

**BOARD OF ZONING APPEALS
CITY OF PRAIRIE VILLAGE, KANSAS
AGENDA
June 7, 2016
6:30 P.M.**

I. ROLL CALL

II. APPROVAL OF MINUTES - March 1, 2016

III. ACTION ITEM

BZA2016-04 Request for a Variance from PVMC 19.08.030 to allow the garage to encroach the rear yard setback by nine feet
2015 West 79th Street
Zoning: R-1b Single Family Residential District
Applicant: Terry Woodward

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, MARCH 1, 2016**

ROLL CALL

The meeting of the Board of Zoning Appeals of the City of Prairie Village, Kansas was held on Tuesday, March 1, 2016 in the Council Chambers of the Municipal Building at 7700 Mission Road. Vice Chairman Jim Breneman called the meeting to order at 6:30 p.m. with the following members present: Jonathan Birkel, Melissa Brown, Patrick Lenahan and Nancy Wallerstein. Also present in their advisory capacity to the Board of Zoning Appeals were: Chris Brewster, Planning Consultant; Wes Jordan, Assistant City Administrator; Mitch Dringman, City Building Official; and Joyce Hagen Mundy, Board Secretary.

APPROVAL OF MINUTES

Nancy Wallerstein moved the approval of the minutes of the January 5, 2016 meeting as presented. The motion was seconded by Patrick Lenahan and passed unanimously.

**BZA2016-02 Request for a Variance from PVMC 19.08.030 to encroach the
rear yard setback by approximately 7 feet
7708 Booth**

Jonathan Jennings, 7708 Booth, stated he is proposing an addition to fill in that portion of the building foot print and square off the rear building on the north side with a roughly 96 square foot addition. This would place the corner of the building 18 feet from the rear lot line, encroaching 7' into the required 25' rear setback at the closet point. The existing home meets all other required setbacks, and exceeds the required setback on the adjacent side nearest the proposed rear yard setback encroachment.

Jonathan Birkel confirmed the house is located on a slab. Mr. Jennings noted however, that in order to meet building code requirements a new 36" footer has been added for the proposed master bedroom and bath area.

Nancy Wallerstein confirmed the Board is only considering the rear yard setback encroachment and questioned what buffer was present for the neighboring properties. Mitch Dringman replied there is significant greenspace between the rear of his home and the adjacent properties. Mrs. Wallerstein confirmed that the neighbors were aware of the proposed addition. Mr. Jennings responded the project has the support of the neighbors.

Chris Brewster noted the lot is located on the end grain of a block formed by Booth Street (east), West 77st Street (north), Belinder Avenue (west), and West 78th Street (south). The lot fronts on Booth Street along with the adjacent lot to the south and two corner lots face Booth but have a corner orientation (two front setbacks, two side

setbacks, but no rear setback). The two interior lots fronting on Booth (the subject lot and the lot to the south) have irregular rear lot lines that deepen at a severe angle when compared to the front lot line, resulting in one side yard being substantially shorter (88') than the other (135'). This lot configuration creates a rear lot line with an angle to the shorter side, which impacts the building footprint permitted by setbacks.

The existing home is situated with the front building line roughly parallel and oriented to Booth Street. Therefore the rear building line is not aligned with the rear lot line and corresponding rear setback. The existing home does meet all current setback as the rear has a wing that projects out roughly 12 feet from the main building, but off-set from the closes point of the building footprint to the rear lot line.

The existing home is between approximately 17' and 14' from the side property on the north side (4' is the required setback), and the addition would be approximately 12' - 2" from this side - roughly 3 times the required setback. The proposed rear encroachment is adjacent to the rear of both homes to the north - one of which has a corner orientation (where the rear yard is treated more like a side setback) and the other is a typical rear yard. The existing home is a small footprint (1,383 s.f.) single-story home.

Vice-Chairman James Breneman opened the hearing for comments. No public comments were made and the public hearing was closed at 6:40 p.m.

The Board reviewed the criteria required for granting a variance as presented in the staff report.

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 has an irregular shape on the end-grain of a block, with corner-oriented homes on either side of it. It has a very shallow side lot line on the north (88') and a very deep side lot line on the south (135'), compared to the required depth of 100' for a standard lot. This produces an angle of the rear lot line and an atypical buildable footprint on the lot.

Nancy Wallerstein moved the Board find favorably on Criteria A "Uniqueness". The motion was seconded by Jonathan Birkel 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 property that could be most affected by this application is the lot to the north and northwest. However this is the rear of each of these homes and lots, and one already has a close association of the existing buildings due to the "corner orientation" of the lot immediately to the north (where it has two front yards and two side yards for purposes of

setbacks, but no rear yard - placing the structures closer together.) This existing home on the subject lot exceeds the required side setback near these homes, and the addition would continue along the current side building line, this not necessarily placing structures in closer proximity than already exists.

Patrick Lenahan moved the Board find favorably on Criteria B "Adjacent Property". The motion was seconded Jonathan Birkel 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 proposed addition allows the homeowner to have a reasonable use of the house, while maintaining the smaller-scale, small-footprint home that is compatible with the predominant character of the neighborhood. Applying the rear setback strictly impacts the allowed building footprint negatively on the short side of the lot, relative to other more conventionally shaped lots.

Jonathan Birkel moved the Board find favorably on Criteria C "Hardship". The motion was seconded by Patrick Lenahan 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 building complies with all other setback and building coverage standards for this district and has a similar orientation and arrangement as other homes in the area.

Nancy Wallerstein moved the Board find favorably on Criteria D "Public Interest". The motion was seconded by Patrick Lenahan 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.

The variance would be for only a portion home closes to the northwest corner, and beyond the proposed addition the rest of the building is compliant. The ordinance does provide for different interpretations of oddly configured lots to treat some areas as side setbacks instead of rear. While this lot is not clearly eligible for that interpretation, it does demonstrate the spirit of the ordinance, and the proposed building does exceed the side setback at the location in question.

Patrick Lenahan moved the Board find favorably on Criteria E "Spirit and Intent of the Regulation". The motion was seconded by Melissa Brown and passed by a vote of 5 to 0.

Patrick Lenahan moved that finding favorably on all five criteria as required by State Statues the Board approve BZA 2016-02 granting a variance only to the extent shown on the submitted plans dated 01/10/2016 and only for the proposed addition up to an 18' setback on the northwest corner and that the variance be recorded with the County

Register of Deeds within one year of approval. The motion was seconded by Nancy Wallerstein and passed by a vote of 5 to 0.

BZA2016-03 Request for an Exception to PVMC 19.44.035 to increase lot coverage from 28% to 30.97% for the construction of a deck 2904 West 71st Street

Robert Gibbons, 2904 West 71st Street, stated he and his wife recently purchased this property and would like to replace the existing tiered deck with a covered deck that is all at the main level. The proposed deck would result in an increase in lot coverage by less than one percent to 30.97%.

Nancy Wallerstein confirmed the deck was covered, but not enclosed.

Chris Brewster reviewed the calculations of lot coverage for the existing home and the home with the proposed covered deck. The applicant is proposing to add an unenclosed porch to the rear of an existing house. The existing footprint of the house is 3,879 square feet and the proposed footprint of the porch roof is 400 square feet.

The coverage percentages are as follows:

Applicant Plot Plan Data:

- Existing home = 3879 s.f. (27.63%)
- Existing Lot = 14,038.63
- Proposed Covered Porch = 469 s.f. (3.34%)
- Proposed Total = 4,348 s.f. (30.97%)

AIMS Data*:

- Existing building footprint: 4,056 s.f. (approx.)
- Existing lot: 14,113.59 s.f. (28.74%)
- Proposed covered porch 469 s.f. (3.3%)
- Proposed total: 4,525 s.f. (32.06%)

* *Note:* the AIMS data on building footprints is not 100% accurate, but can be used to test the relative scale absent a full survey. Compared to the applicant's data on the plot plan, the extent of coverage is relatively close under both calculations. The current home is slightly under the required building coverage, and the enclosed porch will put this building slightly over, and the two calculations show just slight variations in the extent.

With the proposed enclosed porch at 469 square feet, this data shows that the total lot coverage will be between 0.97% and slightly more than 2.06% above the required building coverage.

Vice-Chairman James Breneman opened the hearing for comments. No public comments were made and the public hearing was closed at 6:50 p.m.

Chris Brewster stated the Code allows the Board of Zoning Appeals, as an Exception, to grant permission to exceed the 30% Lot Coverage requirement. In considering a request for an exception the following criteria were considered:

A. The site is capable of accommodating the building(s), parking areas and drives with appropriate open space.

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. Building patterns in the area include variations and projects that create unique spaces on the lots. All lots on this block also have a substantial relationship to the green space in the back provided by the golf course. The proposed porch is a small projection, and only minimally exceeds the lot coverage requirement. The encroachment is in the rear area and will create a quality relationship and potential enhancement to the existing open space. The extent of the encroachment with regard to required setbacks is within that currently allowed by the zoning ordinance, and it is only the % lot coverage that is under review.

B. The property can be developed as proposed without any significant adverse impact on surrounding properties or the public health and safety.

The lot area is 14,100 +/- square feet which is consistent with all of the lots on this block face. All lots along the block and abutting the golf course are generally larger than those on adjacent blocks. The proposed coverage will not impact any of the properties in the general vicinity, as it is to the rear (golf course) side. The most significant potential impact is to the property immediately to the east as the proposed covered porch is along that side lot line. The existing home is placed slightly beyond the required 5' side setback line (5.3") and the covered porch would add an additional 29' of primarily unenclosed, but covered outdoor space along this established building line. A portion of this area includes an outdoor fireplace and associated chimney structure. These two homes are approximately 14' apart along these building lines.

C. The plan provides adequate management of storm water runoff.

A portion of this proposed porch will be over already impervious surfaces. There may be a slight increase beyond the total impervious surface coverage of the lot, but that percentage will be less than the 1-2% building coverage increase. The applicant submitted a storm water plan demonstrating elevations and prevailing drainage patterns on the lot. Drains on the proposed covered structure are located to the rear most portion of the lot, where prevailing grades demonstrate flow patterns to the north (golf course side). The proposed application should be submitted to Public Works for any applicable drainage permits to ensure no impact on the property to the east.

D. The plan is consistent with good land planning and site engineering design principles; and

The plan does propose a more useable outdoor space with a better relationship to existing open space, landscape areas and golf course to the north.

E. An appropriate degree of compatibility will prevail between the architectural quality of the existing building and the proposed building expansion.

The plans submitted show compatibility of the proposed roof with the existing building architecture, including roof slope, materials and ornamentation of foundation posts.

Nancy Wallerstein moved the Board approve BZA2016-03 granting the requested exception to lot coverage for 2904 West 71st Street as submitted with the condition that any applicable drainage permits be reviewed and approved by Public Works. The motion was seconded by Patrick Lenahan and passed by a vote of 3 to 2 with Brown and Birkel voting in opposition.

The plan does propose a more useable outdoor space with a better relationship to existing open space, landscape areas and golf course to the north.

OLD BUSINESS

There was no Old Business to come before the Board.

NEXT MEETING

Board Secretary Joyce Hagen Mundy reported the filing deadline for April is March 4 and to date no application have been filed for the Board.

ADJOURNMENT

Vice-Chairman James Breneman adjourned the meeting of the Board of Zoning Appeals at 6:55 p.m.

James Breneman
Vice Chairman

STAFF REPORT

TO: Prairie Village Board of Zoning Appeals
FROM: Chris Brewster, AICP, Gould Evans, Planning Consultant
DATE: June 7, 2016

Application: BZA 2016-04

Request: Variance from Rear Yard Setback of 25' to approximately 15.85'

Property Address: 2015 W. 79th St.

Applicant: Terry Woodward

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

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

Legal Description: CORRECTED PLAT OF MEADOW LAKE (BLOCK 4 TO 7 INCL LOT 1 OF BLOCK 8 BLOCK 9 TO 16 INCL) LT 9 BLK 7 PVC 14011

Property Area: 10,774.78 s.f. (0.25 acres)

Related Case Files: None

Attachments: Application, Drawings & Photos

General Location Map



Aerial Map



SUMMARY:

The applicant is requesting a variance from Section 19.08.030 and 19.34.020.A. to replace an existing attached garage at the current location. The garage is 15.85 feet from the rear property line, instead of the required 25 feet, and allowance for as shallow as 18' for certain attached garages. Replacement of the existing garage would be eligible for treatment as a non-conforming situation, except that the new garage is approximately 4.7 feet wider, thus increasing the extent of the non-conformance an additional 4.7 feet along the current 15.85 foot setback.

ANALYSIS:

This variance request impacts several sections of the ordinance and requires a few interpretation considerations, prior to applying the setbacks and the variance criteria.

First, it requires a determination of what is the front lot line, so that appropriate lot and setback dimensions can be determined and applied in appropriate locations. Second, it impacts an exception to the rear setback for attached garages. And third it requires application of the non-conforming status of the current building.

This lot is a corner lot. The Zoning Ordinance defines front lot line as "the boundary between a lot and the street right-of-way on which it fronts. The front lot line of a corner lot shall be deemed as the least dimension adjacent to a street unless otherwise specified by the Building Official" [19.02.320]. Under this definition the front lot line would be the west boundary on Cambridge Street, unless the Building Official determines otherwise. In this case, the property is addressed from West 79th Street, the building is oriented to West 79th Street, and the lot has driveway access off West 79th Street. Therefore the Building Official has determined that the front lot line is the north boundary along West 79th Street. The result of this determination is that the lot is not typically shaped (it is much wider than it is deep) and that the south lot line (the line in question for the garage placement) is the rear lot line for setback determinations.

In general the rear setback in R-1B is 25 feet. However the accessory use section for single-family and two-family dwellings requires private garages, and has exceptions to the setbacks for detached garages or attached garages on corner lots [19.34.020.A.]. The latter affects this case as a corner lot with an attached garage. The exception allows an attached garage to extend into the rear setback to within 18 feet of the rear property line rather than the 25 feet otherwise required, and further provided it maintains a 25-foot setback from the side street line. The assumption is that this exception allows a different configuration for corner lots, where instead of having the garage accessed from the front (which ordinarily would be the shorter side), the lot can be accessed from what would be the side street, and the garage can then project into the rear lot more to take advantage of this side access. This configuration allows the garage and the driveway access to be placed at a more discrete location of the lot in relation to the streetscape, and allows the principal building to have a more prominent orientation in relation to adjacent structures on each street frontage. Note that this configuration would be very similar to the existing and proposed configuration on this lot, except that the home still is oriented to West 79th Street, rather than the narrower street frontage on Cambridge.

Additionally, this lot apparently has a legal non-conforming status if the interpretation of the south interior boundary as the rear lot line is correct. The home and the current attached garage are built at a line between 15.32 feet and 15.85 feet from this lot line instead of the 25 feet setback required for rear lot lines. There are no past case files on record to determine (a) if this home was built under a different interpretation of what is the front and what is the side or rear lot lines; or (b) if it received a variance or some other exception at the time of construction. However the presumption in favor of the land owner is that it is a legal non-conforming situation under the Building Official's present determination of what is the front lot line and what is the rear. In such cases, legal non-conforming structures may be maintained and may be built back at the same location provided the investment is less than 50% of the overall value [19.40.015]. However, this allowance to continue and to reinvest in non-conforming structures is limited to the extent that you do not expand the degree of the non-conformance. The fact that the proposed garage is 4.7 feet wider than the existing garage, thus increasing the degree of any non-conformance, is the reason this application for a variance is before the Board.

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 a corner lot, and a determination has been made that the front lot line is the longer side, which is not typical of most corner lots according to the ordinance definition. This results in a wider lot (which is much wider than the required width for R-1B lots – 120' compared to the required 60'), with a shallow depth (which is less than the required lot depth for R-1B lots – 87' compared to the required 100'). As a result of this determination and its unique context, it also fronts on the park across the street. When applying typical setbacks to this lot, it results in a different building envelope than typical corner lots – much wider but very shallow (approximately 101 feet wide by 32 feet deep).

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 application is a slight extension of an existing situation. The current home and attached garage are built at the same location as the proposed extension, and it currently exists on a large portion of the side boundary. The additional extension is not close to the existing structure to the south as this portion of the subject lot backs to the back yard of the adjacent lot. Further, the relationship of the home to the east exceeds all required side setbacks for this boundary substantially (4' required or 12' from existing structures; 22' is proposed).

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 ordinance requires all single-family dwellings to have a garage. The current structure has the same or similar pattern and relationship as is proposed with the new garage. Compliance with the rear setback at this location, when considering the exception to allow corner lots to have as little as 18 feet rear setbacks for garages, would force the garage to be shifted closer to the street, and be offset even further than the current home. This could negatively affect this property compared to similarly situated lots in the area. Further, shifting just the expanded portion of the garage (the 4.7 feet of the additional non-conformance) would be impractical.

D. Public Interest

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

The proposed building complies with all other setback and building coverage standards, with the exception of the current non-conforming status on the south property line based on the Building Official determination. This building relationship with the property to the south is less than required for rear setbacks, but is more than would be required for side setbacks. The building relationship with the property to the east is much greater than required for side setbacks, and similar to what is required for rear setbacks. Further, the extent of the variance is minimal as it is a small extension of the current building pattern.

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.

June 7, 2016

The variance would be for only a small portion of the extension of a legally non-conforming structure. Further, the proposed pattern of the garage and lot appears to be consistent with the intent for an exception for corner lots granted by 19.34.020.A. That is the garage is accessed from the "long side" of the corner lot, the garage is placed at a location most remote from the public streetscape in the interior most corner, and the garage has an appropriate relationship to adjacent structures. If this lot were determined to be fronting on Cambridge Street rather than West 79th Street, the proposed garage would meet the standards for side setbacks, street side setbacks, and the exception for rear setbacks.

VARIANCE 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 variance be granted for only to the extent shown on the submitted plans, and only for the proposed addition extending an additional 4.7 feet on the current building line up to an 15.85' setback on the southeast corner.
2. The variance, if approved, be recorded with the County Register of Deeds within 1 year of approval.

Customer # 18333
Application # 010288

VARIANCE APPLICATION
BOARD OF ZONING APPEALS

CITY OF PRAIRIE VILLAGE, KANSAS

For Office Use Only

Case No: BZA-2016-05

Filing Fee: \$75

Deposit: _____

Date Advertised: 5/17/16

Public Hearing Date: 6/17/16

APPLICANT: Terry Woodward PHONE: 916-213-8852
ADDRESS: 204 Redbird Ln Belton, MO ZIP: 64012
OWNER: K Lite KC PHONE: _____
ADDRESS: 2015 W. 79th ZIP: _____
LOCATION OF PROPERTY: 2015 W. 79th St.
LEGAL DESCRIPTION: _____

Variance Requested demo existing garage, replace w/new garage

ADJACENT ZONING AND LAND USE:

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

Present use of Property: residence for youth group leaders.

Proposed Use of Property: same

Utility lines or easements that would restrict proposed development:

Please complete both pages of the form and return to:

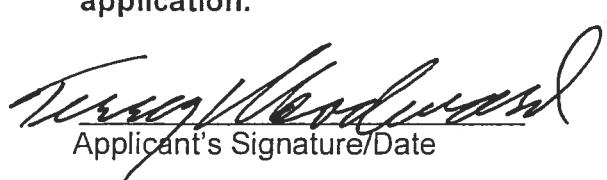
City Clerk
City of Prairie Village
7700 Mission Road
Prairie Village, Kansas 66208

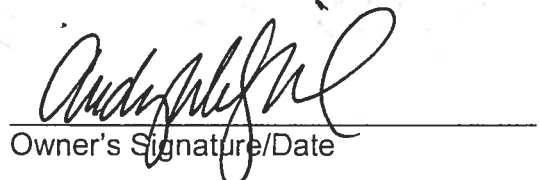
AGREEMENT TO PAY EXPENSES

APPLICANT intends to file an application with the PRAIRIE VILLAGE PLANNING COMMISSION or the PRAIRIE VILLAGE BOARD OF ZONING APPEALS of the CITY OF PRAIRIE VILLAGE, KANSAS (City) for _____.

As a result of the filing of said application, CITY may incur certain expenses, such as publication costs, consulting fees, attorney fees and court reporter fees.

APPLICANT hereby agrees to be responsible for and to CITY for all cost incurred by CITY as a result of said application. Said costs shall be paid within ten (10) days of receipt of any bill submitted by CITY to APPLICANT. It is understood that no requests granted by CITY or any of its commissions will be effective until all costs have been paid. Costs will be owing whether or not APPLICANT obtains the relief requested in the application.


Applicant's Signature/Date


Owner's Signature/Date

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 of 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: Terry Woodard DATE 5-16-16

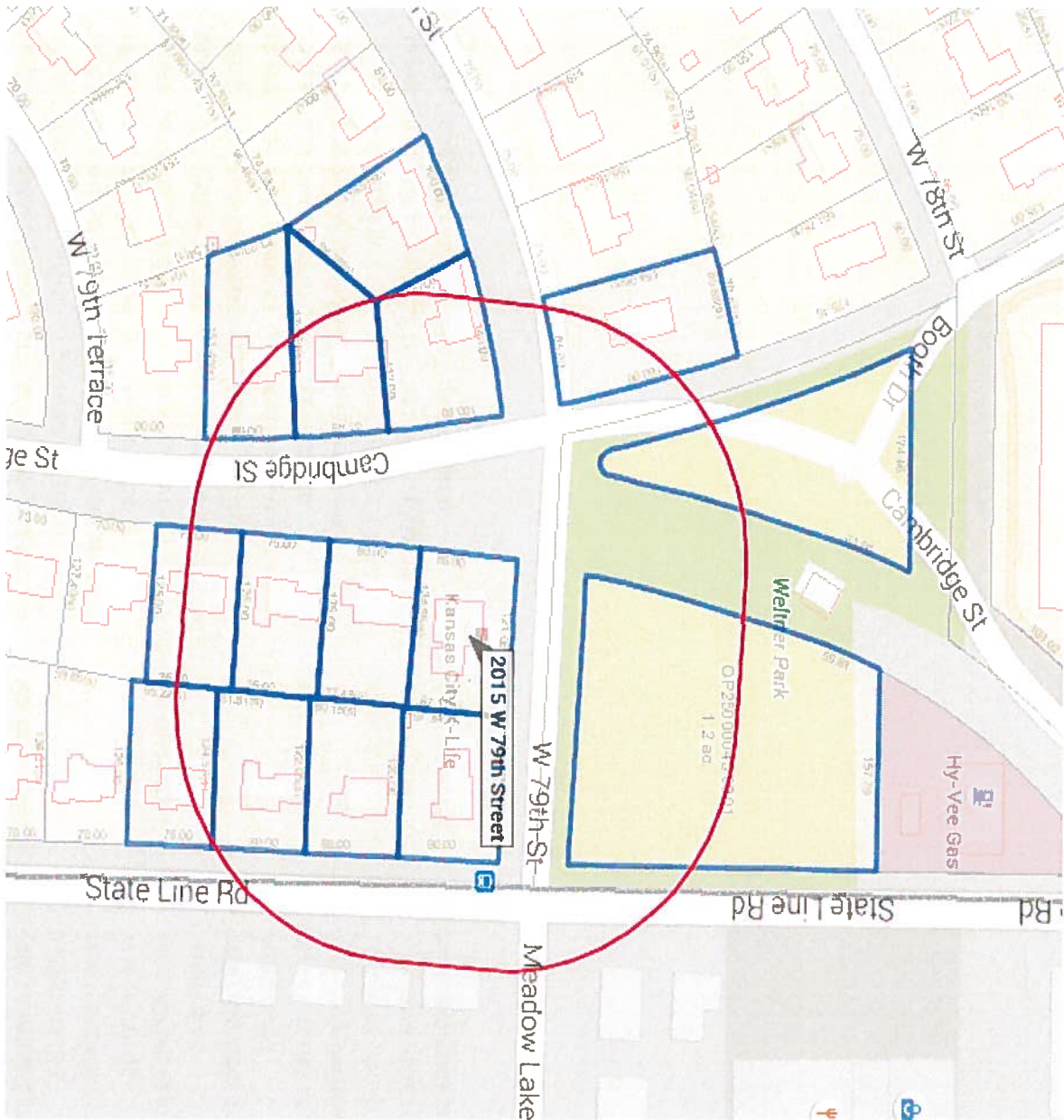
BY: Terry Woodard
TITLE: Contractor

① The uniqueness is that this property lies closer than the 25' minimum rear setback.

② There would not be any changes from what the conditions are presently.

③ The Homeowner would like to remove the existing garage which is quite small, with a crumbling foundation, with a larger garage on a new foundation. The new garage will not extend any further to the rear than the existing one does now.

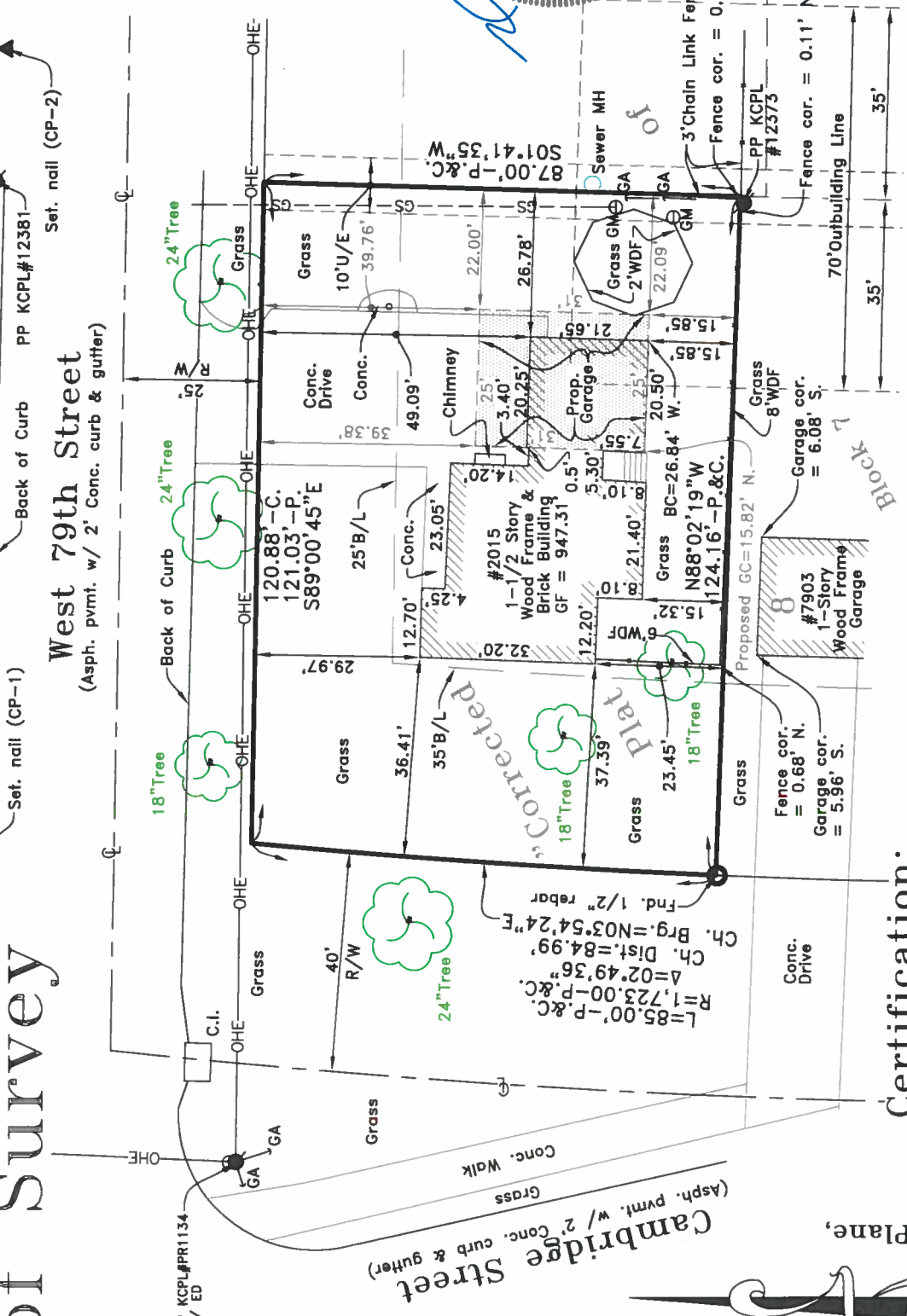
④ There should not be any material adverse effects.



Certificate of Survey

Legend

- ⊙ Denotes Center Line
- ⊙ Denotes Plat Value
- ⊙ Denotes Calc Value
- ⊙ Power Pole
- ⊙ Light Pole
- ⊙ Guy Anchor
- ⊙ Electric Drop
- ⊙ Gas Meter
- ⊙ Sewer Manhole
- ⊙ Curb Inlet
- ⊙ Tree w/size
- ⊙ Fence (Type)
- ⊙ Gas Service Line
- ⊙ Overhead Electric Line
- ⊙ Asphalt
- ⊙ Concrete
- ⊙ Control Point No. 1 (CP-1)
- ⊙ BC
- ⊙ GC
- ⊙ GF
- ⊙ pvmt.
- ⊙ R/W
- ⊙ cor.
- ⊙ WDF
- ⊙ U/E
- ⊙ B/L
- ⊙ cor.



Certification:

This is to certify that the survey shown hereon was made by me, or under my direct supervision, this 20th day of May, 2015, that the results are correctly shown and said survey meets or exceeds current Kansas Minimum Standards for Boundary Surveys, to the best of my knowledge and belief.

David L. King
David L. King - Ks. L.S. No. 782

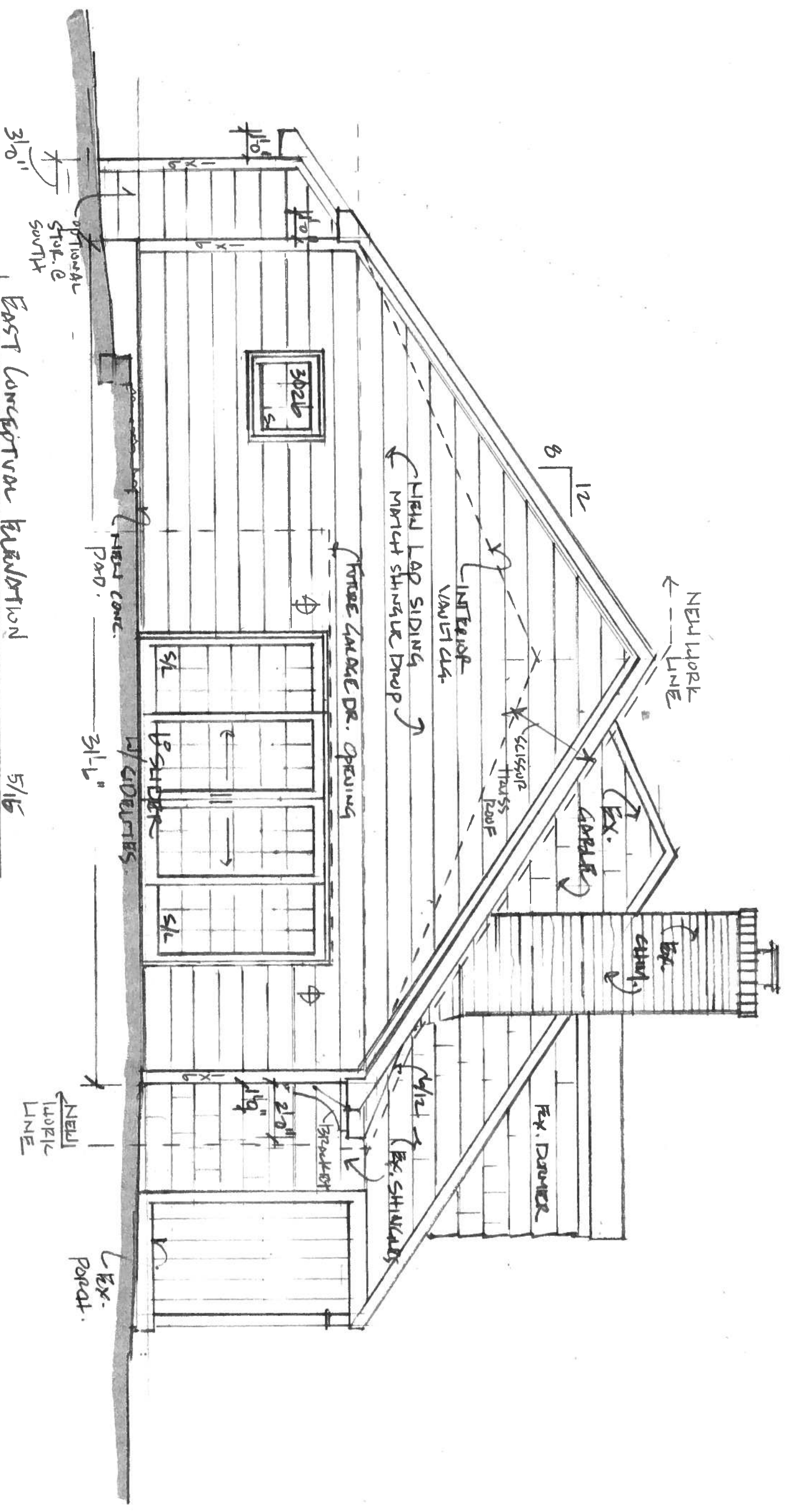
SCHMITZ, KING & Associates, Inc.
 • Professional Land Surveying Services •
 18900 W. 158th St., Suite G • Olathe, Kansas • 66062
 (913) 397-6080

Mr. Terry Woodward
 Site Address - 2015 West 79th Street
 Prairie Village, Kansas 64012
 Mailing Address - 204 Redbud Lane Belton, Mo. 64012

DRAWN BY: TINY JOB NO. 16022 SHEET 1
 APPROVED BY: DLK DATE 05/20/16 OF 1
 FIELD WORK COMPLETED ON: 05/18/16 DRAWING FILE: 16022d.dwg

Grid North
 Kansas State Plane,
 North Zone
 NAD'83/11

(IN FEET)
 1 inch = 30 ft



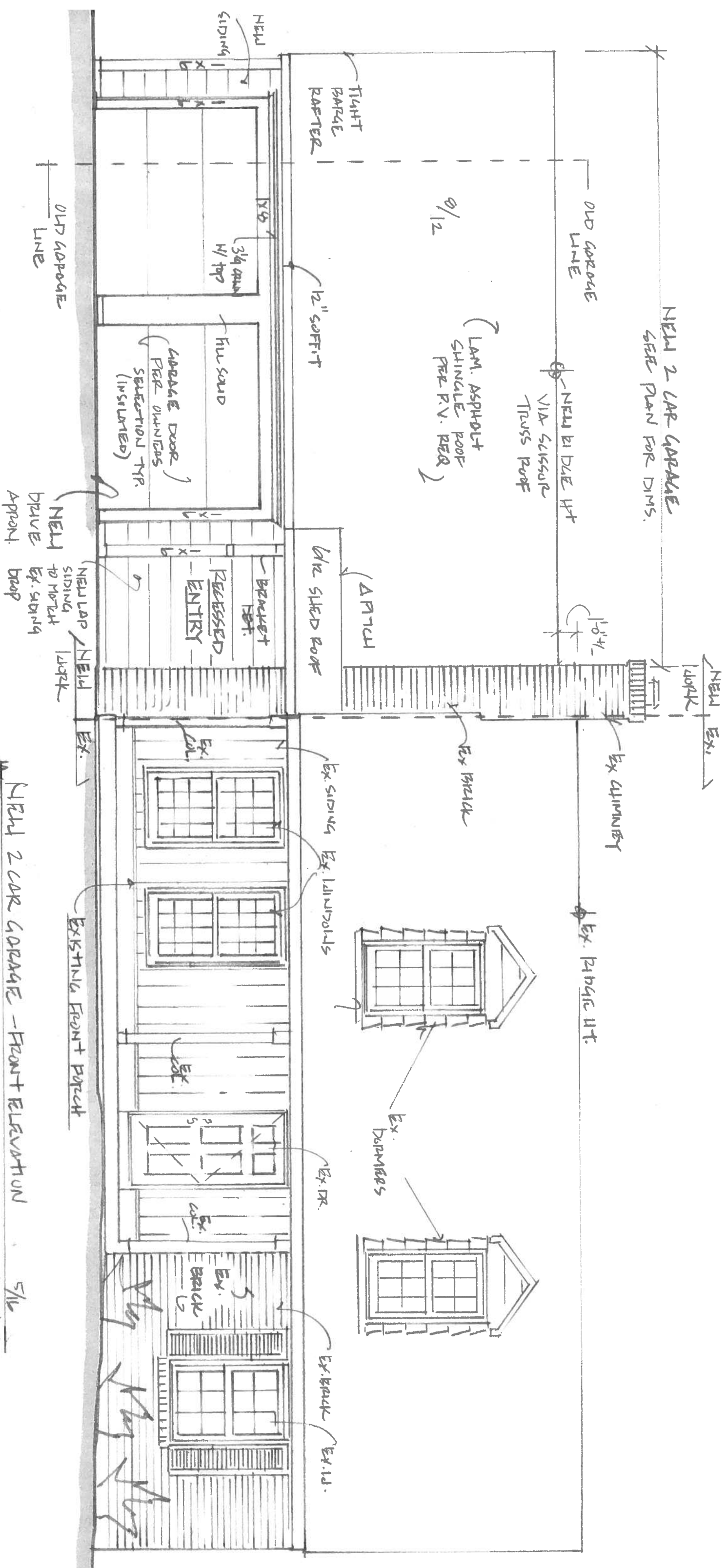
EAST CONCEPTUAL FOUNDATION

"KLIFE"
2015 W. 70TH ST.

PRAIRIE VILLAGE KS
66209

5/16
1/4" = 1'-0"

EX. PORCH.



NEW 2 CAR GARAGE - FRONT ELEVATION
 2015 W. 79TH ST
 PRairie Village LS
 W2208

5/16
 1/4" = 1'-0"

Why Why Why

NEW 2 CAR GARAGE 5/16
2015 14.79TH ST
PRAIRIE VILLAGES
66208
1/4" = 1'-0"

CONC. DRIVE/PAD
TBD

MOULD BASE
18" WALL
CONC.

