

**CORRECTED
BOARD OF ZONING APPEALS
CITY OF PRAIRIE VILLAGE, KANSAS
AGENDA
May 5, 2015
6:30 P.M.**

I. ROLL CALL

II. APPROVAL OF MINUTES - January 6, 2015

III. ACTION ITEM

**BZA2015-02 Request for a Variance from Section 19.08.036 "Lot Coverage"
to increase the lot coverage from 30% to 33.2%
6737 Granada Lane
Zoning: R-1b Single Family Residential District
Applicant: Ted Whitney and Jackie Wilson**

IV. OTHER BUSINESS

V. OLD BUSINESS

VI. ADJOURNMENT

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

**BOARD OF ZONING APPEALS
CITY OF PRAIRIE VILLAGE, KANSAS
MINUTES
TUESDAY, JANUARY 6, 2015**

ROLL CALL

The meeting of the Board of Zoning Appeals of the City of Prairie Village, Kansas was held on Tuesday, January 6, 2015 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, James Breneman, 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, City Building Official; Terrence Gallagher, Council Liaison and Joyce Hagen Mundy, Board Secretary.

APPROVAL OF MINUTES

Bob Lindeblad moved the moved the minutes of the December 2, 2014 meeting of the Board of Zoning Appeals be approved as written. The motion was seconded by Jim Breneman Lindeblad and passed by a vote of 4 to 0 with Randy Kronblad abstaining.

**BZA2014-04 Request for a Variance from P.V.M.C. 19.44.020(C4) "Yard Exceptions" to increase the projection of the porte cochère
5115 West 81st Street**

Bob Lindeblad stated that based on the comments directed at him by the applicant at previous meetings he does not believe he can be impartial regarding this application, recused himself and left the room.

Chairman Randy Kronblad noted this was a continued application with new plans submitted in December. At the October 7th meeting, the Board had found favorably on Criteria A "Uniqueness" and Criteria B "Adjacent Property".

Ron Williamson reviewed the revised plans noting that 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.

According to the Plot Plan submitted by the applicant, the house sets back 73 feet from 81st 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.

Mr. Williamson noted 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.

Nancy Vennard noted in driving by the property the porch is finished with a roof and asked the applicant if the variance was still being sought. Mr. Mancuso stated that if the variance is granted the roof will be removed and the porte cochere will be constructed.

Chairman Randy Kronblad led the Board in review of the remaining conditions.

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 Wallerstein moved the Board find favorably on the on condition of unnecessary hardship. The motion was seconded by Larry Levy and passed unanimously.

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 56 feet from the street and therefore it will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare.

Nancy Wallerstein moved the Board find favorably on the criteria for Public Interest. The motion was seconded by Nancy Vennard and passed unanimously.

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 calculated setback in this instance is 72 feet and the projection of the porte cochère, 4 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.

Nancy Wallerstein moved that the Board find favorably on the criteria for Spirit and Intent of the Regulation. The motion was seconded by Nancy Vennard and passed unanimously.

Nancy Wallerstein moved that since all of the conditions have been met, the Board grant a variance as depicted on Sheet 2 for the minimal distance necessary for the porte cochère which is a projection of 4 feet into the setback with 11 feet between columns. The motion was seconded by Nancy Vennard and passed unanimously.

Bob Lindeblad returned to the meeting.

BZA2014-07 Request for a Variance from Section 19.06.035 "Rear Yard" for a reduction from the 25' setback to 17.4' 3905 Delmar Drive

Gregory Shondell, 3905 Delmar Drive, stated he has revised his plans per the direction of the Board at its December meeting and is now requesting a variance of 17' which is the encroachment of the existing house.

Randy Kronblad led the Board in consideration of the essential criteria for the approval of a variance:

A. Uniqueness

That the variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner or the applicant. In order for the property to meet the condition of uniqueness, it must have some peculiar physical surroundings, shape, or topographical condition that would result in a practical difficulty as distinguished from a mere inconvenience to utilize the property without granting the variance.

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.

Larry Levy noted the elevation of this lot is unusually high. Nancy Wallerstein moved that the Board find that the variance does arise from a condition unique to this property. The motion was seconded by Nancy Vennard and passed unanimously.

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 was 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.

Bob Lindeblad moved that the Board find the variance would not adversely affect the rights of the adjacent property owners. The motion was seconded by Larry Levy and passed unanimously.

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 an unusual configuration; however, it appears that expansion to the front of the garage may be an opportunity.

Larry Levy moved that the Board finds the condition of unnecessary hardship upon the property owner to exist. The motion was seconded by Jim Breneman and passed unanimously.

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.

Bob Lindeblad moved the Board find favorably on the criteria for Public Interest. The motion was seconded by Jim Breneman and passed unanimously.

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 17.5 feet. This is the same as the setback on the existing non-conforming house.

Bob Lindeblad stated that in reducing the rear yard setback no further than the existing non-conforming encroachment he feels the spirit and intent of the regulations is met.

Larry Levy moved that the Board find that the granting of the variance would be not be opposed to the general spirit and intent of these regulations. The motion was seconded by Jim Breneman and passed unanimously.

Bob Lindeblad moved that since the Board found favorably on all the criteria for a variance that it grant the requested variance for only that portion of the building proposed to be enlarged as shown on the plans dated December 12, 2014. The motion was seconded by Jim Breneman and passed unanimously.

**BZA2015-01 Request for a Variance from Section 19.06.035 "Rear Yard" for a reduction from the 25 feet setback to 11 feet
3905 Delmar Drive**

Gary Mayerle, with Boyle & Mayerle Architects, presented the application on behalf of the homeowner Cybele Kanin. The applicant is proposing to add 8.5 feet on the west side of the existing house and approximately 6 feet on the west 19.5 feet of the southwest corner of the house. Currently the existing house is approximately 28 feet from the house to the west and the ordinance requires a separation of 14 feet and a minimum side yard of 5 feet. The applicant meets this requirement.

The problem occurs on the south property line. The existing house appears to be approximately 16 feet from the rear property line where the expansion is proposed and approximately 21 feet for a portion of the house to the east. Cybele Kanin distributed photos depicting the distance between homes.

Mr. Mayerle noted the ranch style home, built on a slab, approximately 1,543 sq. ft. plus a 240-sq. ft. garage were built in 1953. A portion of the existing house is in violation of the rear yard setback.

It should also be pointed out that this property is located within the Countryside East Overlay District which has guidelines that override the normal requirements in the Zoning District. One of those requirements is that the side yard for the dwelling shall be 12.5% of the width of the property at the front property line. The property is 85 feet wide and 12.5% is 10.6 feet. The proposed addition on the west side does not meet that requirement. However, Mr. Mayerle stated a hearing was held on December 18th and approval was granted by the appeals board.

Randy Kronblad led the Board in consideration of the following five criteria for approval:

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 unique in shape. It is a trapezoid with a large notch out of the southwest corner which limits the building envelope. There also is a 10-foot utility easement along the south lot line and through the middle of the east portion of the lot that further limits expansion.

Bob Lindeblad noted the unique shape of the lot and location of utility easements meet the criteria for uniqueness and moved the Board find favorably on Criteria A "Uniqueness". The motion was seconded by Larry Levy and passed unanimously.

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 addition would not affect either the house to the east or the one to the west. The lot to the south which would be most affected is over 220 feet deep and the rear of the house is approximately 60 feet from the rear property line; therefore, the proposed addition should not affect that property.

Larry Levy moved the Board find favorably on Criteria B "Adjacent Property". The motion was seconded by Nancy Wallerstein and passed unanimously.

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.

Because of the configuration of the lot, it is difficult to expand the floor plan of the dwelling and meet the setback requirements. The house was built in the fifties and updates need to occur to meet the needs of today's family, as well as the housing market.

Larry Levy moved the Board find favorably on Criteria C "Hardship". The motion was seconded by Jim Breneman and passed unanimously.

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.

Bob Lindeblad moved the Board find favorably on Criteria D "Public Interest". The motion was seconded by Nancy Wallerstein and passed unanimously.

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 proposed variance would not be opposed to the general spirit and intent of these regulations. The rear yard setback is met on the east 60 feet of the lot.

Larry Levy moved the Board find favorably on Criteria E "Spirit and Intent of the Regulation". The motion was seconded by Jim Breneman and passed unanimously.

Bob Lindeblad moved that since the Board found favorably on the criteria as required by State Statutes, BZA2015-01 granting the requested variance be approved subject to the following conditions:

1. A variance be granted from 25 feet to 11 feet for the proposed addition, as shown on the Site Plan; and

2. A variance be granted for the existing house that is in violation of the rear yard setback, as shown on the Site Plan.

The motion was seconded by Jim Breneman and passed unanimously.

OTHER BUSINESS

The Board Secretary stated that no new applications have been filed and the Board will not meet in February.

ADJOURNMENT

Chairman Randy Kronblad adjourned the meeting of the Board of Zoning Appeals at 6:55 p.m.

Randy Kronblad
Chairman

STAFF REPORT

TO: Prairie Village Board of Zoning Appeals
FROM: Ron Williamson, FAICP, Lochner, Planning Consultant
DATE: May 5, 2015

Project # 000009686

Application: BZA 2015-02

Request: Variance from Section 19.08.036 Lot Coverage

Property Address: 6737 Granada Lane

Applicant: Ted Whitney and Jackie Wilson

Current Zoning and Land Use: R-1B Single-Family District - Single-Family Dwellings

Surrounding Zoning and Land Use: North: R-1B Single-Family District - Single-Family Dwellings
East: R-1B Single-Family District - Single-Family Dwellings
South: R-1B Single-Family District - Single-Family Dwellings
West: R-1B Single-Family District - Single-Family Dwellings

Legal Description: Lot 5 except the south 1.5 feet, Block 9 Prairie Village addition

Property Area: 7,577 square feet

Related Case Files: None

Attachments: Application, Plans, Photo

General Location Map



Aerial Map



STAFF COMMENTS:

The applicant is proposing to tear down the existing house and build a new house on the lot. The existing footprint of the house and detached garage is 2,061 square feet and the footprint of the proposed house and garage is 2,247 square feet. The proposed house has a two-car attached garage while the existing house has a one-car detached garage. The lot is 7,577 square feet according to AIMS maps so the existing lot coverage is 27.2% and the proposed house is 29.7%. However, the applicant is proposing a covered front porch of approximately 245 square feet which increased the lot coverage to 2,492 square feet or 32.9%. The lot coverage definition reads as follows:

19.02.306 Lot Coverage.

“Lot coverage” means that portion of a lot, which is covered by a structure or structures, excluding the first four (4) feet of projecting roof eaves and excluding open, unenclosed and uncovered decks 30 inches or less in height.

Based on the lot area of 7,577 square feet, 30% lot coverage is 2,273 square feet.

If the first four feet of the porch was counted as a projecting eave, the porch would add 92 square feet, for a total of 2,339 square feet and lot coverage of 30.9%.

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 area is 7,577 square feet which is one of the smaller lots in this area, but not the smallest. Lots in this area range in size from 7,351 square feet to 9,964 square feet. The minimum lot size in the R-1B District is 6,000 square feet.

The lot is relatively flat and has no topographic features that are particularly unique. The lot also is rectangular in shape which is similar to other lots in the area.

Based upon the information submitted and a review of the lot sizes in the area, it does not appear that there are any unique features to the property relative to the lot coverage requirement.

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 porch that will cause the increase in lot coverage is located on the front of the house and will not adversely affect the adjacent properties. A new house was recently constructed on the lot adjacent to the north and it met the lot coverage requirements, but it is a much larger lot.

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 proposed front porch is primarily a design feature, but it does add aesthetic value to the front elevation of the house. This is a new house and the opportunity exists to design an aesthetic feature that accomplishes the same affect, but stays within the 30% lot coverage requirement.

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 will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare, but it will reduce the open space which is a negative feature for the neighborhood.

E. Spirit and Intent of the Regulation

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

The purpose and intent of the regulation is to provide open space in residential neighborhoods and prevent over building. The initial lot coverage requirement was 25%, however, it was amended to 30% a short time later and has worked successfully since that time. The proposed lot coverage increase is approximately 10% which is significant.

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 condition:

1. That the proposed lot coverage variance be approved for 2,492 square feet as shown on the plans submitted with the application.



VARIANCE APPLICATION
BOARD OF ZONING APPEALS

CITY OF PRAIRIE VILLAGE, KANSAS

For Office Use Only
Case No: B2A 2015-02
Filing Fee: \$75
Deposit: _____
Date Advertised: _____
Public Hearing Date: 5/5/15

APPLICANT: Whitney Tad & Jackie Wilson PHONE: 913 638 1852
ADDRESS: 4905 Mohawk Drive Mission KS 66205 ZIP: 66205
OWNER: Whitney Tad & Jackie Wilson PHONE: 913 638 1852
ADDRESS " " ZIP: " "
LOCATION OF PROPERTY: 6737 Granada Lane Prairie Village KS 66208
LEGAL DESCRIPTION: LOT 25, BLOCK 9, EXCEPT THE SOUTH 1 1/2 FOOT THERE OF
A SUBDIVISION OF LAND IN THE CITY OF PRAIRIE VILLAGE, KANSAS, COUNTY OF
JOHNSON, ACCORDING TO THE RECORDED PLAT THEREOF

Variance Requested To THE MAXIMUM LOT COVERAGE - SEBT.
19.08.036

ADJACENT ZONING AND LAND USE:

	Land Use	Zoning
North	<u>SINGLE FAMILY</u>	<u>RI-B</u>
South	<u>"</u>	<u>"</u>
East	<u>"</u>	<u>"</u>
West	<u>X " "</u>	<u>"</u>

Present use of Property: SINGLE FAMILY

Proposed Use of Property: SINGLE FAMILY

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

Please complete both pages of the form and return to:

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

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

1. **UNIQUENESS** Yes ___ No

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

2. **ADJACENT PROPERTY** Yes ___ No

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

3. **HARDSHIP** Yes ___ No

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

4. **PUBLIC INTEREST** Yes ___ No


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

5. **SPIRIT AND INTENT** Yes ___ No

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

6. **MINIMUM VARIANCE** Yes ___ No

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

SIGNATURE:  _____ DATE: 3/25/15

BY: _____
TITLE: _____



NSPJ

NEARING STAATS PRELOGAR & JONES AIA CHARTERED

ARCHITECTS

April 1, 2015

Mr. Wes Jordan
City of Prairie Village, KS

Re: Application for a Variance to the maximum lot coverage requirement for a New Residence at 6737 Granada Ln, Prairie Village, KS.

Dear Mr. Jordan,

This letter is to request a Variance from the Board of Zoning Appeals to **Section 19.08.036; Lot Coverage**. The ordinance includes any porch overhangs of 4-feet and greater to be included in the structures lot coverage calculation.

The Owner desires a covered front porch of approximately 245 s.f.

The proposed house is below the maximum 30% lot coverage (29.9%), but the desired covered front porch, which is required to be calculated in the Lot Coverage, increases the lot coverage to 33.2%.

Pursuant to the City Requirements for submitting a request for variance, we are addressing the following conditions.

1. *That the variance requested arises from a condition which is unique to the property in question, is not ordinarily found in the same zoning district, and is not created by an action or actions of the landowner or the applicant.*

Being one of the smallest lots in Prairie Village, the lot is 7,482 gross square feet. The previous home's footprint was 1,620 GSF with a 441 GSF detached, single car garage for a total of 2,061 GSF. The proposed plan has a 2,247 footprint that includes a 2-car attached garage.

The proposed home's footprint, minus the garage, is 1,690, not much greater than the original home's footprint of 1,620.

Other new homes in the area have 2-car garages and it would place the Owner of this lot at a dis-advantage to other new home being built to build only a 1-car garage.

Additionally, the proposed covered porch is only 8-feet deep and is truly only 150 GSF over if you include the allowed 4-feet of overhang allowed by the ordinance.

And finally, the addition of a front porch adds depth to the elevation and more firmly aligns it to the existing homes in the neighborhood.

2. *That the granting of the variance will not adversely affect the rights of adjacent landowners or residents.*

The granting of the variance will enhance the architectural character of the home which will enhance not adversely affect the rights of the adjacent landowners or residents.

NSPJ

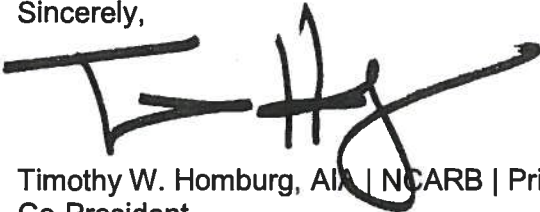
NEARING STAATS PRELOGAR & JONES AIA CHARTERED

ARCHITECTS

3. *That the strict application of the provisions of this Ordinance would constitute unnecessary hardship upon the landowner represented in the application.
A home with diminished architectural appeal and with amenities not consistent with what is being offered in the market will place the owner at a disadvantage to other new homes being built in the area if the owner chooses to sell the property in the future.*
4. *That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare.
Our request will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare as the proposed variance lies within the site boundaries and are within all other zoning requirements.*
5. *That the granting of the variance will not be opposed to the general spirit and intent of this Ordinance.
The intent and spirit of the ordinance is curtail overbuilding of lots and to create a uniform streetscape of home sizes. The proposed home's footprint is slightly larger than original as indicated above. The new home is only 3-feet wider than the original home and the massing of the second floor is set to the back of the home to project a similarly proportioned mass to the adjacent homes. The new home will better center on the lot and provide uniform space between the existing, adjacent homes. The proposed front porch will add historic architectural character to the home and marry the home's stylings to the fabric of the neighborhood.*

If you have any questions, please feel free to call.

Sincerely,



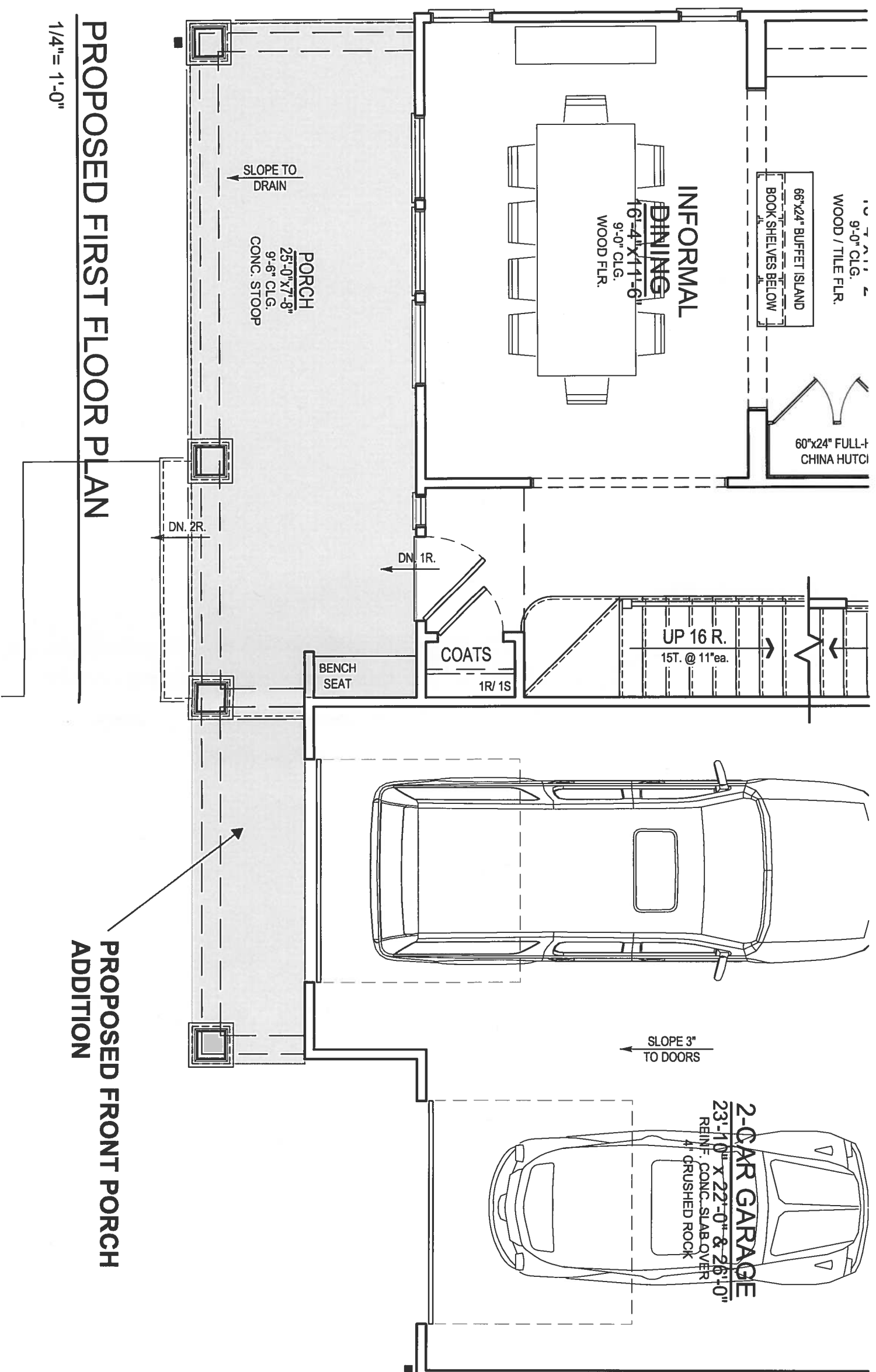
Timothy W. Homburg, AIA | NCARB | Principal Architect
Co-President
NSPJ Architects, PA

Applicant: Timothy W. Homburg; Architect.
Owner: Whitney, Ted & Jackie Wilson



6737 GRANADA LANE

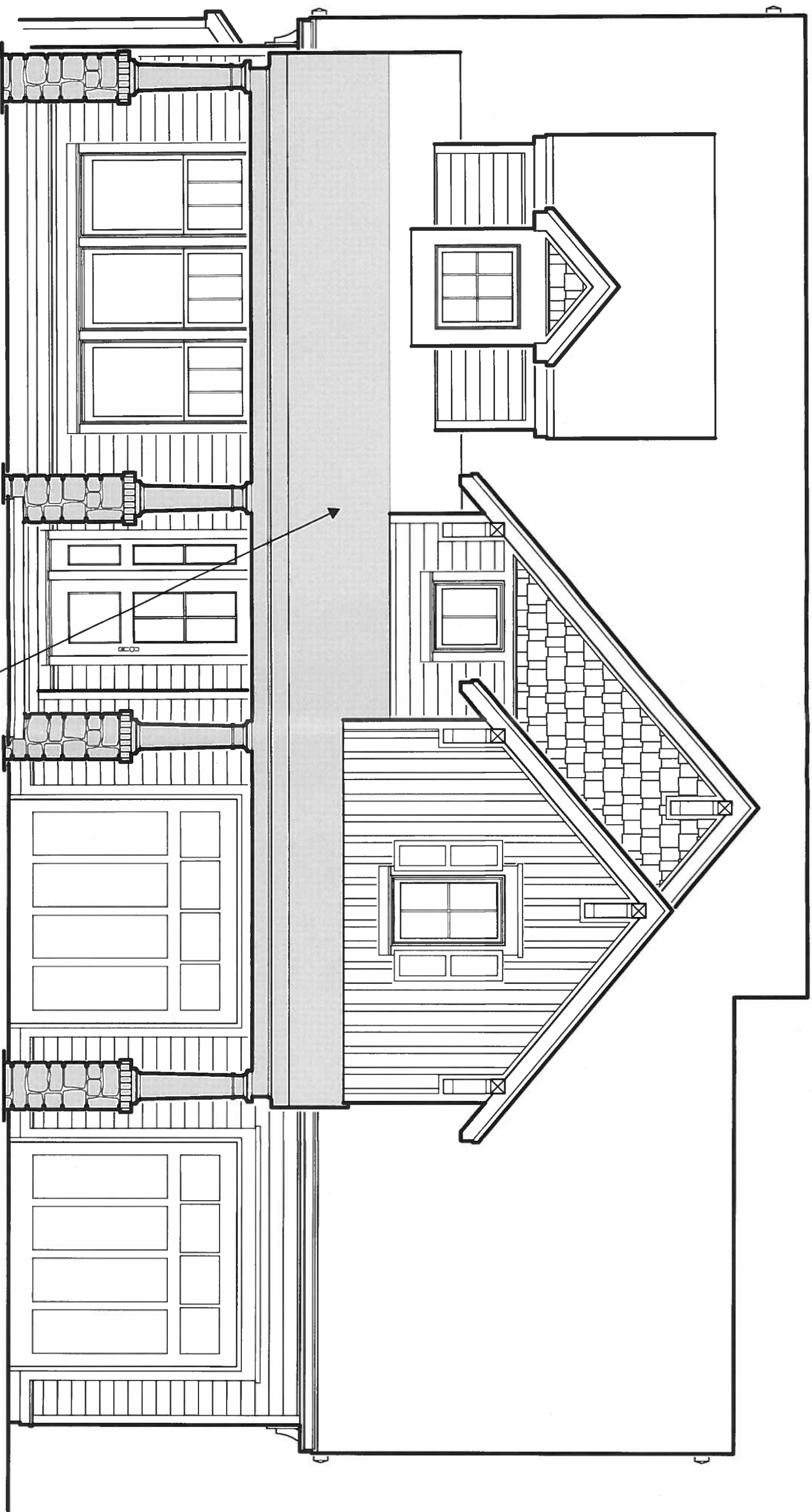
PRAIRIE VILLAGE, KS



PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"

**PROPOSED FRONT PORCH
ADDITION**

6737 GRANADA LANE
PRAIRIE VILLAGE, KS



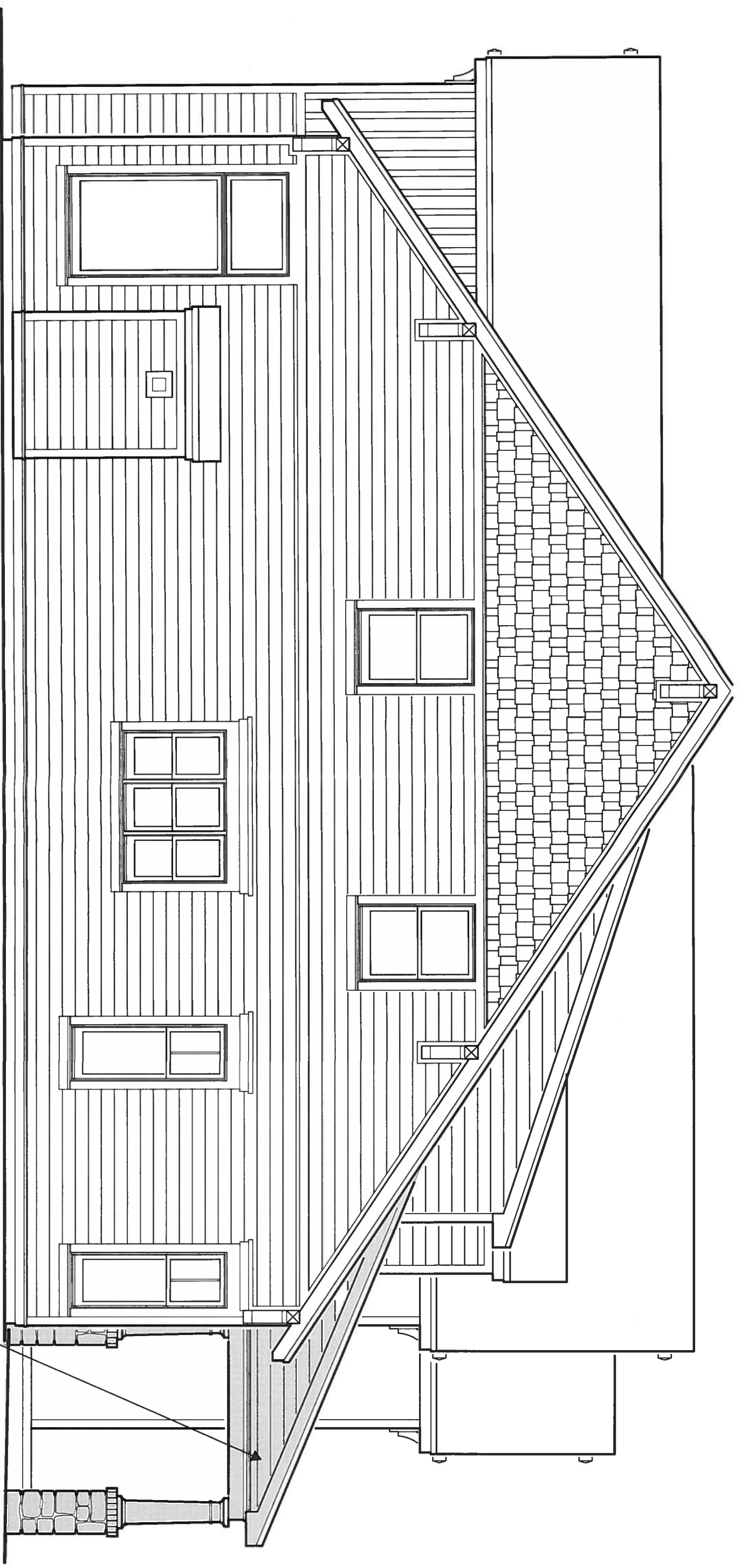
**PROPOSED FRONT PORCH
ADDITION**

PROPOSED FRONT ELEVATION

1/4" = 1'-0"

6737 GRANADA LANE

PRAIRIE VILLAGE, KS



PROPOSED LEFT ELEVATION

1/4" = 1'-0"

**PROPOSED FRONT PORCH
ADDITION**