

**BOARD OF ZONING APPEALS  
CITY OF PRAIRIE VILLAGE, KANSAS  
AGENDA  
December 2, 2014  
6:30 P.M.**

**I. ROLL CALL**

**II. APPROVAL OF MINUTES - November 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**

**BZA2014-07 Request for a Variance from Section 19.06.035 "Rear Yard" for a  
reduction from the 25' setback to 6'  
3905 Delmar Drive  
Zoning: R-1a Single Family Residential District  
Applicant: Gregory Shondell**

**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, NOVEMBER 4, 2014**

**ROLL CALL**

The meeting of the Board of Zoning Appeals of the City of Prairie Village, Kansas was held on Tuesday, November 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 and Larry Levy. Also present in their advisory capacity to the Board of Zoning Appeals were: Ron Williamson, Planning Consultant; Kate Gunja, Assistant City Administrator; Mitch Dringman, Building Official and Joyce Hagen Mundy, Board Secretary.

Kate Gunja introduced the city's new Building Official Mitch Dringman who was in attendance.

**APPROVAL OF MINUTES**

Bob Lindeblad asked that the minutes reflect the actual vote on the motion to continue BZA2014-04. The correction is as follows: "The motion was voted on and passed by a vote of 4 (Levy, Wolf, Wallerstein, Kronblad) to 3 (Lindeblad, Breneman, Vennard)."

Bob Lindeblad moved the minutes of the October 7, 2014 meeting of the Board of Zoning Appeals be approved as corrected. The motion was seconded by Nancy Vennard and passed unanimously.

Chairman Randy Kronblad reviewed the procedures for the public hearings, noting that there are two new applications before the Board and the application continued from the October meeting.

**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**

Chairman Randy Kronblad noted the public hearing on this application was closed and called upon the applicant to present any new information.

Jerry Mancuso, asked that Board Member Bob Lindeblad recuse himself based upon improprieties. He does not feel Mr. Lindeblad can make an unbiased decision and is misusing his power as a board member. Mr. Mancuso stated he had hired a detective and volunteered to disclose that information to the board members. Mr. Mancuso asked Mr. Lindeblad if he would recuse himself. Mr. Lindeblad responded "no". He then asked the Board to recuse Mr. Lindeblad. Mr. Mancuso noted that two board members were

not in attendance and asked that his application be continued until it could be heard by the full board.

Mr. Mancuso was asked to submit the additional information that was requested by the Board at the October meeting prior to the end of the week in order for it to be considered at the December 2<sup>nd</sup> meeting as the filing deadline for that meeting has past.

**BZA2014-05 Appeal from Section 19.48H of the Zoning Ordinances prohibiting signs from extending above the height of the wall on which it is mounted & Section 19.48.012(l) "Roof sign"**

Mike Kress with Generator Studio appeared before the Board to appeal the interpretation of the Building Official that the proposed signage for 2310 West 75<sup>th</sup> Street was a roof sign and therefore prohibited. The requested sign is proposed to be mounted on top of the canopy over the entrance of the office building. It will not be located on the roof.

Mr. Kress stated he felt the proposed location was both the safest location for the signage and the best location for visibility by the public on the high traffic, high speed 75<sup>th</sup> Street. The building owner does not want a monument sign, feels that this is the most logical location for the identification signage and the sign fits the integrity of the architecture of the building. He understands the intent of the regulations for signage to not project above a building's roof and feels the proposed sign meets the intent of those regulations.

Ron Williamson explained that although the appeal was made for a sign at a specific location, it needs to be emphasized that if this appeal is approved it affects the Sign Ordinance as a whole, not just this specific location. Therefore, if approved, this type of sign could be located on any business building in the City. The specific location for this appeal is merely an example of the decision being appealed.

The applicant requested a sign permit for a sign that would be mounted on the top of the new entrance canopy as shown on the attached drawing. The Building Official denied the permit on the basis that the sign is a roof sign which is prohibited by the Sign Ordinance. It also violates Section 19.48.25.H. which prohibits signs from extending above the height of the wall on which is it mounted.

Mr. Williamson noted that the city code does not define "roof signs". The Leawood Ordinance defines roof signs as follows:

**Roof Sign** - Any sign erected and constructed wholly on the roof of a building, supported by the roof structure.

The Leawood Ordinance also prohibits roof signs.

The applicant has suggested that it is a marquee sign and the Prairie Village Ordinance is silent on marquee signs. However, the Leawood Ordinance defines marquee signs as:

**Marquee Sign** - Any sign attached flat against or under the canopy of a building, but not on the upper surface of a canopy.

Based on that definition the proposed sign would not be permitted.

The Overland Park definitions are virtually the same as Leawood and are as follows:

**“Roof sign”** means any sign erected, constructed and maintained wholly upon or over the roof of the building and having the roof as a principal means of support.

**“Marquee sign”** means any sign attached flat against or under the marquee or permanent sidewalk canopy of a building, but not on the upper surface of a marquee or canopy.

Mr. Williamson added that when the Planning Commission approved Sign Standards for 3520 W. 75<sup>th</sup> Street, it was determined that the sign above the entrance canopy (Continental) was a roof sign and it was required to be removed as a condition of approval of the Sign Standards.

Bob Lindeblad noted he remembers the discussion on the building at 3520 West 75<sup>th</sup> Street. However, as he views this application the sign does not appear to be a roof sign, but simply a sign located on the roof of a canopy. He feels it is a creative application of signage.

Larry Levy noted similar signs are seen throughout the country.

Randy Kronblad asked if there would be any illumination. Mr. Kress responded a hidden low light, not visible to the public, would light the lettering giving it a silhouette appearance.

Nancy Vennard noted the library on Mission Road has a canopy with lettering on the face of the canopy and asked if a similar application would be possible. Mr. Kress responded the owner did not feel such an application would provide the needed visibility.

Nancy Wallerstein confirmed there will not be a monument sign or other signage on the building. Mr. Williamson noted that this is a single tenant building. Mr. Kress responded the identifying signage for the building is located on a wall sign inside the building.

Larry Levy asked the height of the letters. Mr. Kress stated the capital letters are 12 inches in height and comply with the city’s regulations.

Nancy Wallerstein confirmed if the appeal was approved similar signage could be installed without Planning Commission review. Mr. Williamson noted only in single tenant buildings. Multi-tenant buildings would have to come before the Commission for approval of sign standards and the subject would be addressed then.

Nancy Vennard asked if the zoning regulations needed to be changed to address this. Mr. Williamson stated that the approval of the appeal would actually change the sign regulations and an amendment is not needed.

Bob Lindeblad noted that if the lettering was adjacent to a fascia location it would not be called a wall sign, not a roof sign. He asked how far the canopy extended from the building. Mr. Kress replied 11 feet.

Mr. Lindeblad confirmed that in order to approve the proposed signage it would need to be considered a wall sign and meet the sign criteria. Mr. Williamson stated the proposed sign does comply with the limitation on the percentage of building façade coverage. Mr. Lindeblad stated he feels the signage should be approved as long as it is below the eave of the roof.

Larry Levy moved the Board of Zoning Appeals finds the proposed signage to be a wall sign as long as its location is within the plane of the building and below the roof eave. The motion was seconded by Nancy Wallerstein.

Mrs. Wallerstein asked if the motion could include that this signage would be in lieu of a monument sign. Ron Williamson stated conditions cannot be applied to an appeal of an interpretation. The action of the Commission is simply to make the determination that the proposed signage is a wall sign and not a roof sign and therefore in compliance with the city's code.

The motion was voted on and passed unanimously.

**BZA2014-06 Request for a Variance from Section 19.14.030 "Rear Yard" for a reduction from the 25' setback of 6'4" for an enclosed deck 7919 Pawnee Street**

Chris Lewis, 7919 Pawnee, was present with his wife to present their deck contractor. Mr. Lewis stated he is requesting a variance to screen in an existing deck that was built as part of the original footprint. He noted the unit attached to his screened in his deck a few years ago. It was noted that cedar trees block the view of the deck from the neighbors.

Chairman Randy Kronblad asked if anyone was present to address the Board on this application. With no one wanting to address the Board, the public hearing was closed at 8:05 p.m.

Ron Williamson noted the deck is approximately 12' 4" by 15' 8". The deck extends approximately 6' 4" into the rear yard. An unenclosed deck, which may have a roof, can extend into the rear yard 12 feet. Since the enclosed deck will extend into the rear yard 6' 4", the applicant needs a variance in order to enclose the deck.

This is an RP-4 Planned District which permits common wall single-family residences. This is the north unit of a two-family attached dwelling. The south unit has enclosed its deck. The rear yard requirement is 35 feet in the R-4 District. However, in the RP-4 Planned District the rear yard can be reduced to 60% of the requirement which would be 21 feet. Based on a field measurement of the existing dwelling it appears that it is 25

feet from the property line so the variance would be approximately 6' 4". This dwelling was built in 1983 and unfortunately the Development Plan is not as detailed as required now. Pawnee Street is a private street and there are no standard setback lines. Each building location was approved on the plan and there are several stand-alone single-family dwellings, as well as, two-family attached dwellings in the development.

Mr. Williamson noted the existing deck is set on wood columns with concrete footings. It is critical that the proposed screened-in deck does not become an all-season room. Therefore, if the variance is approved, a condition should be attached limiting the foundation to the existing columns and footings and that it is only a screened porch.

Bob Lindeblad confirmed that the applicant could build a fence around the deck.

Since the variance request was very minor a neighborhood meeting was not required.

Chairman Randy Kronblad led the Board in the following review of the five required conditions:

**A. Uniqueness**

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

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

This lot is located in a development that is unusual. The development was planned around the commercial transmission tower which has a 420 foot radius from the center point. This has created an unusual layout for this development which is not found in other parts of the City.

Bob Lindeblad noted this is unique planned development without a clear development plan establishing setbacks for the project and therefore, moved the Board find that the variance does arise from a condition unique to this property. The motion was seconded by Nancy Wallerstein and passed by a vote of 5 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 south unit has already enclosed their deck and the unit to the north will not be affected. A private drive is located to the west. The houses to the east back into this property and the rear wall of those houses is approximately 65' from the property line. Also the property line is heavily landscaped and provides screening. Adjacent property should not be adversely affected.

Nancy Vennard moved the Board find that the variance does not adversely affect the rights of adjacent property owners or residences. The motion was seconded by Bob Lindeblad and passed by a vote of 5 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 deck already exists and there is no other location to build a new one and enclose it. If the enclosure would line up with the existing rear building line it would only be six feet deep, which would not be useful.

Nancy Vennard noted there is not another feasible location for the deck and moved that the Board find the variance would constitute an unnecessary hardship upon the property owner. The motion was seconded by Nancy Wallerstein and passed by a vote of 5 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 only for the existing deck which is 15' 8" in length, not the entire building. It is a minor improvement and 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 5 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.**

This is a planned development that was built in 1983 which has non-standard setbacks and building locations. The approval of this variance would accommodate an improvement that was not anticipated in 1983 and would not be opposed to the general spirit and intent of these regulations.

Nancy Vennard 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 5 to 0.

Nancy Wallerstein moved that after reviewing the information submitted and consideration of the testimony during the public hearing, the Board finds that all five conditions can be met as required by state statutes, that the Board grant the requested variance subject to the following conditions:

1. That the variance be approved for only the enclosure of the existing deck as shown on the plans submitted with the application.
2. That no additional foundation or footings be constructed and the enclosure be screened only.

The motion was seconded by Bob Lindeblad and passed by a vote of 5 to 0.

**OTHER BUSINESS**

It was noted that the Board will meet again on December 2, 2014 to consider the continued application and hear a new application for 3905 Delmar.

**ADJOURNMENT**

Chairman Randy Kronblad adjourned the meeting of the Board of Zoning Appeals at 8:10 p.m.

Randy Kronblad  
Chairman



# LOCHNER

## MEMORANDUM

**TO:** Prairie Village Planning Commission  
**FROM:** Ron Williamson, FAICP, Lochner, Planning Consultant  
**SUBJECT:** BZA 2014-04  
**DATE:** December 2, 2014

Project # 000009686

### COMMENTS:

The applicant submitted additional drawings which are included for your review. In comparing Sheet 2 to the previous Sheet 2, the depth of the porch increased from 6.5 feet to 8 feet. The distance from the house to the outside of the column on the north side of the driveway decreased from 21 feet to 17 feet when scaled on the drawing. The proposed driveway is now 11 feet in width between the columns compared to 17' 4" on the initial submission.

To summarize the requested variance: According to the Plot Plan submitted by the applicant, the house sets back 73 feet from 81<sup>st</sup> Street. The calculated setback for this house is 72 feet. The dimension from the house to the outside of the column base is 17 feet. Since the house sets back one foot further than the required setback, the porte cochère can extend 13 feet from the front of the house according to the ordinance. Based on the information submitted, the requested variance to extend into the front yard is 4 feet.

The dimensions of Sheet 3 Partial Right Elevation do not agree with those on Sheet 2. The distance between the column bases on Sheet 2 is approximately 11 feet, while the distance on Sheet 3 is 15' 6". It is recommended that Sheet 2 be used by the Board in making its decision.

The City Staff measured the height of the porch and it is approximately 21", which is three steps. A photo is below.



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

# 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

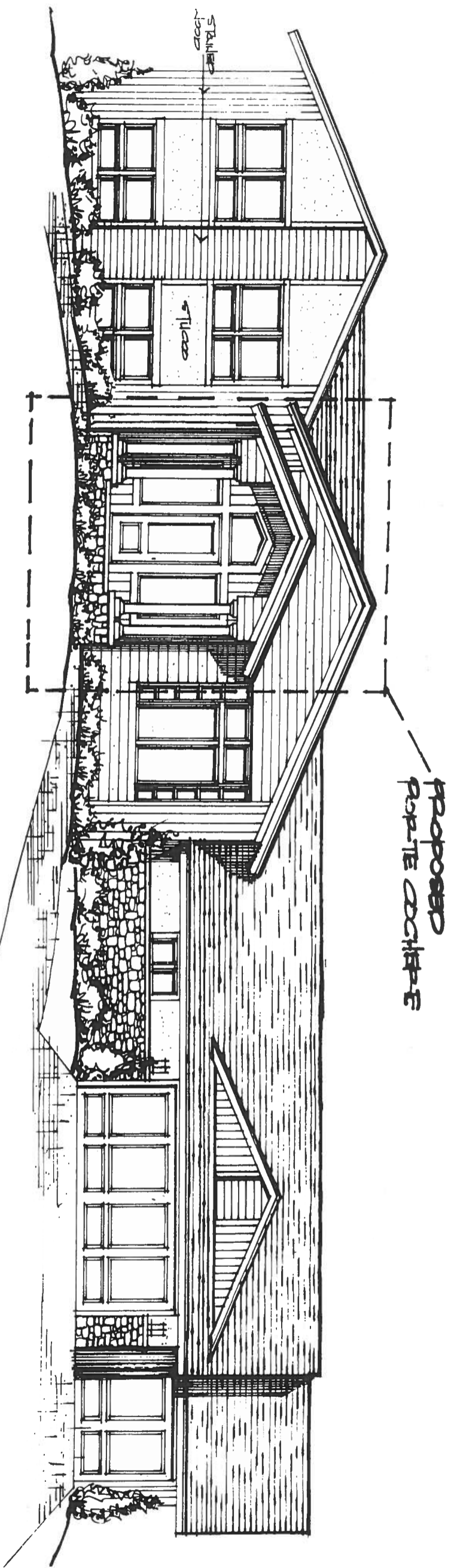
**Related Case Files:** None

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

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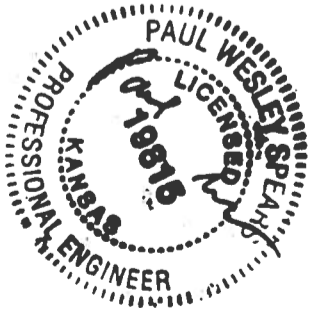
LOCHNER

903 East 104<sup>th</sup> Street | Suite 800 | Kansas City, Missouri 64131-3451 | P 816.363.2696 | F 816.363.0027  
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# Front Elevation

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



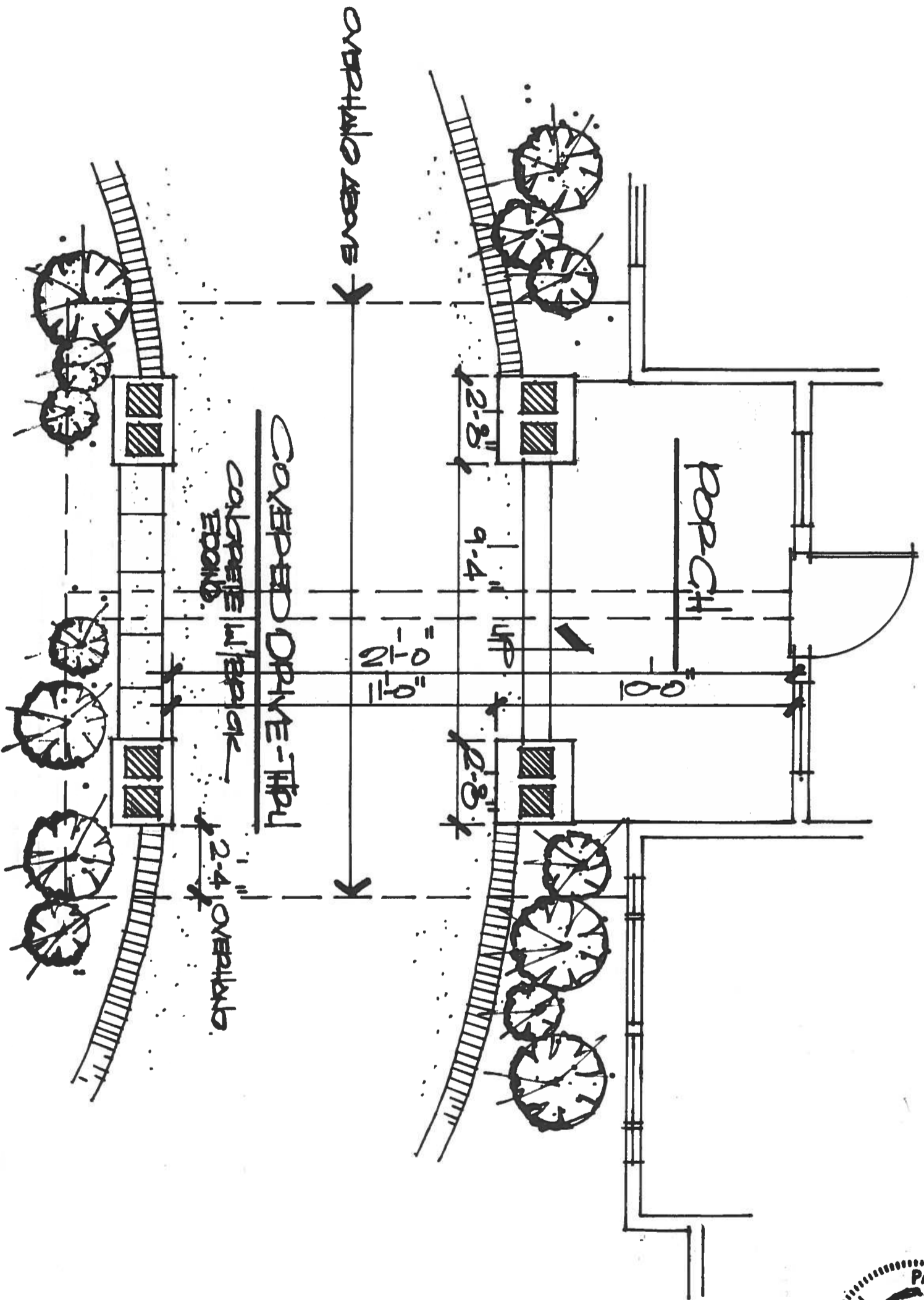
Porte Cochere Addition  
 for the  
 Jerry Mancuso & Jana Goldasich  
 Residence



CDG  
 CDG Design Group  
 1100 North 7th Street  
 Kansas City, MO 64108  
 816.452.7200  
 www.cdgdesign.com

No. Description Date

November 7, 2014



# Partial Floor Plan @ Entry

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

November 7, 2014

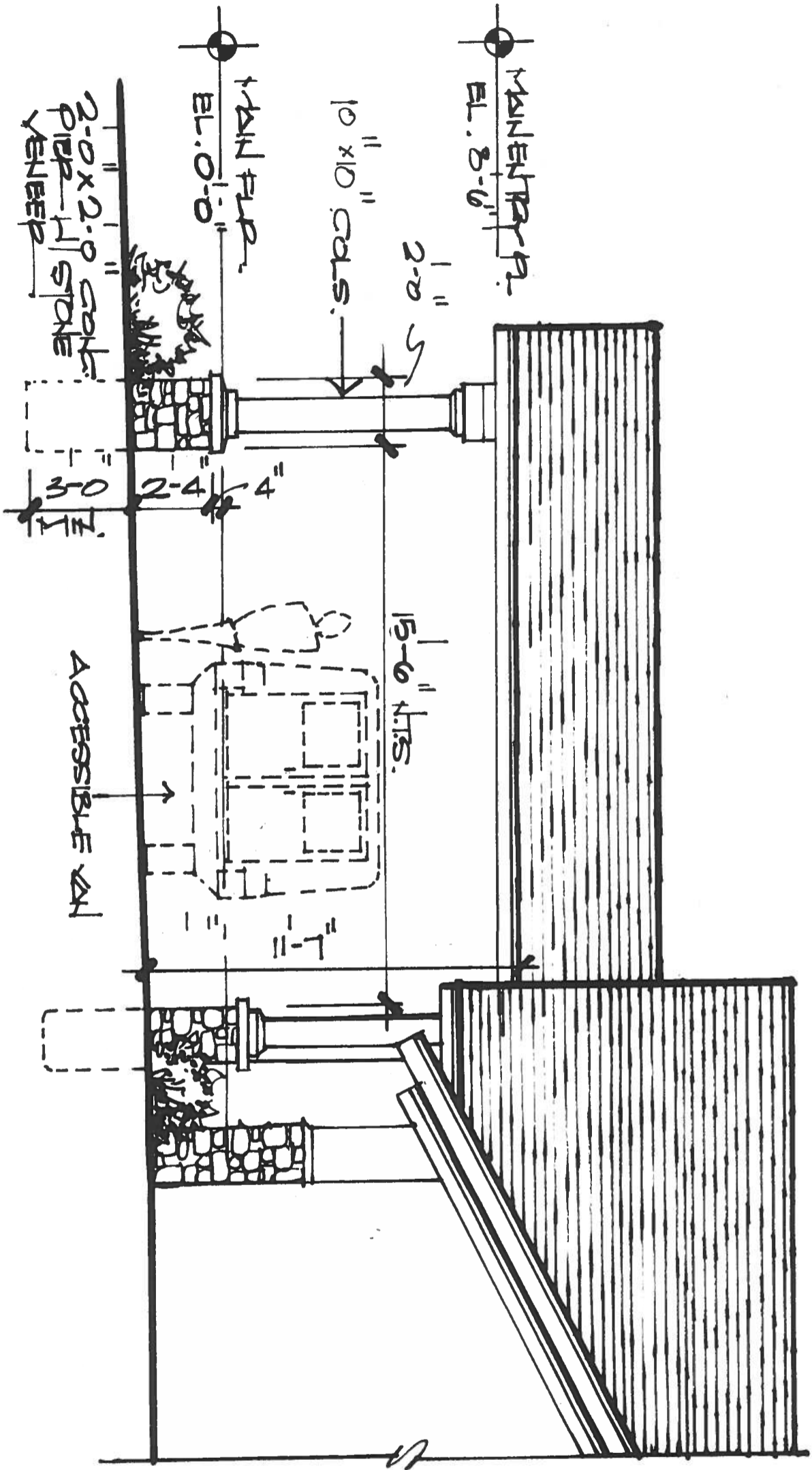
Porte Cochere Addition  
for the  
Jerry Mancuso & Jana Goldasich  
Residence



CDG

Castrop Design Group  
Christopher C. Castrop  
Architectural Design and Construction  
3118 W. 4th Street  
Riverside Park, Kansas MO 64576  
913.535.7864  
castropdesigngroup@earthlink.net

No.	Description



# Partial Right Elevaton

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

Porte Cochere Addition  
for the  
Jerry Mancuso & Jana Goldasich  
Residence



CDG  
Architecture, Design and Consulting  
1118 West 11th Street  
Boulder Park, Kansas 66215  
314.537.2044  
cdg@cdgarchitect.com

No.	Description	Date

November 7, 2014

# PLOT PLAN

DATE 8/5/14

ORDERED BY: Chris Castrop For Front Entry Porte Cochere

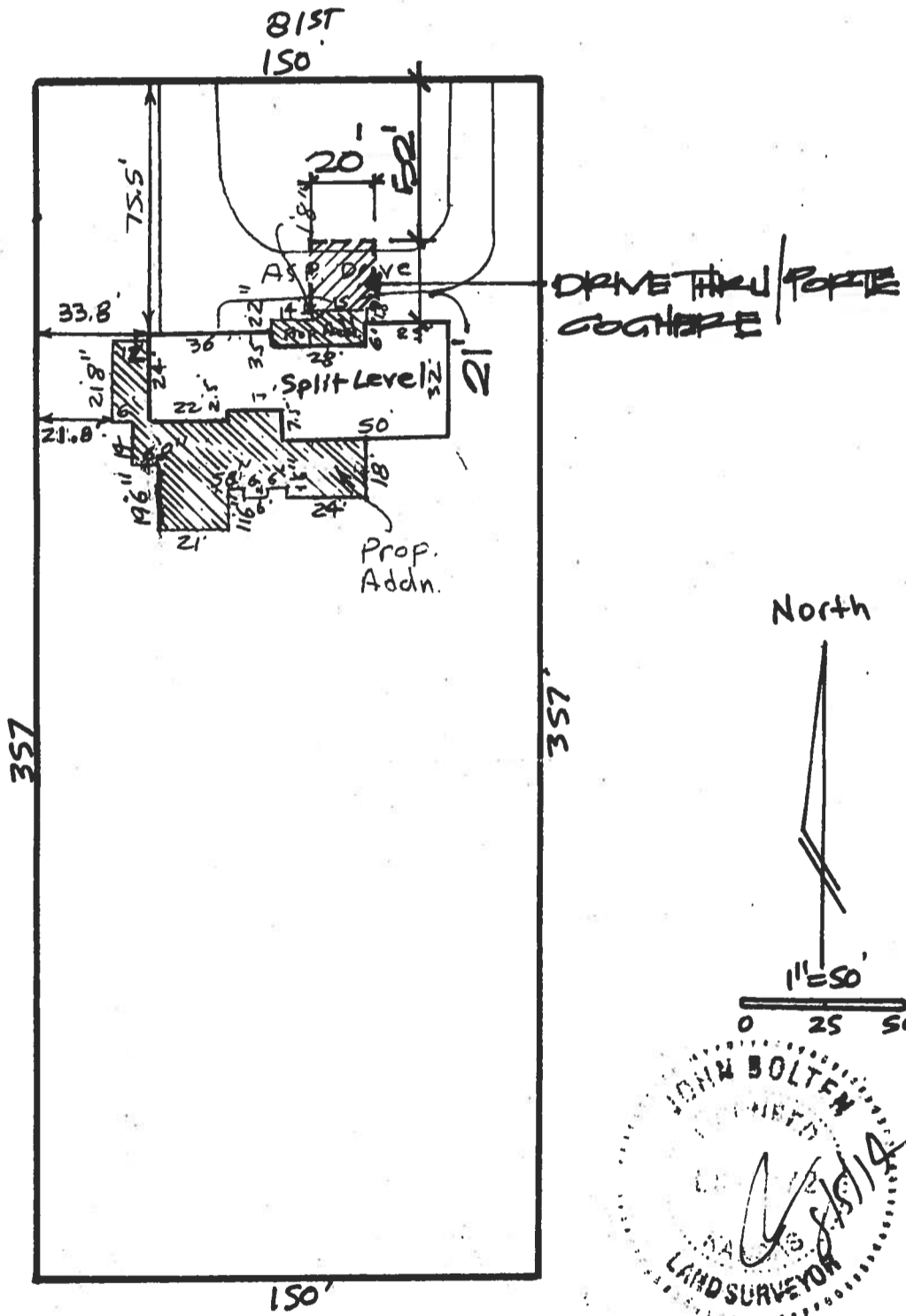
FOR: Jerry Mancuso  
5115 W. 81st St.  
Prairie Village, Kansas



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.

**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

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APPLICANT: Jerry MANCUSO Dr JANA Goldsich PHONE: 913-832-8738  
 ADDRESS: 7901 EL Monday St P.V. Ks. ZIP: 66208  
 OWNER: JANA Goldsich MO 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

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

1. *UNIQUENESS*  Yes  No

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

2. *ADJACENT PROPERTY*  Yes  No

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

3. *HARDSHIP*  Yes  No

The strict application of the provisions 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 a sufficient reason by itself to justify the variance.

4. *PUBLIC INTEREST*  Yes  No

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

5. *SPIRIT AND INTENT*  Yes  No

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

6. *MINIMUM VARIANCE*  Yes  No

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

SIGNATURE: Jerry Mancuso

DATE: 8-21-14

BY: Jerry Mancuso  
TITLE: OWNER

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 Cochere 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

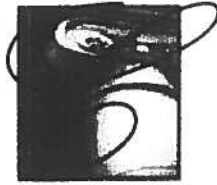
The variance requested will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare.

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.



## Castrop Design Group

### Description of the Proposed Porte Cochere *for the* Mancuso Residence

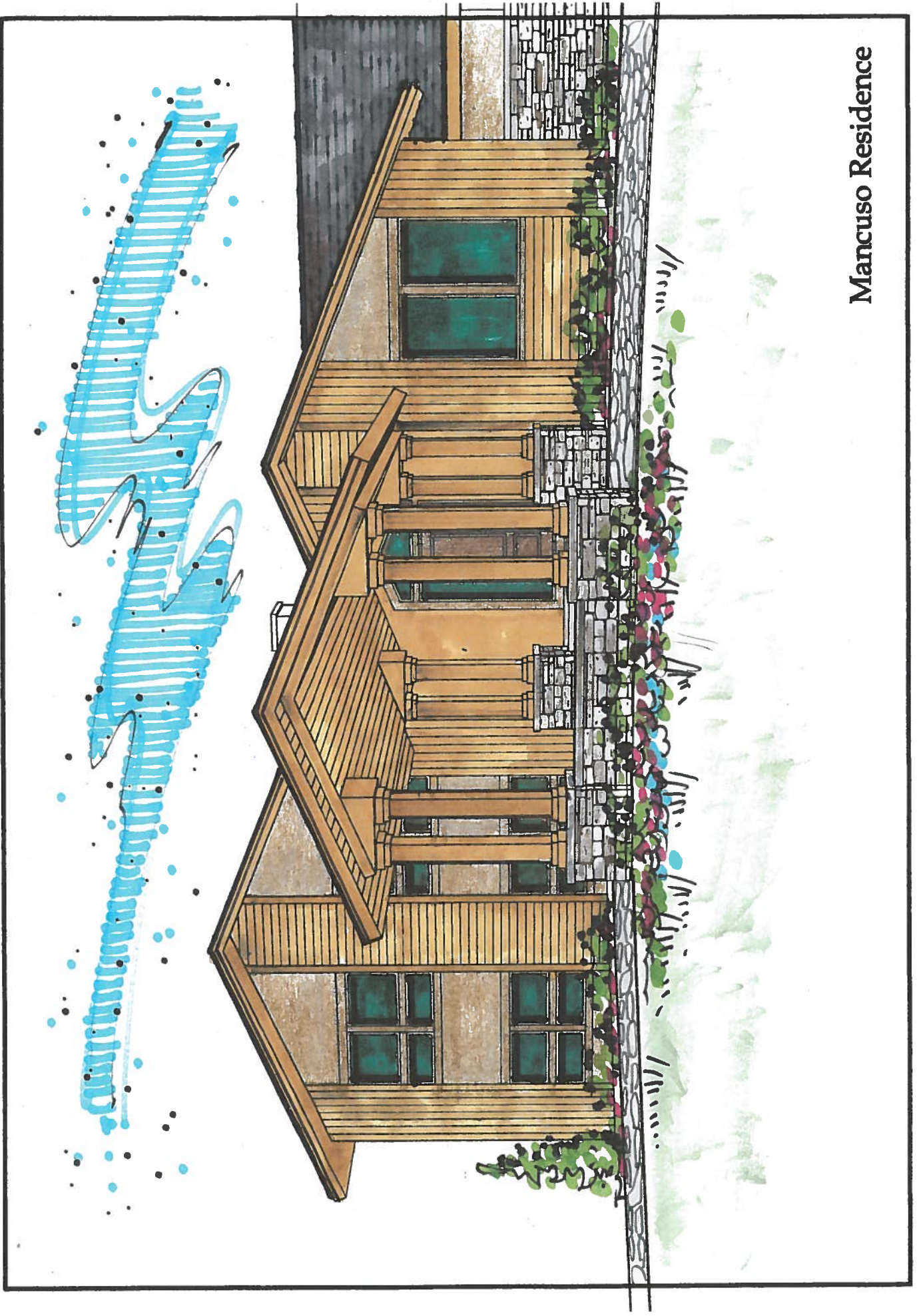
To Whom It May Concern:

I as the architectural designer for Jerry Mancuso and Jana Goldsich have enjoyed the opportunity to assist in the design the addition and renovation of their residence. In the process of generating a overall concept and master plan for their home it was requested by Mr. Mancuso that he would like to have a Porte Cochere, or Covered Drive-Thru at the entry due to future possibility of inclement weather and his and wife's accessibility into their house from the Front Entry. It was also discussed that the design of a Porte Cochere with the large front yard and existing circular drive would be in keeping with the character of the house. As I began to design I realized the existing measurement out to the northern, (street side), edge was approximately 19'-0", so it was my hope to allow the existing drive to be the datum and then allow for approximately 2'-0" of column structure beyond the drive for our distance of 21'-0". I determined that the depth that we had to bring out the Porte Cochere towards the road was suitable for the existing conditions and most importantly the proportions of the overall front of the house.

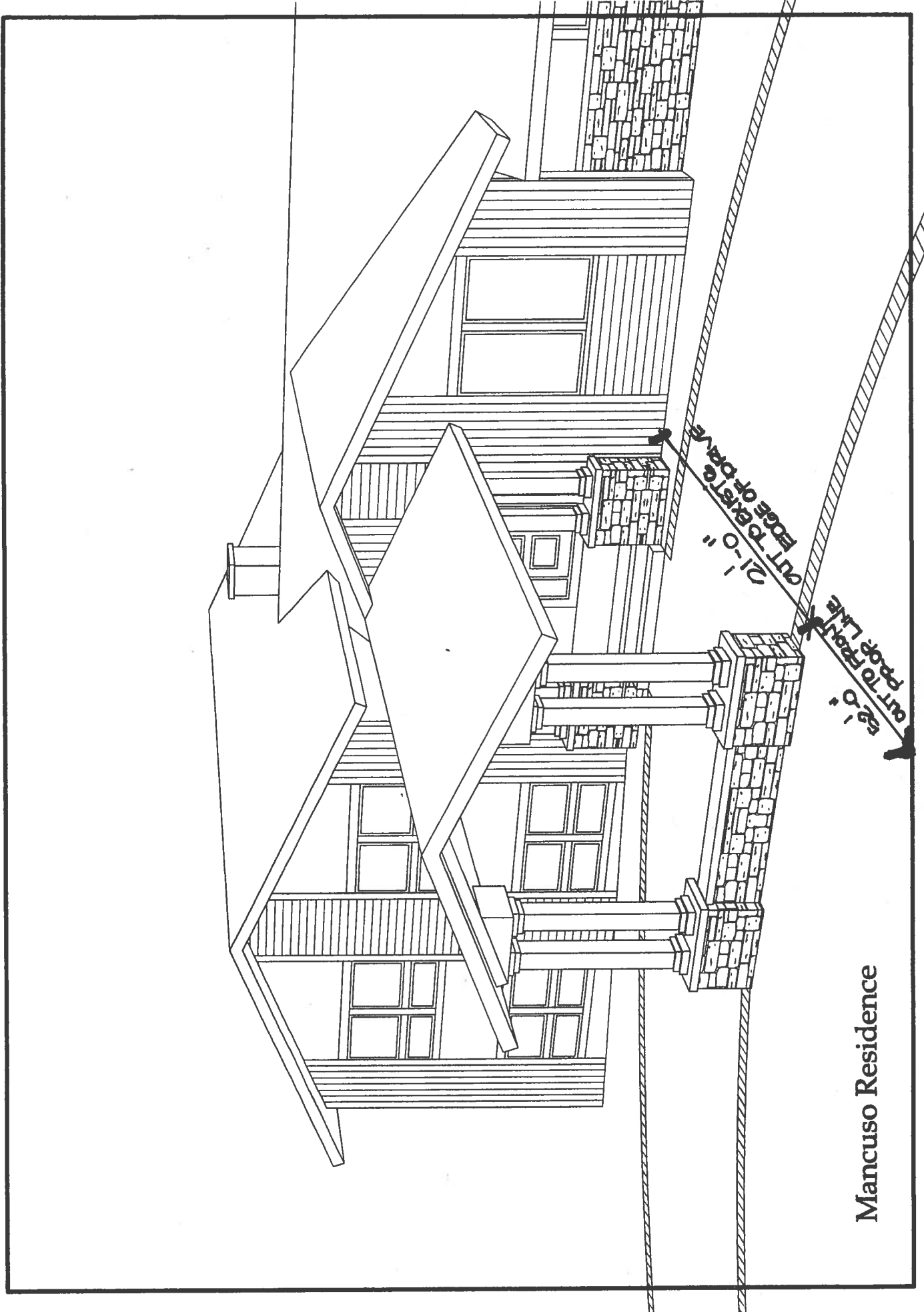
It is my goal as an architectural designer to make whatever I design feel like it has been there and is part of the original home. I feel that in this process of our design due-diligence and looking at other homes throughout Prairie Village with Porte Cocheres, we have accomplished this. With the overall goal of function and form working together I feel that the addition of the proposed Porte Cochere will be a nice addition for the accessibility of Mr. Mancuso and Ms. Goldsich and more importantly it will fit the overall aesthetics of the beautiful neighborhood that has been established.

I thank you for your time and consideration of my narrative of the design that has been proposed.

Sincerely,  
Christopher Castrop  
President, CDG



Mancuso Residence



Mancuso Residence



**BOARD OF ZONING APPEALS  
CITY OF PRAIRIE VILLAGE, KANSAS  
MINUTES  
TUESDAY, OCTOBER 7, 2014**

**ROLL CALL**

The meeting of the Board of Zoning Appeals of the City of Prairie Village, Kansas was held on Tuesday, October 7, 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, Larry Levy (arrived late) and Jim Breneman. Also present in their advisory capacity to the Board of Zoning Appeals were: Ron Williamson, Planning Consultant, Kate Gunja, Assistant City Administrator and Joyce Hagen Mundy, Board Secretary.

**APPROVAL OF MINUTES**

Nancy Wallerstein moved the minutes of the March 4, 2014 meeting of the Board of Zoning Appeals be approved as written. The motion was seconded by Nancy Vennard and passed by a vote of 5 to 0 with Jim Breneman 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, September 16, 2014 and all property owners within 200' were mailed notices of the hearing.

Randy Kronblad called upon the applicant to present the application.

**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**

Gerald Mancuso, 5115 West 81<sup>st</sup> Street, stated he is requesting a six foot variance at the front of his home. He noted his architect was unable to be present due to illness, but his neighbor and architect would be presenting his application.

Mike Clay, 5300 West 81<sup>st</sup> Street, stated he has resided in the neighborhood since 1976. The north side of the street is the Corinth Hills subdivision with house built in the 50's and having a standard front setback. The homes on the south side of the street, although unplatted, have homes that a setback significantly from the street. Mr. Mancuso is asking for a six to seven foot variance into the setback as determined by the code.

Bob Lindeblad asked Mr. Clay if he was aware of the criteria required by state statute to grant a variance. He responded he was not. A copy of the staff report and review of the criteria was given to Mr. Clay.

Mr. Mancuso in his submittal stated the property was 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 cochère which would protect the Northern exposed front entry. Mr. Mancuso in addressing the Board also expressed concern because of his handicap for his safety in entering the home in the winter without the porte cochère. He added his 92 year old mother-in-law who owns the home want to return to the home and would also need the proposed porte cochère for her safety in entering the home. Mr. Mancuso stated the code allows him to extend out 15 feet, which lands four feet into the driveway, He noted the house is setback 80 feet from the street with the porte cochère setback 62.5 feet while the homes on the other side of the street are only setback 45 feet. He does not see any disadvantage to anyone on the street and feels his improvements will increase the values of other homes in the neighborhood. Mr. Mancuso stated he is spending over \$400,000 on the renovation of this home. The additional footage would provide the necessary space for a ramp to be added for his mother-in-law.

Mike Clay, stated the 1950 split level has been redesigned as a ranch requiring additional depth to the home and thus the canopy extension requires additional footage into the front setback.

Joe Elder, 2705 West 51<sup>st</sup> Street, Westwood, addressed the need for the elderly accommodation from Mrs. Mancuso noting the distance needed for a van drop chair needs to drop onto a ramp. Mr. Elder referenced the First Suburb Coalition, of which the City is a member, which strongly supports the retrofitting of existing homes to meet the needs of the elderly.

Sergei Snapkovsky, 5401 West 81<sup>st</sup> Street, spoke in support of the application and views the proposed improvements as a benefit to the neighborhood.

Darin Heyen, 5208 West 81<sup>st</sup> Street, resides directly across the street and noted there is a slight elevation to Mr. Mancuso's property and stated he supports the proposed variance.

Eric Kirchhofer, 5215 West 81<sup>st</sup> Street, supports the variance and views the proposed improvements as an asset to the neighborhood.

Barbara Wheeler, 5204 West 81<sup>st</sup> Street, stated that she had cared for Mrs. Goldsich when she lived in the home and knows that it is very important to Mrs. Goldsich that she be able to return to her home. She noted her only concern with Mr. Mancuso's renovation was the possible loss of trees and no trees are being removed.

Paul Gatzoulis, 5101 West 81<sup>st</sup> Street, spoke in support of the variance and stressed the need to provide the desired accommodation for both Mr. and Mrs. Mancuso.

Jim Wheeler, 5204 West 81<sup>st</sup> Street, resides across the street from the property and spoke in support of the requested variance.

Mike Clay, 5300 West 81<sup>st</sup> Street, addressed the Board as a neighbor and noted that he purchased his home because of the uniqueness of this neighborhood and supports the requested variance.

Chairman Randy Kronblad closed the public hearing at 7:01.

Ron Williamson stated according to the plans, the existing home sets back 74 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.

Mr. Williamson noted the hearing was advertised for an extension of less than what was requested; however, because of the notice referenced that the plans being on file, the City Attorney believes that the hearing can be held.

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 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.

Nancy Wallerstein moved the Board find that the variance does arise from a condition unique to this property. The motion was seconded by Larry Levy.

Bob Lindeblad stated he does not see any uniqueness for this property noting the properties on the south side of the street are all large lots with larger than average front setbacks. Nancy Vennard does not view the width of the driveway as a unique factor.

Randy Kronblad noted the setback on the north side of the street is considerably less than on the south side but this property is not unique.

The motion passed by a vote of 4 to 3 with Vennard, Breneman and Lindeblad voting in opposition

**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.

Nancy Wallerstein moved the Board find that the variance does not adversely affect the rights of adjacent property owners or residences. The motion was seconded by Gregory Wolf and passed by a vote of 7 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 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.

Nancy Vennard stated the drawings submitted do not reflect a hardship. She noted the other garage on the west side of the house would be accessible.

Bob Lindeblad noted the question is does the accessibility need to be covered access. Nancy Vennard questioned the need for the porte cochère to accommodate every type of vehicle. A regular passenger van could be accommodated within the code requirements. The rendering of the porte cochère looks like that of a country club in size.

Jim Breneman noted the plans do not reflect it was designed to accommodate accessibility.

Nancy Wallerstein noted that without the architect present the original intent of the design cannot be verified.

Joe Elder referenced the letter submitted by Christopher Castrop where he stated "it was requested by Mr. Mancuso that he would like to have a porte cochère or covered

drive-thru at the entry due to future possibility of inclement weather and his and wife's accessibility into their house from the front entry."

Nancy Vennard confirmed the accessibility was not being constructed to ADA requirements as it was for private use.

Randy Kronblad would like to have the drawing show the actual elevation changes from the driveway to the front door and include a medical van.

Joe Elder noted there are multiple styles of ramps and that access can be provided with the wideness of the driveway.

Gregory Wolf expressed concern with the ability to find in favor of the hardship factor without the clearer drawings referenced by Mr. Kronblad and moved to continue the application to the November 4<sup>th</sup> meeting to allow the applicant to present additional information. The motion was seconded by Jim Breneman.

Nancy Wallerstein noted that the applicant is in the middle of a renovation project and a one month delay may not be acceptable.

The motion was voted on and passed by a vote of 4 to 3.

Nancy Wallerstein confirmed that if the size was reduced the porte cochère could be built. Mr. Mancuso responded that with a reduced size a vehicle door would hit to post upon opening.

#### **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 7:40 p.m.

Randy Kronblad  
Chairman

# LOCHNER

## STAFF REPORT

**TO:** Prairie Village Board of Zoning Appeals  
**FROM:** Ron Williamson, FAICP, Lochner, Planning Consultant  
**DATE:** December 2, 2014

Project # 000009686

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**Application:** BZA 2014-07

**Request:** Variance of the rear yard setback

**Property Address:** 3905 Delmar Drive

**Applicant:** Gregory Shondell

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

**Surrounding Zoning and Land Use:** North: R-1A Single-Family District – Indian Hills Middle School  
East: R-1A Single-Family District – Single Family Dwelling  
South: R-1A Single-Family District – Homestead Country Club  
West: R-1A Single-Family District – Single Family Dwelling

**Legal Description:** Lot 47 Indian Fields

**Property Area:** 16,489 sq. ft.

**Related Case Files:** None

**Attachments:** Photos, Plans

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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 rear yard variance in order to convert the existing garage to a bedroom/office and a closet/storage room. The house was built in 1955 and is on a slab foundation. The applicant desires to maintain a ranch style home in order to accommodate the family in preparation for aging. The proposed addition is for a three-car garage. One of the bays would tandem stack two vehicles.

The lot has a 40-foot platted setback, but the house was built approximately 50 feet from the front property line. The house is also positioned at an angle on the lot which makes it more difficult to expand.

The applicant pointed out that one option would be a second floor, but that would defeat the purpose of the ranch style home. A second option was to build a stand-alone structure in the rear yard, and the ordinance does permit a stand-alone garage. A stand-alone garage must be 60 feet from the front property line and 3 feet from the rear or side property line, but cannot exceed 576 sq. ft. That is a 24' x 24' building, which would be a two-car garage rather than three. It would be difficult to put that size garage in the southeast corner of the lot.

Because of the way the house is positioned on the lot, another option would be to add on to the front of the garage which is now the driveway. It appears there is adequate room to build this addition and still meet the setbacks.

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 not irregular in shape, but the house was located an additional 10 feet back from the street which limits the expansion area. It should also be noted that the house is on a slab foundation so an office/bedroom cannot be put in the basement.

**B. Adjacent Property**

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

The existing house sets back approximately 17.5 feet from the rear property line, which is in violation of the 25-foot rear yard setback required by the Zoning Ordinance. It is a non-conforming building, and should not be enlarged.

It should be pointed out that this portion of the Homestead Country Club is being proposed for single-family lots which would abut this lot. Therefore, this proposed expansion could adversely affect the rights of adjacent property. The property to the east would not be affected because the garage is located on that side and the house sets at an angle. The lot to the west would not be affected.

**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 way the house is laid out on the site, and the fact that it is built on a slab foundation, makes it difficult to expand. The house also has a usual configuration; however, it appears that expansion to the front of the garage may be an opportunity.



**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 would 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 applicant is requesting a variance of the rear yard setback to reduce it from 25 feet to 5 feet, which is significant. Unless there is some major topographical feature that restricts development a variance should be minor.

**RECOMMENDATION:**

After reviewing the information submitted and consideration of the testimony during the public hearing, if the Board finds that all 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 conditions:

1. The variance be granted for only that portion of the building proposed to be enlarged as shown on the plan dated 8/24/14.



VARIANCE APPLICATION  
BOARD OF ZONING APPEALS

CITY OF PRAIRIE VILLAGE, KANSAS

For Office Use Only

Case No.: BZA 2014-07

Filing Fee: \$75

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

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

Public Hearing Date: 12/2/14

-----  
APPLICANT: Gregory Shondell PHONE: 913-236-6547  
ADDRESS: 3905 Delmar DR., Prairie Village, KS ZIP: 66208  
OWNER: Same PHONE: \_\_\_\_\_  
ADDRESS: Same ZIP: \_\_\_\_\_  
LOCATION OF PROPERTY: 3905 Delmar DR  
LEGAL DESCRIPTION: Lot 47 Indian Fields Block 7 & 8 & Part  
of Block 11

ADJACENT ZONING AND LAND USE:

	<u>Land Use</u>	<u>Zoning</u>
North	<u>Single Family Res</u>	<u>R-1A</u>
South	<u>537a - Fitness Center</u>	<u>R-1A</u>
East	<u>Single Family Res</u>	<u>R-1A</u>
West	<u>Single Family Res</u>	<u>R-1A</u>

Present Use of Property: Single Family Res

Proposed Use of Property: Single Family Res

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

Please complete both pages of the form and return to:

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

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

1. *UNIQUENESS*

Yes  No

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

2. *ADJACENT PROPERTY*

Yes  No

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

3. *HARDSHIP*

Yes  No

The strict application of the provisions 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 a sufficient reason by itself to justify the variance.

4. *PUBLIC INTEREST*

Yes  No

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

5. *SPIRIT AND INTENT*

Yes  No

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

6. *MINIMUM VARIANCE*

Yes  No

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

SIGNATURE: Melissa Imler

DATE: 10/17/2014

BY: Melissa Imler

TITLE: CO-owner B&M Remodeling

Criteria #1 –

The unique condition found on this property is that fact that the home was originally built at a peculiar angle on the lot in order to maintain the desired architecture. Due to this, the setback lines are not at a “normal” or “standard” distance from the home and do not sufficiently allow for expansion.

Also, due to the angles of the platted lot and the architecture of the home there are no square lines on the property or the footprint of the house from which an accurate measurement can be obtained.

Criteria #2 –

If granted, the variance would in no way negatively affect the rights of in any adjacent property owners; in fact if granted, the variance would allow the homeowner to maintain the architecture of his home and his neighbors’ instead of building a separate building that would possibly detract from said architectural values.

In addition, the 25’ setback line at the rear of the home was originally intended to maintain distance between homes; however, the property adjacent to that portion is, and has been maintained as, a parking lot so there would be no encroachment on an adjacent homeowner’s perceived space.

Criteria #3 –

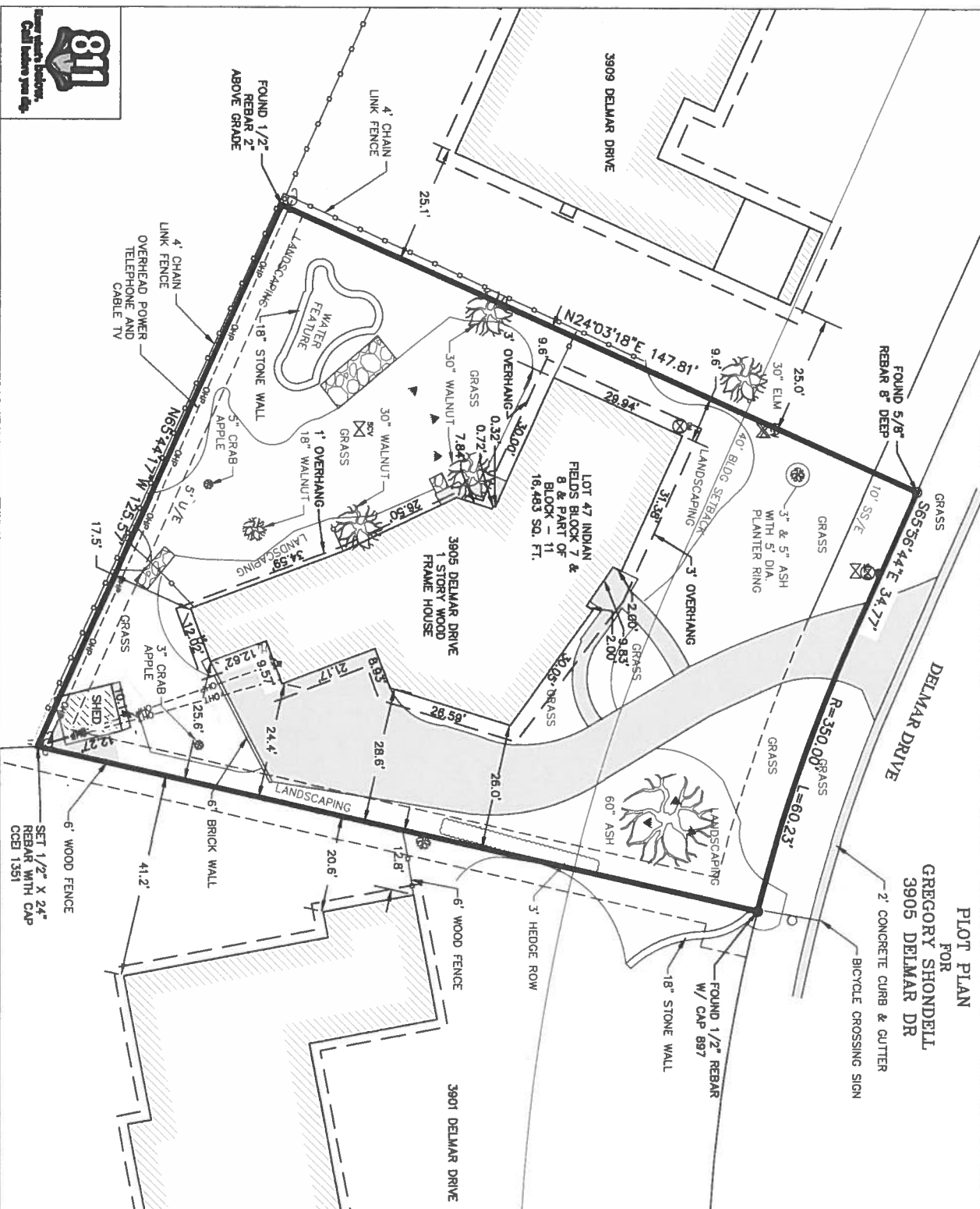
The strict application of the code would leave the homeowner with only two options: 1. Build a second story which would defeat the purpose of the reason he purchased a ranch style home which was in preparation of aging, or 2. Build a stand-alone structure behind the existing home which would defeat the intended historical architecture of the neighborhood and possibly have a negative impact on his neighbors’ view.

Criteria #4 –

The requested variance would in no way affect the public health, safety, morals, order, convenience, prosperity, or general welfare since it only affects the homeowner’s property directly.

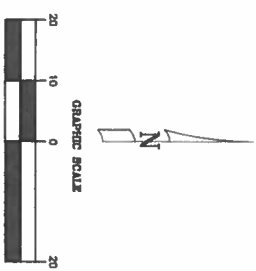
Criteria #5 –

The granting of the variance will in no way be opposed to the general spirit and intent of the title as the request is intended to maintain the integrity of the area while allowing the homeowner to expand upon the existing structure.



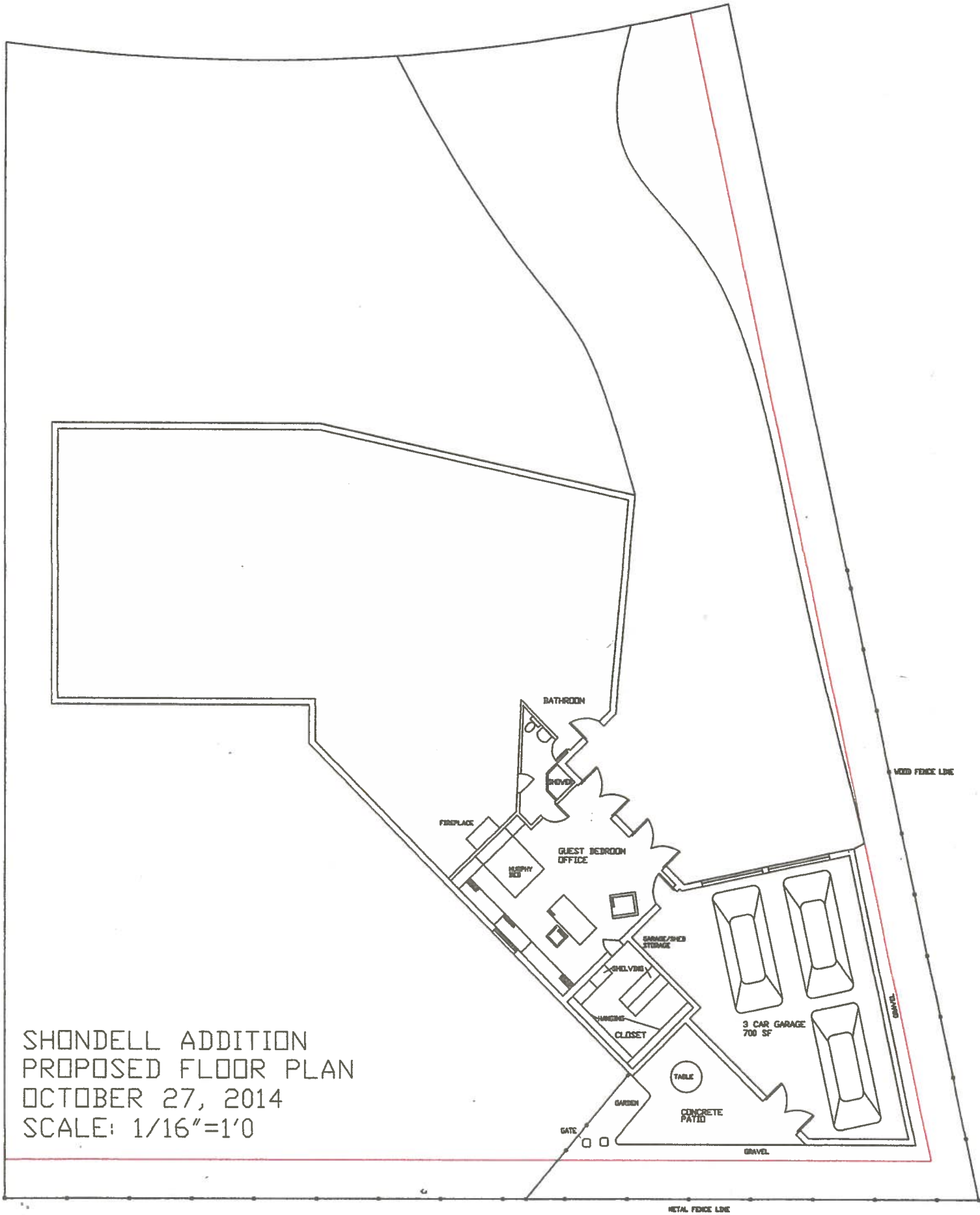
**PLOT PLAN**  
 FOR  
**GREGORY SHONDELL**  
 3905 DELMAR DR

- LEGEND**
- ▲ YARD LIGHT
  - ⊙ POWER POLE
  - ☆ STREET LIGHT
  - ⊗ ELECTRIC METER
  - ⊗ WATER METER
  - ⊗ SPRINKLER CONTROL VALVE
  - ⊗ GAS METER
  - ⊗ TREE
  - ⊗ SIGNS
  - ▭ EXISTING CONCRETE PAVEMENT
  - ▭ EXISTING BRICK PAVERS
  - ▭ EXISTING STONE WALKWAY
  - ▭ EXISTING FENCE AS NOTED
  - ▭ EXISTING OVERHEAD POWER
  - ▭ EXISTING OVERHEAD TELEPHONE



**Continental**  
 CONSULTING ENGINEERS, INC.  
 SINCE 1979

3008 PARKVILLE PARKWAY  
 KANSAS CITY, KANSAS 66106  
 8000 STATE LINE ROAD  
 LENEXA, KANSAS 66150  
 TEL. (816) 642-0642  
 FAX (816) 642-0841  
 cee@continentaleng.com



SHONDELL ADDITION  
PROPOSED FLOOR PLAN  
OCTOBER 27, 2014  
SCALE: 1/16"=1'0'

METAL FENCE LINE

WOOD FENCE LINE

GRAVEL

GRAVEL

TABLE

CONCRETE PATIO

GARDEN

GATE

CLOSET

WARDROBE

SHELVING

GARAGE/SHED STORAGE

BATHROOM

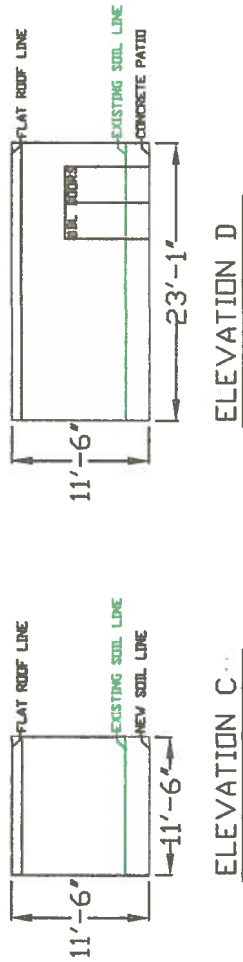
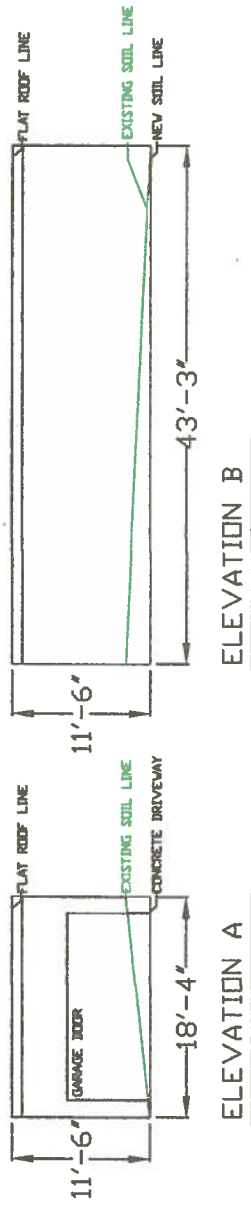
KITCHEN

GUEST BEDROOM OFFICE

MURPHY BED

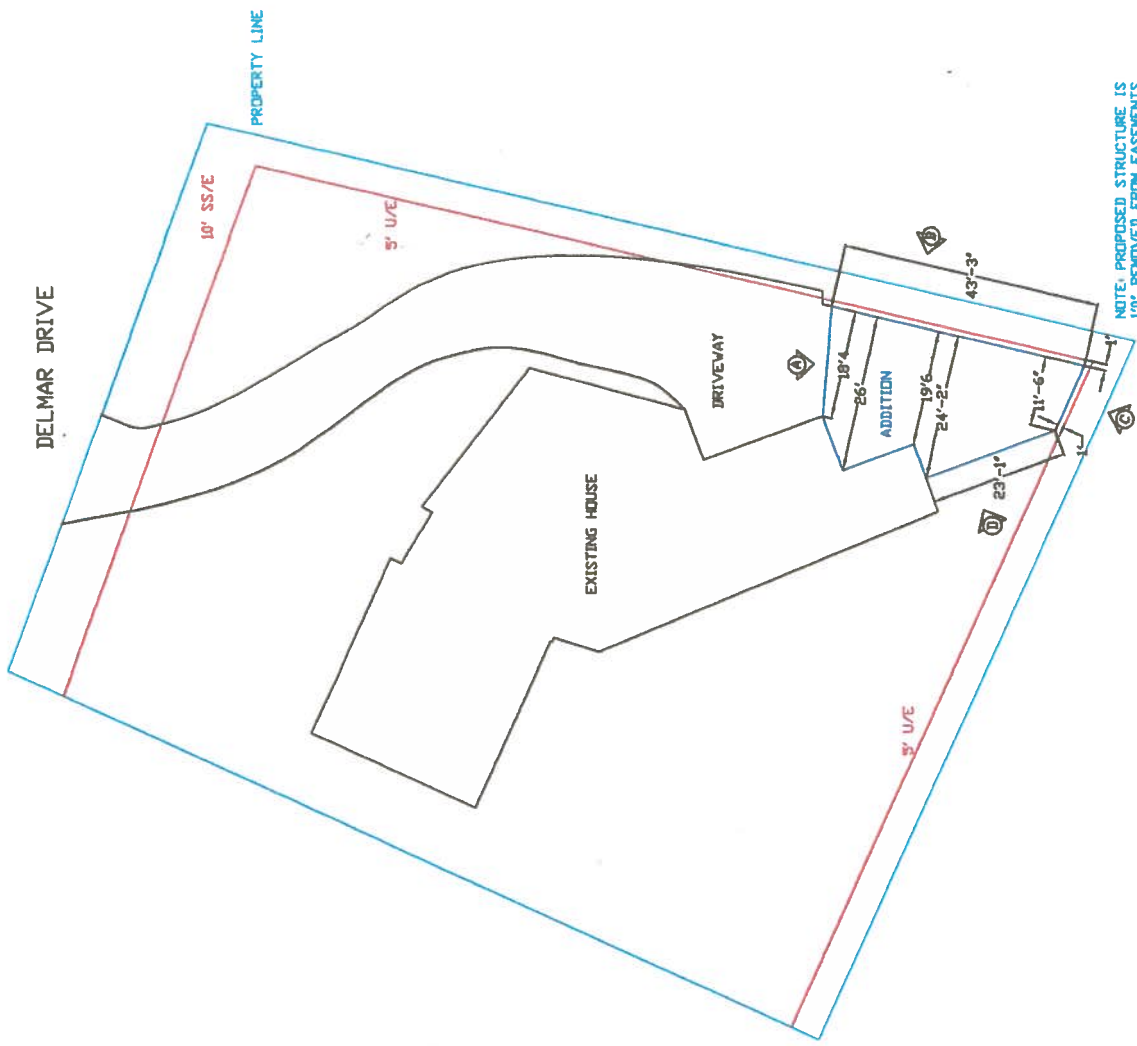
FIREPLACE

3 CAR GARAGE 700 SF



SHONDELL ADDITION  
 PROPOSED ADDITION ELEVATIONS  
 OCTOBER 27, 2014  
 SCALE: 1/16"=1'





GREGORY SHONDELL  
 3905 DELMAR DR.  
 SITE PLAN  
 PROPOSED ADDITION PLAN  
 OCTOBER 27, 2014  
 SCALE: 1"=20'

NOTE: PROPOSED STRUCTURE IS  
 1'-0" REMOVED FROM EASEMENTS.