 16.1 feet from the neighbor to the east but that may not be practical and would leave an odd shaped lot.

**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 lots to the east and south have the same lot width and would not be affected by the granting of the variance. There have been a number of similar sell offs on Fonticello St. in this area.

**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.**

If the applicant is required to meet the 125 ft. lot depth, additional land would need to be acquired from the property to the east. The proposed lot would then be made up of parts of two lots and platting would be required rather than filing a lot split. The applicant would be subjected to significant time and cost increases. The proposed lot will exceed the lot width requirements by 20 ft. and will be 10,890 sq. ft., which exceeds the minimum lot area requirements.

**D. Public Interest**

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

The reduction of the lot depth from 125 ft. to 108.9 ft. will not adversely affect the public health, safety, morals, order, convenience, or general welfare because the size of the lot will still meet the minimum lot area of the R-1A District.

**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 granting of the variance would not be opposed to the general spirit and intent of the regulations. This area was platted prior to the incorporation of the City and the proposed lot area will exceed 10,000 sq. ft. So even though minimum lot depth would not be met, the minimum lot area would be met, which is the more critical factor.

Bob Lindeblad noted that all of the lots in this area are deep. By granting the requested variance, the Board will be restricting possible redevelopment options for this area such as the purchase of several lots redeveloped with a cul-de-sac. Although he acknowledged the precedent was set by the properties on the west side. Mr. Williamson responded that he and the applicant had discussed the possibility of a cul-de-sac and found that it was not feasible.

Mr. Lindeblad stated if the variance is granted, he does not want to see an application for a further variance from setback requirements for the newly created lot. Mr. Williamson has met with the applicant and reviewed the front, rear and side setback requirements for the lot and the applicant stated it was workable.

Nancy Wallerstein moved that all five conditions have been found to exist and that the Board of Zoning Appeals grant the requested variance reducing the lot depth from 125 feet to 108.9 feet. The motion was seconded by Bob Lindeblad and passed unanimously.

**BZA2014-03 Request for a Variance from P.V.M.C. 19.06.035 "Rear Yard"  
To reduce the rear yard setback from 25' to 19'  
5336 West 67<sup>th</sup> Street**

Weston Bennett, with Bennett Home Improvement & Building, addressed the Board on behalf of Don & Katie Calderon of 4100 Wyoming, Kansas City, Kansas, who own 5336 West 67<sup>th</sup> Street. The Calderon's have purchased this property and are seeking to build a home. The front yard setback for this tract will be in line with the two houses to the west. The house adjacent to the east sets back approximately 93 ft.

Because of the greater than normal front yard setback requirement, they are requesting a variance of the required rear yard from 25 feet to 19 feet to accommodate the proposed new home. The Calderons met with neighbors on February 22<sup>nd</sup> and 23<sup>rd</sup>, 2014. No concerns were expressed.

In addressing the issue of hardship, Mr. Bennett stated that the removal of six feet from the floor plan on the ground level would negatively impact the upper level construction. He noted that they have reviewed other options and have made reductions to the plan. Further reductions would limit the homes potential for growth.

Chairman Randy Kronblad asked if there was anyone present to address the Board on this application. With no one responding, the public hearing was closed.

Ron Williamson noted this tract is unplatted and is a legal nonconforming lot of record. The two tracts to the west are also unplatted and the houses were built in 1925 and 1934. This tract has never been built upon. There are two houses to the north on flag lots which are not permitted now. The flag lots are served by a 12-ft. wide driveway adjacent to the east side of this tract. Several of the houses in the immediate area were built prior to the incorporation of the City.

This tract is 148 ft. deep and 76.46 ft. wide, for an area of 11,316 sq. ft. The tract meets the minimum requirements for lot depth and area, but is slightly less than the required 80-ft. lot width in the R-1A District. Many of the houses in this area were built on deep tracts or lots and the houses set back much further than the 30-ft. front yard required by the ordinance. There are 17 developed parcels on the north side of 67<sup>th</sup> St. between Nall Avenue and Hodges Drive; and the setbacks range from 30 ft. to 140 ft., with the average being approximately 54 ft. Because the front yards are greater in this area than the ordinance requires, the front yard setback is determined by the following section:

**19.44.020 Yard Exceptions.**

- A. In districts R-1A through R-4 inclusive, where lots comprising forty (40) percent or more of the frontage, on the same side of a street between two intersecting streets (excluding reverse corner lots), are developed with buildings having front yards with a variation of not more than ten feet in depth, the average of such front yards shall establish the minimum front yard depth for the entire frontage; except that where a recorded plat has been filed showing a setback line which otherwise complies with the requirements of this title, yet is less than the established setback for the block as provided above, such setback line shall apply.

In reviewing the original proposed site plan, the applicant has also exceeded the 30% maximum lot coverage permitted by ordinance. The proposed footprint of the building is 3,174.5 sq. ft. rather than 3,058.6 sq. ft. as shown on the plan and the covered porch is 1,488.2 sq. ft. rather than 1,483.7 sq. ft.; for a total lot coverage of 4,552.2 sq. ft. or 40.2%. Staff has visited with the applicant and the area of the structure will need to be reduced to a maximum of 3,394.8 sq. ft. The applicant has revised the plans for the house.

Randy Kronblad confirmed that the applicant will have to meet the required lot coverage regulations.

Bob Lindeblad questioned the degree of hardship for this large rectangular lot. He felt the size of the proposed house could be reduced to meet the code noting the large master bath and closet areas.

Mr. Bennett responded the house has been designed to meet the needs of the owners and has been reduced in size from the current building designs for split level homes. He noted the neighbors are pleased with the proposed plan and feel it will improve their property values.

Nancy Wallerstein asked the value of the proposed house. Mr. Bennett responded \$350,000.

Nancy Vennard noted the size of the lot was known when plans were drawn for the house and felt that adjustments could have been made to be in compliance.

Dan Calderon, the property owner, stated the plans were drawn to be in compliance with the code; however, when they were required to move the front setback back to that of the adjacent property the need for the rear yard variance became necessary. The full construction plans have been completed and redesign of the house would require new architectural drawings and additional costs.

Mr. Lindeblad noted the front setback is required by ordinance. Mr. Lindeblad suggested that the small section that jets out in the rear of the house could be eliminated reducing the required variance from six feet to two feet and would not impact any upper level construction.

Randy Kronblad stated he would be more comfortable with a two foot variance than the requested six feet. The applicant agreed to the amended variance from six feet to two feet.

Chairman Randy Kronblad led the Board in the following review of the conditions required for the granting of a variance for the rear yard setback from 25 feet to 23 feet:

**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 unique factor about this property is that the surrounding lots and tracts were developed with greater front yard setbacks than are normally required in the R-1A District. This has increased the front yard setback more than 24 ft. over the basic requirement.

Bob Lindeblad noted the development of this neighborhood with larger than required front yard setbacks to be a unique condition and moved the Board find that the variance does arise from a condition unique to this property. The motion was seconded by Greg Wolf 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 residents.**

The properties to the south and east would not be affected by the granting of the variance. A detached garage is on the lot to the west and the garage side of the dwelling to the north is next to the north property line, so neither of these dwellings should be adversely affected.

Gregory Wolf moved the Board find that the variance does not adversely affect the rights of adjacent property owners or residences. The motion was seconded by Ken Vaughn 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 has submitted completed architectural plans for a home that would be in compliance with code if a customary front yard setback were allowed. The increased front yard setback requires a rear yard setback variance. The redesign of the plans to meet the required code would create both a time and financial hardship requiring the total redesign of the home. The applicant agreed to a minor revision of the plans that would reduce the required variance from six feet to two feet.

Bob Lindeblad acknowledged the financial hardship created by requiring a total redesign of the home and with the applicant's agreement to remove a small portion of the house decreasing the required variance from six feet to two feet moves that the Board find the variance would constitute an unnecessary hardship upon the property owner. The motion was seconded by Ken Vaughn 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 reduction of the rear yard setback will not adversely affect the public health, safety, morals, order, convenience, or general welfare because the size of the lot will still meet the minimum lot area of the R-1A District and it is in the rear of the lot, away from view of the general public.

Gregory wolf 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 granting of the variance would not be opposed to the general spirit and intent of the regulations. This tract was laid out prior to the incorporation of the City and the proposed lot area will exceed 10,000 sq. ft. The larger than normal front yard setback would be retained.

Gregory Wolf 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 Nancy Wallerstein and passed by a vote of 6 to 0.

Bob Lindeblad moved that the Board having found all five of the conditions being met grant a variance to reduce the rear yard setback from 25 feet to 23 feet for that portion of the house in noncompliance with the code. The motion was seconded by Nancy Wallerstein and passed by a vote of 6 to 0.

**OTHER BUSINESS**

There was no other business to come before the Board.

**ADJOURNMENT**

Chairman Randy Kronblad adjourned the meeting of the Board of Zoning Appeals at 7:00 p.m.

Randy Kronblad  
Chairman



# LOCHNER

## STAFF REPORT

**TO:** Prairie Village Board of Zoning Appeals  
**FROM:** Ron Williamson, FAICP, Lochner, Planning Consultant  
**DATE:** October 7, 2014

Project # 000009686

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**Application:** BZA 2014-04

**Request:** A variance to increase the projection into the front yard setback from 12' to 19' to construct a porte cochère

**Property Address:** 5115 W. 81<sup>st</sup> Street

**Applicant:** Drs. Jana Goldsich and Gerald Mancuso

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

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

**Legal Description:** Metes and Bounds

**Property Area:** 53,746 sq. ft. or 1.23 acres

**Related Case Files:** None

**Attachments:** Photos, application, site plan

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LOCHNER

903 East 104<sup>th</sup> Street | Suite 800 | Kansas City, Missouri 64131-3451 | P 816.363.2696 | F 816.363.0027  
engineering | planning | architecture

**General Location Map**



**Aerial Map**



**STAFF COMMENTS:**

The applicant is requesting a variance in order to construct a porte cochère at the front entrance to the house. This lot is located in an area of unplatted lots and the dwellings set back much further than the normal 30-foot setback. The front yard setback is calculated as follows:

**19.44.020 Yard Exceptions**

*In districts R-1a through R-4 inclusive, where lots comprising forty (40) percent or more of the frontage, on the same side of a street between two intersecting streets (excluding reverse corner lots), are developed with buildings having front yards with a variation of not more than ten feet in depth, the average of such front yards shall establish the minimum front yard depth for the entire depth frontage; except that where a recorded plat has been filed showing a setback line which otherwise complies with the requirements of this title, yet is less than the established setback for the block as provided above, such setback line shall apply.*

The provision is rarely used in Prairie Village because most lots have platted setback lines. Forty percent of the setbacks of the existing homes on this block do not vary more than 10 feet and there are no platted setbacks. The calculation for the average to determine the front setback was based on the Johnson County AIMS maps rather than a field measurement. The setback for the existing residences vary from 60 feet to 75 feet and the average setback for the block based on AIMS maps is 72 feet for the six lots.

Section 19.44.020 C.4. reads as follows:

4. Unenclosed porches, porte cochères, marquees and canopies may project into required front or rear yards not to exceed twelve (12) feet, and on corner lots may project into required side yards on the side streets not to exceed ten (10) feet;

The applicant is proposing to project the porte cochère 21 feet from the front of the house. According to the plans, the existing home sets back 72 feet from 81<sup>st</sup> Street. Therefore, the porte cochère would project into the front yard setback 20 feet. In checking the dimensions in the field, the existing circular driveway is 4.5 feet from the porch and the asphalt driveway is 15 feet in width. Therefore, the width of the porte cochère should be reduced from 17' 4" to 15 feet. The distance from the porch to the outside column of the porte cochère would be 4.5 feet plus 15 feet (driveway width) plus 18" (width of the column) for a total of 21 feet, less 2 feet for the setback, or 19 feet. If the travel way under the porte cochère were reduced another two feet the projection could be reduced to 17 feet. The distance between the columns is 17' 4" which appears to be greater than needed. A typical car width is six feet with doors fully open at 42" each for a total width of 13 feet. Typically a porte cochère is only as wide as the driveway and a single-lane driveway is typically nine or ten feet; however, this one is much wider at 15 feet. The porte cochère could be reduced to 13 feet in width.

The applicant held a neighborhood meeting on Saturday, September 27<sup>th</sup>, and one person attended the meeting. No concerns were expressed.

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

**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 rectangular in shape, 150-foot wide by 358-foot deep, and is not unique in shape or form. The house was built in 1959 and sets back much further from the street than many other homes in the neighborhood, but is typical of homes on the south side of 81<sup>st</sup> Street. The existing circular driveway is 15 feet in width and is 4.5 feet from the front porch.

**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 porte cochère will be an open, unenclosed structure and although it will project into the front yard further than adjacent properties, the lot is very large and should not adversely affect the rights of adjacent property owners. The porte cochère will be approximately 80 feet from the west property line and 50 feet from the east property 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.**

The applicant has pointed out in his statement that he has a disability and the porte cochère would provide protected access for him to enter the house during inclement weather. It should be noted that a garage bay is being added on the west side of the house that would provide protection during inclement weather. The driveway is already in place and the granting of the variance would eliminate the need to remove and rebuild it.

**D. Public Interest**

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

The variance is only being requested for the porte cochère and it would setback approximately 55 feet from the street and therefore it will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare.

**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 this section of the ordinance is to preserve the character of an area that has been developed with a greater setback than normal. The setback in this instance is 72 feet and the projection of the porte cochère, 17 feet into the setback, will not be opposed to the general spirit and intent of the zoning ordinance. Lot coverage for the existing house is 4.3% and with the proposed addition will be 6.7%, which is well within the 30% maximum lot coverage allowed by ordinance.

**RECOMMENDATION:**

After reviewing the information submitted and consideration of the testimony during the public hearing, if the Board finds that all the five conditions can be met as required by state statutes, then it can grant the variance. If the Board does approve the variance, it should be subject to the following condition:

1. That the variance be approved for the minimal distance necessary for the porte cochère which is a driveway width of 13 feet and a projection of 17 feet.





VARIANCE APPLICATION  
BOARD OF ZONING APPEALS

CITY OF PRAIRIE VILLAGE, KANSAS

For Office Use Only

Case No.: B2A 2014-08

Filing Fee: \$95

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

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

Public Hearing Date: 10/17/14

APPLICANT: Jerry MANCUSO Dr JANA Goldsich PHONE: 913-832-8738  
 ADDRESS: 7901 EL MONDAY St P.V. Ks. ZIP: 66208  
 OWNER: JANA Goldsich MD Jerry Mancuso PHONE: 913-766-1269  
 ADDRESS: 7901 EL MONTE St P.V. Ks. ZIP: 66208  
 LOCATION OF PROPERTY: 5115 W 91st St. P.V. Ks 66208  
 LEGAL DESCRIPTION: \_\_\_\_\_

ADJACENT ZONING AND LAND USE:

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

Present Use of Property: Residence

Proposed Use of Property: Residence

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

Please complete both pages of the form and return to:

Codes Administrator  
City of Prairie Village  
7700 Mission Road  
Prairie Village, Kansas 66208

August 26, 2014

Re: Application for Variance  
Jana Goldsich, MD and Jerry Mancuso  
5115 West 81 St  
Prairie Village, Ks

A. Uniqueness

The property in question is unique in that it is approximately 1.3 acres. There is only one other property that exists on the block of that size, which is immediately adjacent to the west. Because of the size, the property could afford to support the variance requested of seven feet to accommodate a future Porte Chochere which would protect the Northern exposed front entry.

B. Adjacent Property

The property to the west and east will not be affected by the granting of the variance. It will not adversely affect the rights, views or value of adjacent property owners in any direction.

C. Hardship

One of the owners of the property is permanently disabled and would benefit from protected access to front entry during inclement weather, especially during winter conditions. The requested variance is needed to accommodate the safe passage of car and entrance/exit from vehicle.

D. Public Interest

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

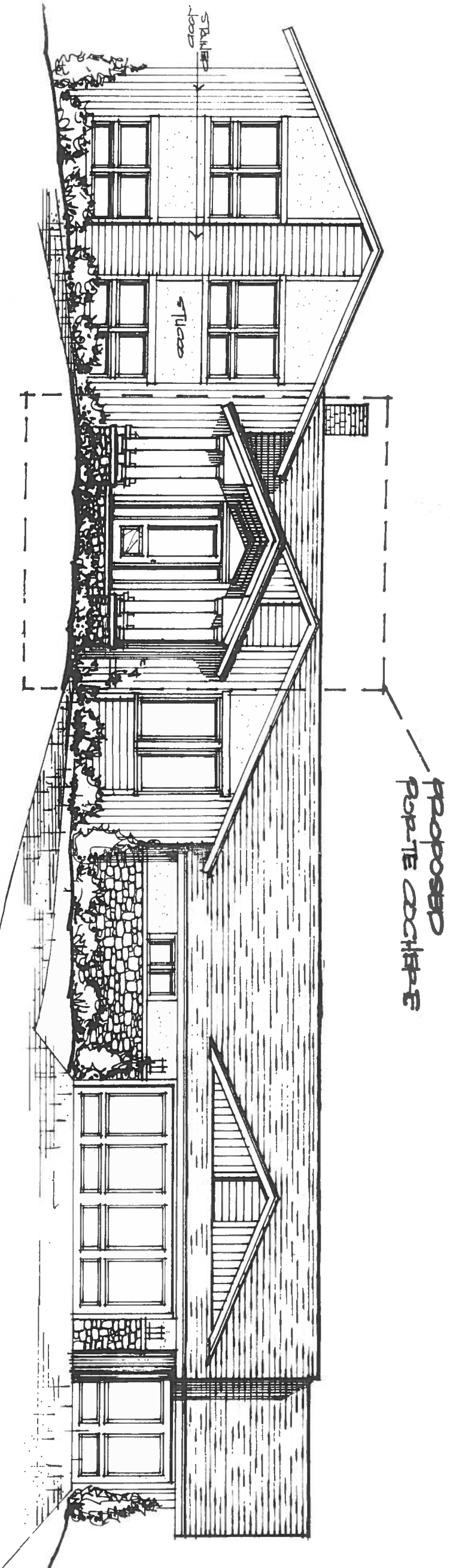
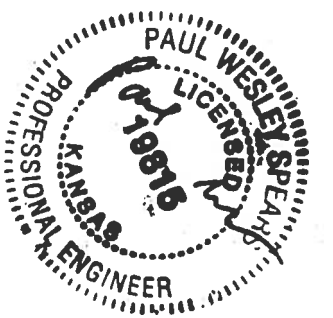
E. Spirit and Intent

The granting of the variance desired would not be opposed to the general spirit and intent of the zoning regulations. The owners intent to maintain the original spirit of the structure is made evident by their decision to renovate rather than raise and rebuild.

F. Minimum Variance

The variance requested is the minimum variance that would make possible a reasonable use of the land and structure.





# Front Elevation

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

Porte Cochere Addition  
 for the  
 Jerry Mancuso & Jana Goldasich  
 Residence

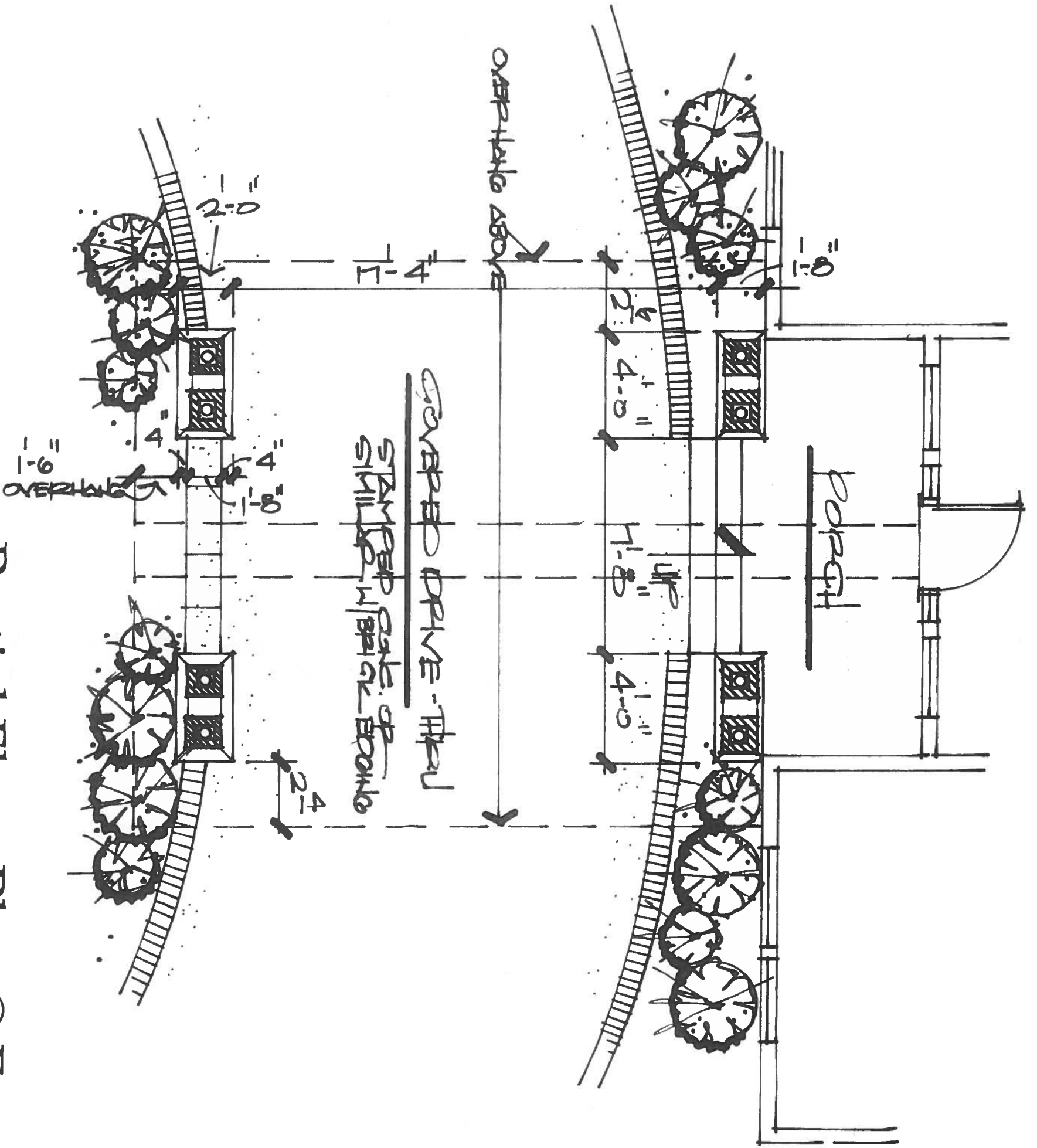
5115 W. 81<sup>st</sup> Street Prairie Village, Kansas



**CDG**  
 Group Design Group  
 A Incorporated C.A. architect  
 Architectural Design and Consulting  
 1118 West 13th Street  
 Leeward Park, Kansas 66215  
 913.338.5844  
 central@cdggroupoffice.com

No.	Description	Date





# Partial Floor Plan @ Entry

Scale: 1/4" = 1'-0"

August 25, 2014

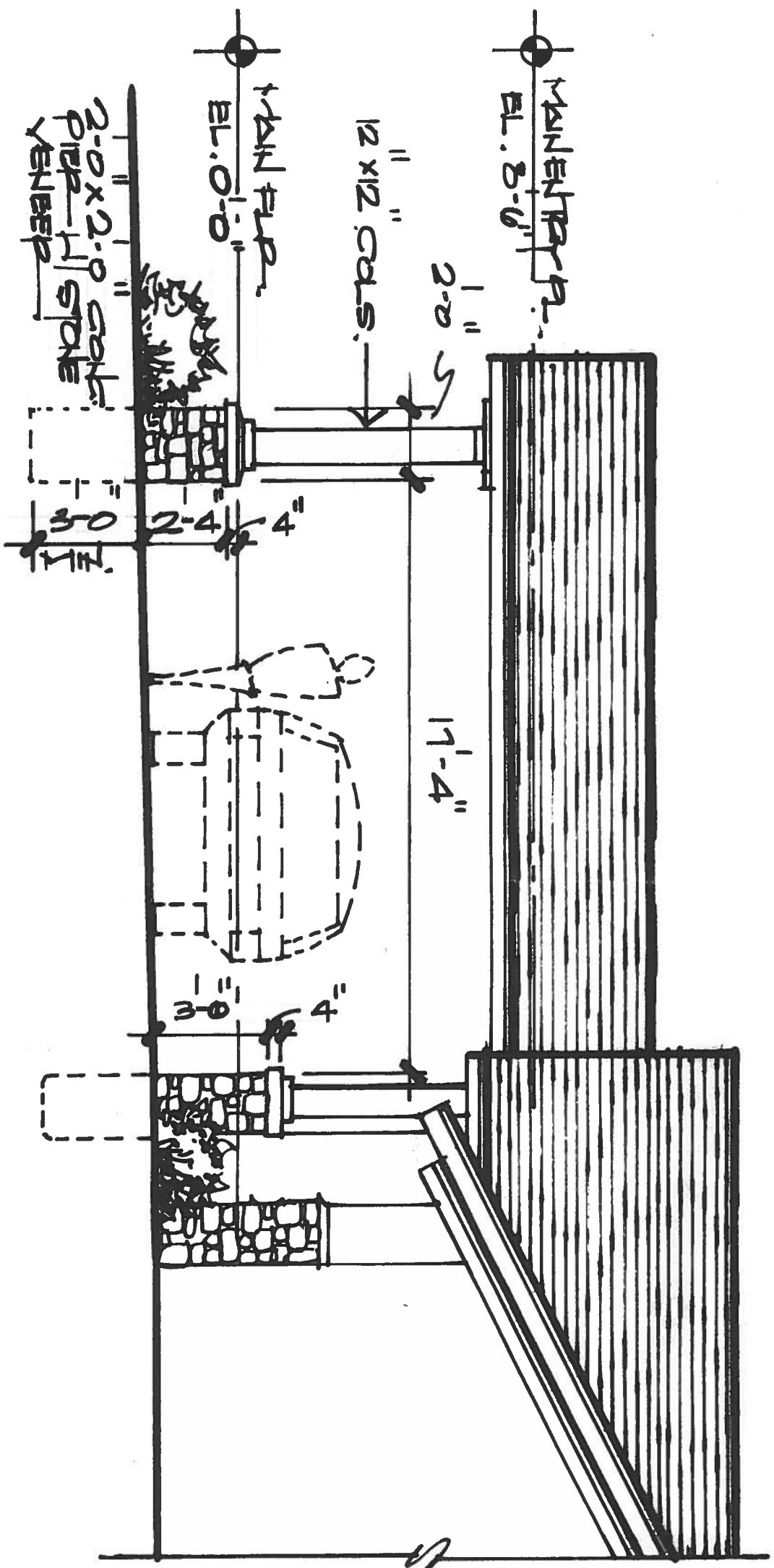
Porte Cochere Addition  
for the  
Jerry Mancuso & Jana Goldasich  
Residence

5115 W. 81st Street Prairie Village, Kansas



**CDG**  
Castrop Design Group  
Christopher C. Castrop  
Architectural Design and Consulting  
418 West 41st Street  
Riverside Park, Kansas 66204  
913.518.7644  
www.castropdesigngroup.com

No.	Description	Date
2		



# Partial Right Elevation

Scale: 1/4" = 1'-0"

Porte Cochere Addition  
 for the  
 Jerry Mancuso & Jana Goldasich  
 Residence

5115 W. 81<sup>st</sup> Street Prairie Village, Kansas



No.	Description	Date

# PLOT PLAN

DATE 8/5/14

ORDERED BY: Chris Castrop

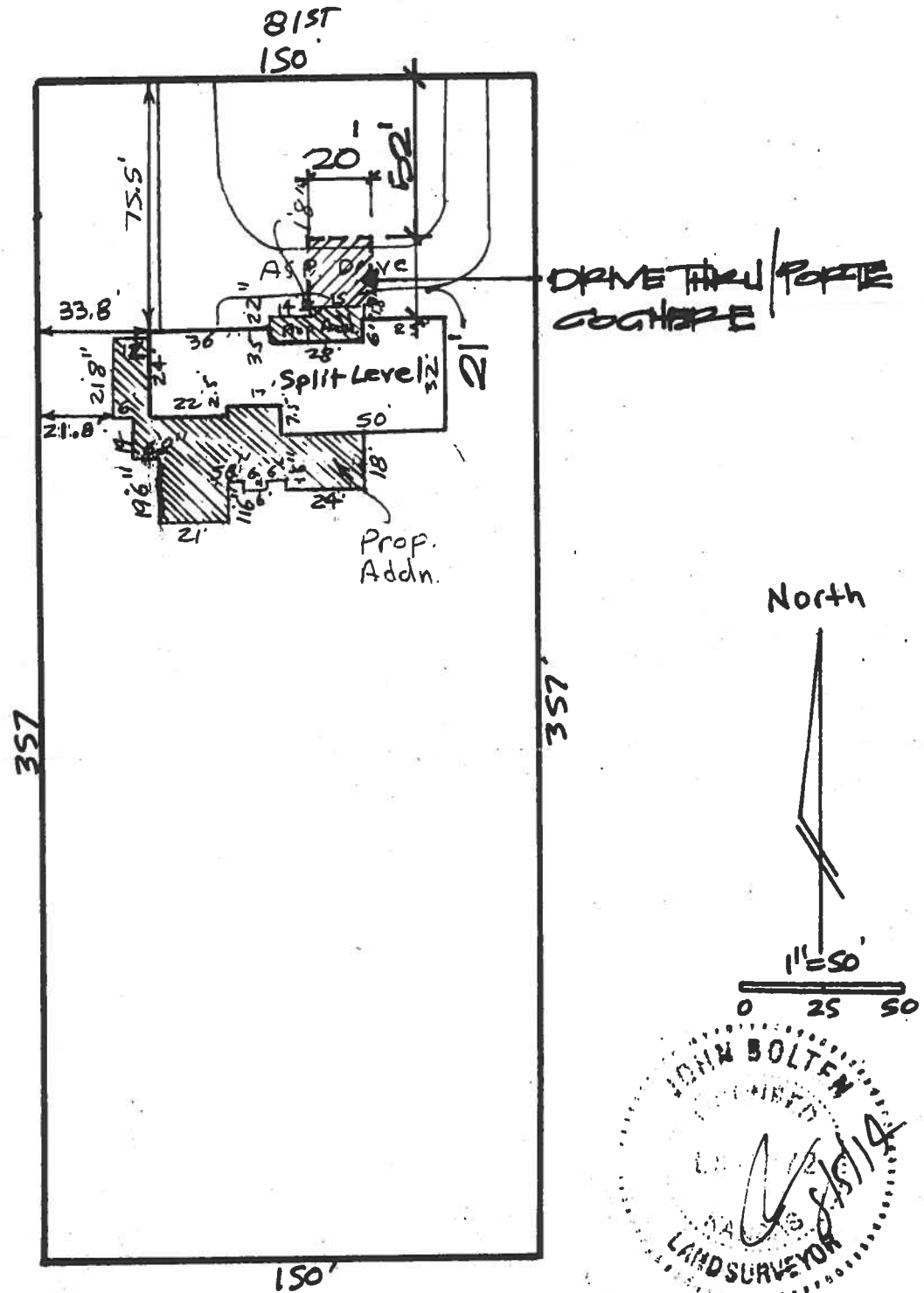
FOR: Jerry Mancuso  
5115 W. 81st St.  
Prairie Village, Kansas



7133 West 80th Street, Suite 210  
Overland Park, KS 66204  
Phone: (913) 381-4488  
Fax: (913) 381-3048

JOB NO. 2907.59

DESCRIPTION: The East 150 feet of the West 1145 feet of the North 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 28, Township 12, Range 25, except the South 252 feet and except the North 51 feet.



Note: This drawing is for construction and permit purposes only. It represents the location of the proposed addition as furnished by our client. **THIS IS NOT A PROPERTY BOUNDARY SURVEY** and is not to be used to establish property lines. Contractor to check and verify all dimensions at the project site. Additionally contractor is responsible for establishing grades at the site and to verify that this drawing meets all city and or county zoning regulations.