

**BOARD OF ZONING APPEALS  
CITY OF PRAIRIE VILLAGE, KANSAS  
AGENDA  
July 12, 2016  
6:30 P.M.  
\*\*IN MULTI-PURPOSE ROOM\*\***

I. ROLL CALL

II. APPROVAL OF MINUTES - June 7, 2016

III. ACTION ITEM

BZA2016-05 Request for a Variance from PVMC 19.06.030(A) to allow a New home to encroach the required 14' separation between dwellings by 1.5" to 2.5"  
3009 West 71<sup>st</sup> Street  
Zoning: R-1a Single Family Residential District  
Applicant: Debra Hudacek

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, JUNE 7, 2016**

**ROLL CALL**

The meeting of the Board of Zoning Appeals of the City of Prairie Village, Kansas was held on Tuesday, June 7, 2016 in the Council Chambers of the Municipal Building at 7700 Mission Road. Chairman Gregory Wolf called the meeting to order at 6:30 p.m. with the following members present: Jonathan Birkel, Melissa Brown, Jeffrey Valentino, 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; Serena Schermoly, Council Liaison and Joyce Hagen Mundy, Board Secretary.

**APPROVAL OF MINUTES**

Patrick Lenahan moved the approval of the minutes of the March 1, 2016 meeting as presented. The motion was seconded by Nancy Wallerstein and passed by a vote of 4 to 0 with Gregory Wolf and Jeffrey Valentino abstaining.

**BZA2016-04    Request for a Variance from PVMC 19.08.030 to allow the  
garage to encroach the rear yard setback by approximately 9 feet  
2015 West 79<sup>th</sup> Street**

Audrey Chinook, 8419 Meadow Lane and Terry Woodward, 204 Redbud Lane, appeared before the Board requesting a variance that would allow them to remove an existing non-conforming garage replacing it with a new garage in the same location but extending four feet further to the side.

Chris Brewster stated the applicant is requesting a variance from Section 19.08 and 19.34.020A 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 an allowance for as shallow as 18' for certain attached garages. Replacement of the existing garage would be allowed 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.

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]. The property is addressed from West 79<sup>th</sup> Street, the building is oriented to West 79<sup>th</sup> Street, and the lot has driveway access off West 79<sup>th</sup> Street. Therefore the Building Official has determined that the front lot line is the north boundary along West 79<sup>th</sup> Street. As a result, 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 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), and 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 79<sup>th</sup> 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. 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.

Chairman Gregory Wolf opened the hearing for comments. No public comments were made and the public hearing was closed.

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 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 that is much wider than the required width for R-lb lots (120' compared to 60') with a shallow depth which is less than the required lot depth for R-lb lots (87' compared to 100'). As a result of this determination and its unique context, it also fronts on the park across the street. When applying the typical setbacks to this lot, it results in a different building envelop than typical corner lots – much wider but very shallow (approximately 101 feet wide by 32 feet deep).

Nancy Wallerstein moved the Board find favorably on Criteria A “Uniqueness”. The motion was seconded by Jeffrey Valentino and passed by a vote of 6 to 0.

#### **B. Adjacent Property**

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

The 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 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' are required with 12' from the existing structure and 22' are proposed).

Jonathan Birkel moved the Board find favorably on Criteria B “Adjacent Property”. The motion was seconded Nancy Wallerstein and passed by a vote of 6 to 0.

#### **C. Hardship**

**That the strict application of the provisions of these regulations from which a variance is requested will constitute an unnecessary hardship upon the property owner represented in the application.**

The ordinance requires all single-family dwellings to have a garage. The current structure has the same or similar pattern and relationship as 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 event 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.

Nancy Wallerstein moved the Board find favorably on Criteria C “Hardship”. The motion was seconded by Patrick Lenahan and passed by a vote of 5 to 1 with Jonathan Birkel voting in opposition.

**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 with the exception of the current non-conforming status on the south property line based on the Building Official’s 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 footprint.

Nancy Wallerstein moved the Board find favorably on Criteria D “Public Interest”. The motion was seconded by Melissa Brown and passed by a vote of 6 to 0.

**E. Spirit and Intent of the Regulation**

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

The 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 19.34.020A. 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 79<sup>th</sup> Street, the proposed garage would meet the standards for side setbacks, street side setbacks and the exception for rear setbacks.

Nancy Wallerstein moved the Board find favorably on Criteria E “Spirit and Intent of the Regulation”. The motion was seconded by Patrick Lenahan and passed by a vote of 6 to 0.

Nancy Wallerstein confirmed that the applicant had received and was in agreement with the conditions of approval recommended by staff.

Nancy Wallerstein moved that finding favorably on all five criteria as required by State Statutes the Board approve BZA 2016-04 granting a variance 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 and that the variance be recorded with the County Register of Deeds within 1 year of approval. The motion was seconded by Patrick Lenahan and passed by a vote of 6 to 0.

**OLD BUSINESS**

There was no Old Business to come before the Board.

**NEXT MEETING**

Board Secretary Joyce Hagen Mundy reported the filing deadline for the July meeting with is the second Tuesday in July in June 10 and to date no application have been filed for the Board.

**ADJOURNMENT**

Chairman Gregory Wolf adjourned the meeting of the Board of Zoning Appeals at 6:50 p.m.

Gregory Wolf  
Chairman

# STAFF REPORT

**TO:** Prairie Village Board of Zoning Appeals  
**FROM:** Chris Brewster, AICP, Gould Evans, Planning Consultant  
**DATE:** July 12, 2016

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**Application:** BZA 2016-05

**Request:** Variance from Side Yard Setback – Required 14' building separation.

**Property Address:** 3009 West 71<sup>st</sup> Street

**Applicant:** Debra Hudacek

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

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

**Legal Description:** PRAIRIE HILLS LOT 23 BLK 4

**Property Area:** 11,467 s.f. (0.26 acres)

**Related Case Files:** None

**Attachments:** Application, Drawings & Photos

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**SUMMARY:**

The applicant is requesting a variance from Section 19.06.030.A to allow the foundation of a new structure to be placed closer than 14' to the existing building to the east. The plans were approved showing a 14' separation but the actual construction has the foundation located at approximately 13' 9" to 13' 10" from the existing building. The foundation is located more than the required 5' from the side lot line, but Section 19.06.030.A. also requires a minimum separation between buildings.

**ANALYSIS:**

This variance request impacts a portion of the required side yard setback for the R-1A zoning district. Section 19.06.030.A reads as follows: [emphasis added]

- A. A side yard shall be provided on each side of the lot. Such side yard on interior lots shall not be less than five (5) feet **and there shall not be less than fourteen (14) feet between a dwelling on said lot and the dwelling location on adjacent property** except that existing dwellings built prior to August 1, 1995 that are closer than fourteen (14) feet apart, shall be considered as conforming structures provided they are at least five (5) feet from the side property line and they may be expanded along the existing side building line as long as they maintain the minimum five (5) foot side yard setback..

Plans were approved showing the required 14' building separation – 6.25 feet on the subject lot, and 7.75 on the adjacent lot to the west. A note on the approved plans stated to confirm the required 14' separation. After the foundation was built, a complaint was investigated and it was found that the foundation is approximately 13' 10" from the adjacent building. The foundation is 6.3' from the side lot line, exceeding the 5-foot requirement of Section 19.06.030.A.

Section 19.54.030 of the Zoning Ordinance requires the Board to find that all five of the following conditions are met in order to grant 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 required lot standard for this zoning district is 80' x 100', however many lots in this zoning district, and in this specific vicinity are larger than this. The subject lot is an interior lot on a long block. It is 85' x 135'. Most lots on this block range in size from 80' to 100' wide. Lots on the north (opposite) side of the block are typically 95' or 100' wide; lots on the south (same) side of the block are typically 80' or 85' wide. All lots have a conventional rectangular configuration with few irregularities, except to accommodate slight curves in the street and lot frontage.

**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 requested variance would place the foundation 1.5" to 2.5" closer to the structure to the west than is permitted by the ordinance. The subject property is approximately 6.3' from the side lot line and the structure to the west is approximately 7.6' from the side lot line – both meeting the required setback from the lot 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 lot is 85' wide. Meeting both the side setback and building separation requirements would yield a potential buildable area of approximately 5,120 to 6,000 square feet. (using a depth of 80' – 135' deep lot, minus 30' front setback and 25' rear setback). The 85' wide lot produces a width of the buildable area between 64' (if each adjacent building were built within 5' of the side lot lines, and this lot needed to provide 9' on each side) and 75' (if each adjacent building were 9' or more from the side lot lines and this lot only needed to meet the 5' setback). The actual width of the buildable area based on the existing location of adjacent buildings is approximately 74', yielding a potential buildable area of 5,920 square feet.

**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, and with the 5' lot line portion of the side setback. The deviation requested from the building separation requirement is small – amounting to less than 2% of the required building separation.

**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 extent of the deviation from the required building separation is small. The intent of the ordinance is to allow some flexibility for location of buildings and buildable areas in relation to the lot (5' minimum side setbacks on fairly wide lots), but also require appropriate relationships to adjacent buildings (14' separation between buildings. This results in the 4' difference to be managed between the abutting lots (at least 5' on each side, less the 14' minimum). In this case 2.6 feet of that 4' is coming from the adjacent lot and the remaining 1.4 feet is to be made up by this lot.

**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 and Section 19.54.030 of the Prairie Village Zoning Ordinance, 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 existing foundation; only for the extent shown on the plans (no extension of the side building line for any portions of the structure); and only to the depth shown (between 1.5" and 2.5").
2. The variance, if approved, be recorded with the County Register of Deeds within 1 year of approval.

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: \_\_\_\_\_  
Public Hearing Date: 7/12/16

APPLICANT: D. P. HUDALEK CONT PHONE: 816 896 7086  
ADDRESS: 8005 HIGH DR LEAWOOD ZIP: 66206  
OWNER: CRAIG & JOANNE SLURATO PHONE: \_\_\_\_\_  
ADDRESS 3009 WEST 71 ST PV ZIP: 66208  
LOCATION OF PROPERTY: ~~LOT 23, BLOCK 4~~ 3009 W 71 ST  
LEGAL DESCRIPTION: LOT 23 BLOCK 4 PRAIRIE HILLS  
A SUBDIVISION OF THE CITY OF PRAIRIE VILLAGE  
JOHNSON COUNTY KANSAS

Variance Requested 2 1/2 INCH OVER SETBACK LINE  
@ 2 - 4 1/2' SECTIONS OF FOUNDATION WALL

ADJACENT ZONING AND LAND USE:

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

Present use of Property: RESIDENTIAL

Proposed Use of Property: RESIDENTIAL

Utility lines or easements that would restrict proposed development:  
NO

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 \_\_\_\_\_

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

Request for Variance for 3009 West 71<sup>st</sup> Street PV KS. 66208  
Variance Requested for a new home currently under  
construction

D. P Hudacek Contracting, Inc. (816) 896-7086  
debrahudacek@mac.com

Criteria #1 The new foundation is 1 ½ inches to 2 ½ inches to close to the foundation of the neighboring foundation. This is the result of an error in a survey notation not discovered until after construction was well under way. This occurs at two 4' ½" sections of the east wall. The majority of the house is well inside the setbacks required.

Criteria #2 The framed wall of the house is allowed to reside in it's current location, only the foundation wall is outside the required setback. Therefore, the foundation is not affecting the position of the exterior wall of the house.

Criteria #3 The home is framed and roofed. Wiring and plumbing and HVAC was complete at the time of discovery of the issue. Relocating two small sections of foundation would be costly and difficult at this time. It would also not affect the position of the framed wall.

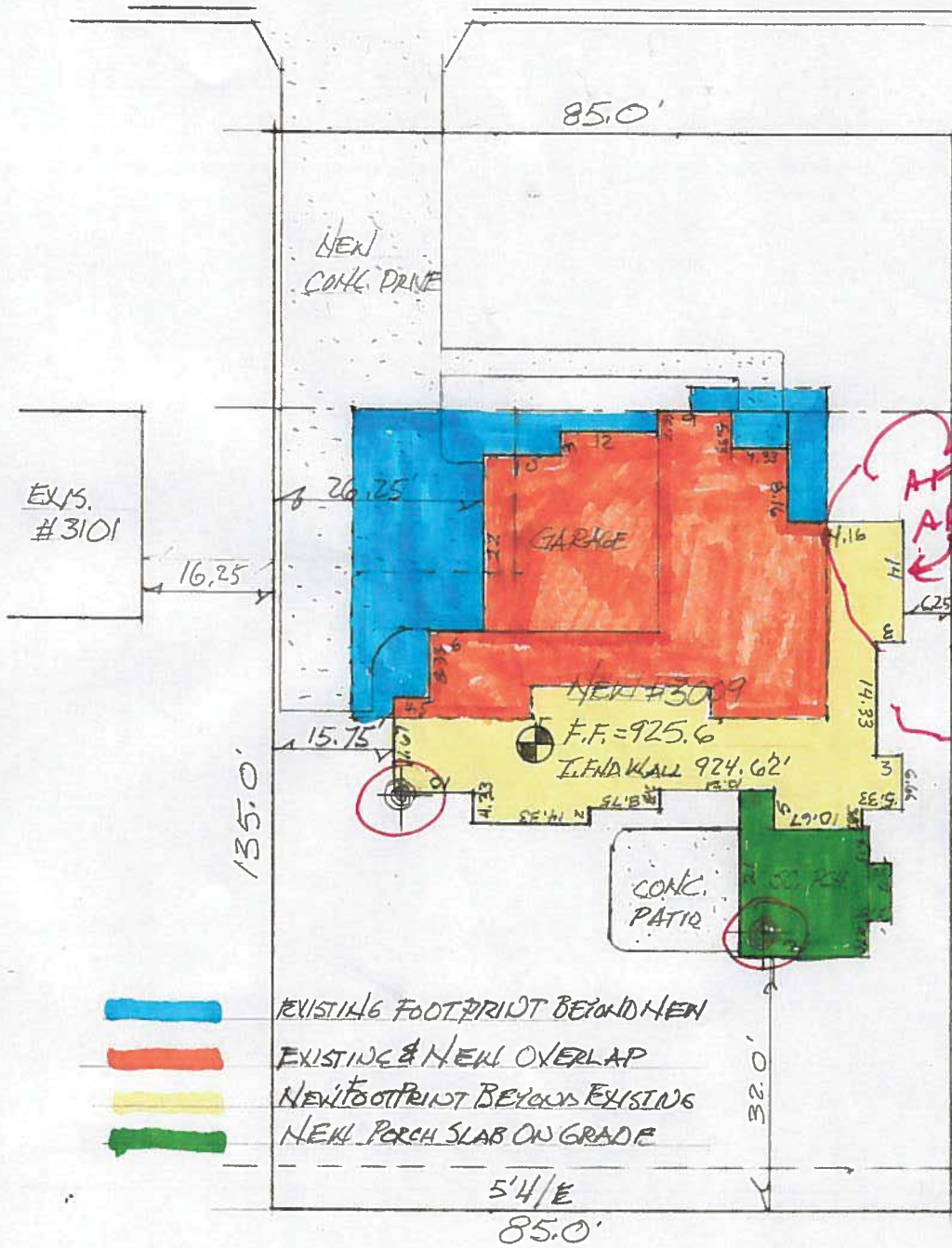
Criteria #4 The current location of the foundation bump out will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.

Criteria #5 The granting of the variance will not be opposed to the general spirit and intent of this title.



No. 71<sup>st</sup> St.

DESCRIPTION: LOT 23, BLOCK 4,  
PRAIRIE HILLS, A SUBDIVISION IN  
THE CITY OF PRAIRIE VILLAGE, JOHNSON  
COUNTY, KANSAS



MAX ALLOWED  
STRUCTURE WIDTH  
@75% = 63'-9"  
PROPOSED STRUCT.  
= 63'-0" OK

- ELEV. NOTES**
- 1) EXIS. F.F. = 925.6
  - 2) NEW F.F. = 925.6
  - 3) T.O. F. FOUND. WALL = 924.6208

NET LOT AREA  
= 11,475 SQ. FT.  
MAX ALLOWED COVER  
BY STRUCTURE  
≤ 3,443 SQ. FT.  
PROPOSED STRUCT.  
= 2,733 SQ. FT. OR  
23.8% < 30% OK

- EXISTING FOOTPRINT BEYOND NEW
- EXISTING & NEW OVERLAP
- NEW FOOTPRINT BEYOND EXISTING
- NEW PORCH SLAB ON GRADE

PLOT PLAN - 3009 W. 71<sup>st</sup> ST.  
SCALE 1" = 20'  
SCURATO RESIDENCE

ORDERED BY: DEBRA HUDACEK

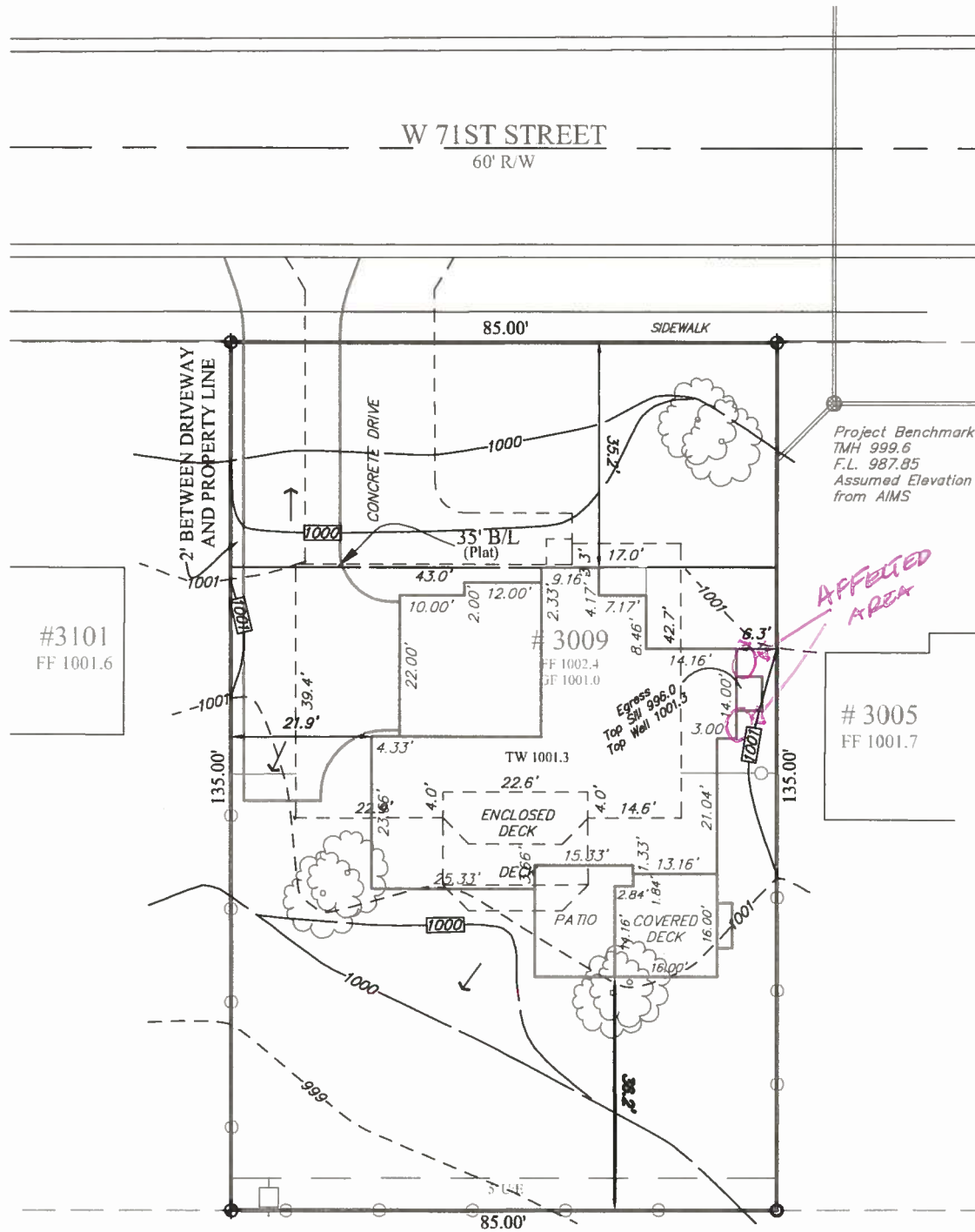
PROPERTY ADDRESS: 3009 W 71ST STREET

DESCRIPTION: Lot 23, Block 4, PRAIRIE HILLS, a subdivision in the City of Prairie Village, Johnson County, Kansas.

LAND SURVEY COMPANY

Quality since 1959  
P.O. BOX 528, GRANDVIEW, MISSOURI 64030  
PHONE: (816) 966-0839 FAX: (816) 763-1761

# SITE PLAN



Project Benchmark  
TMH 999.6  
F.L. 987.85  
Assumed Elevation  
from AIMS

AFFECTED  
AREA

#3101  
FF 1001.6

#3005  
FF 1001.7



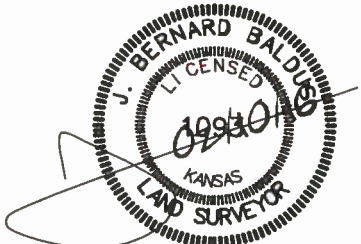
SCALE IN FEET  
0 20

SCALE: 1" = 20'  
DATE: 10/28/2015, Rev. 15.1113  
REV: 02/10/2016  
JOB NO:

Basis of Bearings Assumed

### LEGEND

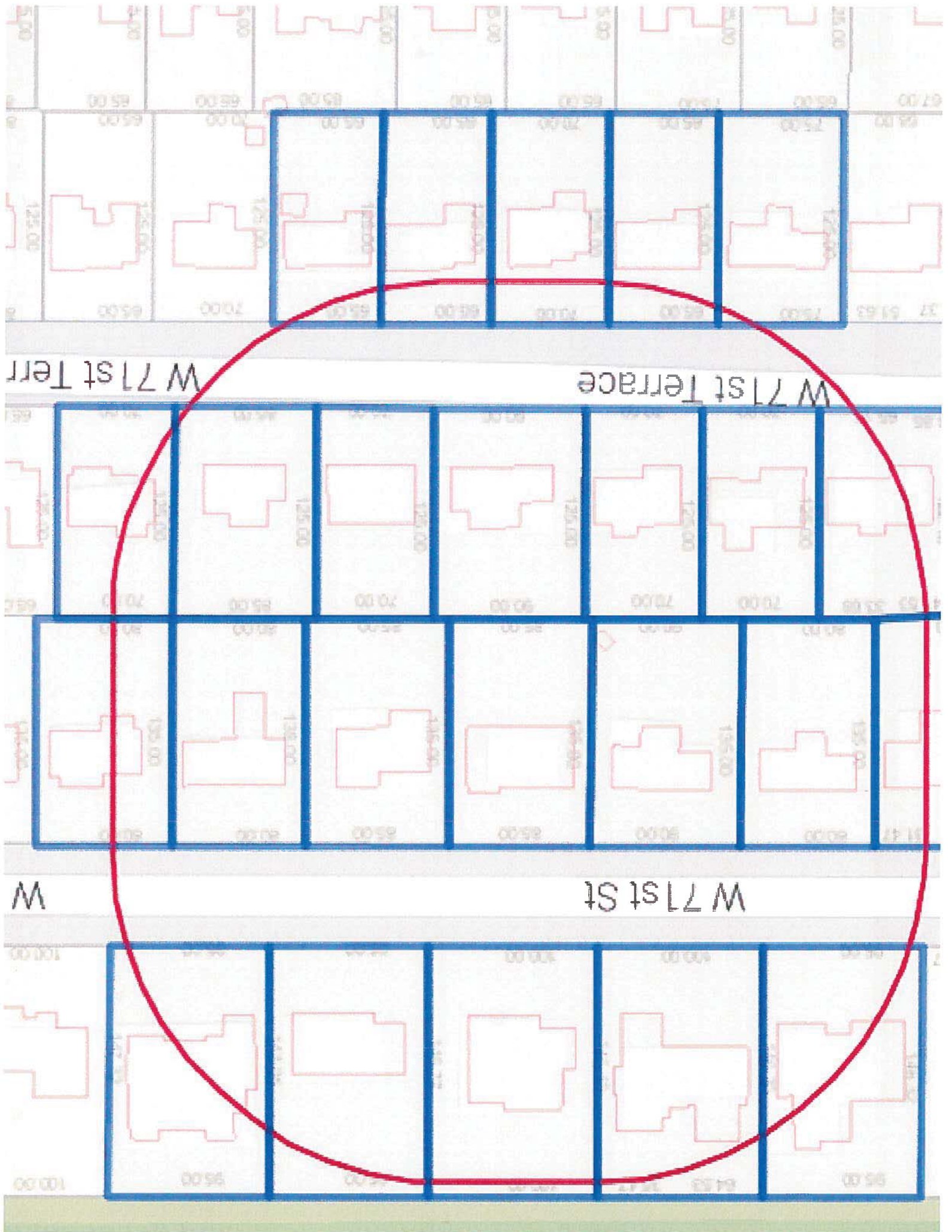
- ⊕ = SET 1/2" BAR KSPLS # 1093
- = FOUND 1/2" BAR ORIGIN UNKNOWN UNLESS OTHERWISE NOTED
- = FENCE

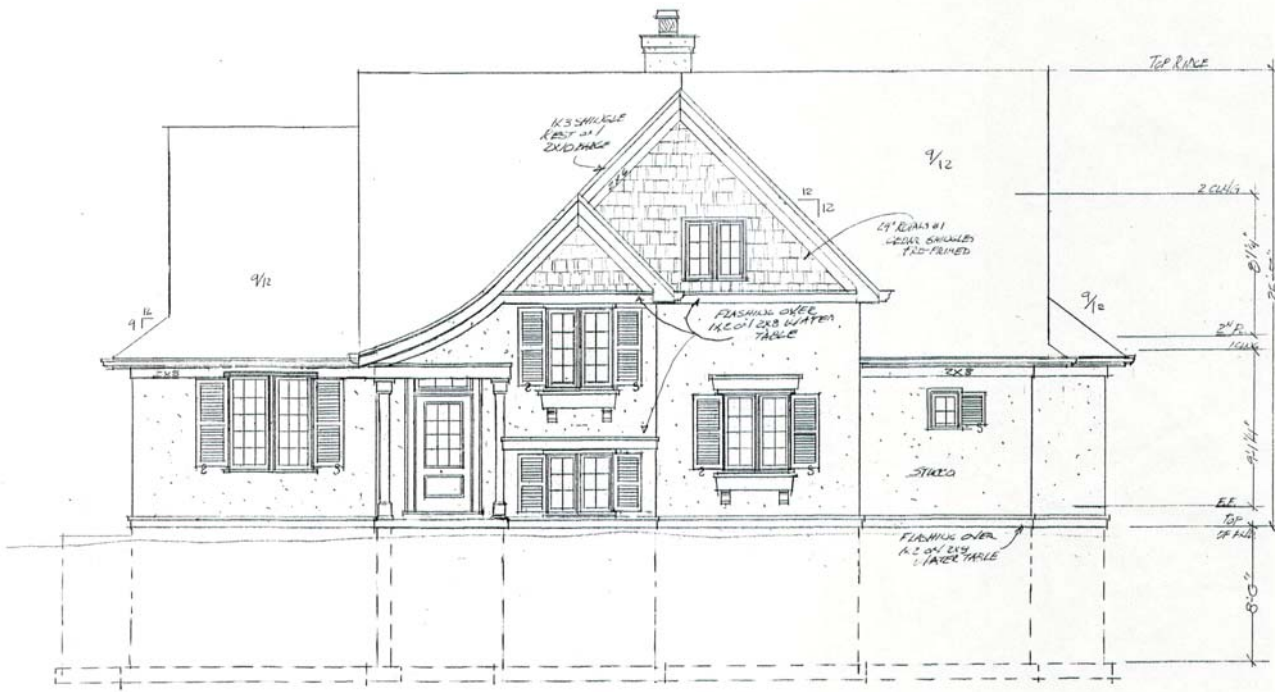


J. BERNARD BALDUS, KSPLS # 1093

This is to certify that we have this day made a survey of the premises herein described and that the results are accurately recorded on the following plat:







FRONT ELEVATION (NORTH)  
SCALE 1/4" = 1'-0"

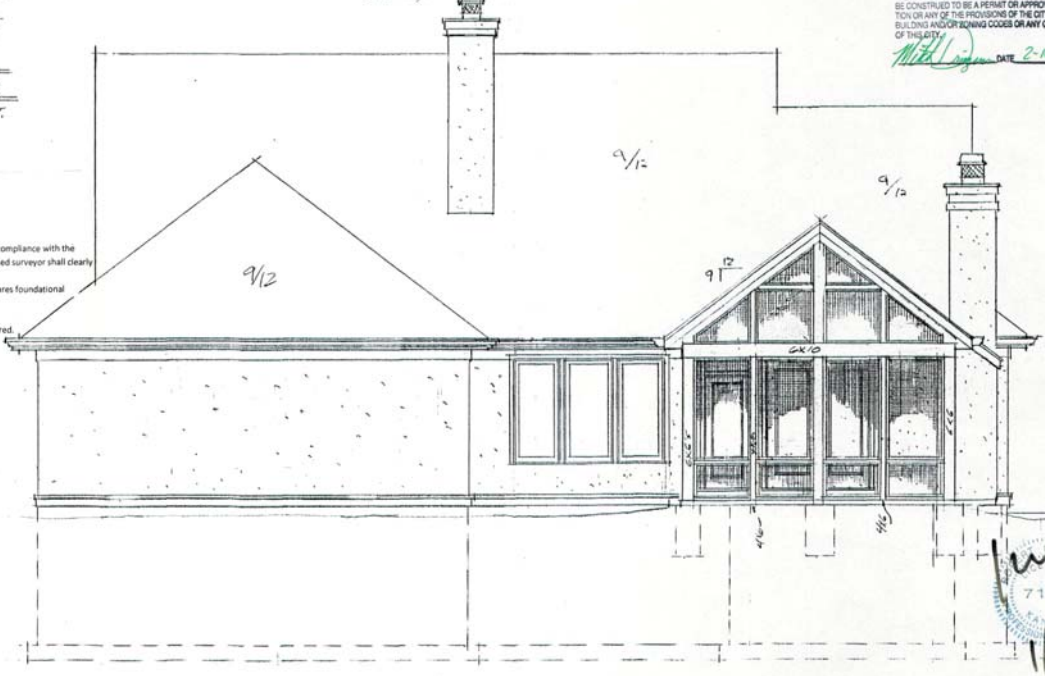
AREA LETTER NUMERICALS	
FIRST FLOOR	= 1801 SQ. FT.
GARAGE	= 508 " "
COVERED PORCH	= 288 " "
TOTAL FLOOR	= 2597 SQ. FT.
SECOND FLOOR	= 1106 SQ. FT.
FINISHED BSMT	= 463 " "
TOTAL BSMT	= 1801 " "

CITY OF PRAIRIE VILLAGE  
CODE ENFORCEMENT DEPARTMENT  
RESIDENTIAL PLANS SUBMITTAL

APPROVED  
 APPROVED AS NOTED  
 APPROVED AS REVISED  
 DISAPPROVED  
 CORRECT AS NOTED  
 CORRECT & RESUBMIT

THE APPROVAL OF PLANS AND SPECIFICATIONS SHALL NOT BE CONSIDERED TO BE A PERMIT OR APPROVAL OF ANY VIOLATION OR ANY OF THE PROVISIONS OF THE CITY OF PRAIRIE VILLAGE'S BUILDING AND/OR ZONING CODES OR ANY OTHER ORDINANCE OF THIS CITY.

*M. J. [Signature]* DATE 2-16-2016



REAR ELEVATION (SOUTH)  
SCALE 1/4" = 1'-0"

City of Prairie Village Kansas Building Codes Department Plan Review comments  
Address: 3009 W 71<sup>ST</sup> Street Date: 2-16-2016

- The following shall be regarded as part of the approved plans:
- Project shall require at time of footing inspection a sealed survey to determine compliance with the agreed to 1" floor finish elevation of 1002.4'. Sealed statement by Kansas licensed surveyor shall clearly detail top of footing, height of wall and top of finish slab floor.
  - New structure foundation shall maintain 14' clearance between adjacent structures foundational elements. Shall be clarified by sealed survey and reported at time of footing.
  - Project shall meet or exceed IRC 2012.
- To schedule inspections contact 913-385-4604 24 hours advance notice is required.
- Required inspections:
- Footing - sealed survey required see note 1.
  - Foundation walls
  - Pre-backfill of foundations walls
  - Under-slab plumbing
  - Basement and garage slab inspection
  - Exterior sheathing nail pattern for all walls prior to covering
  - Midphase roof inspection to check for ice and water shield
  - Rough in, includes all structural's and MEP at same time.
  - Insulation inspection
  - Final inspection
- Note approved plans must be onsite at all times for inspections.

7183  
11-11-16

RECEIVED  
JAN 22 2016  
1/8

CITY 16-0135  
 SCANNED 10/19/2015  
 CITY NEW OR 508 SQ. FT. GARAGE  
 2907 SQ. FT. LIVING SPACE (GARAGE) 10/16/2015  
 REV 11/02/2015  
 TOTAL FLOOR FT = 2597 SQ. FT.  
 CITY OF PRAIRIE VILLAGE, KANSAS  
 3009 W. 71<sup>ST</sup> ST.  
 DAN WESSEL DESIGN INC.  
 16-0135  
 (913) 385-8888  
 danw@gsd.com

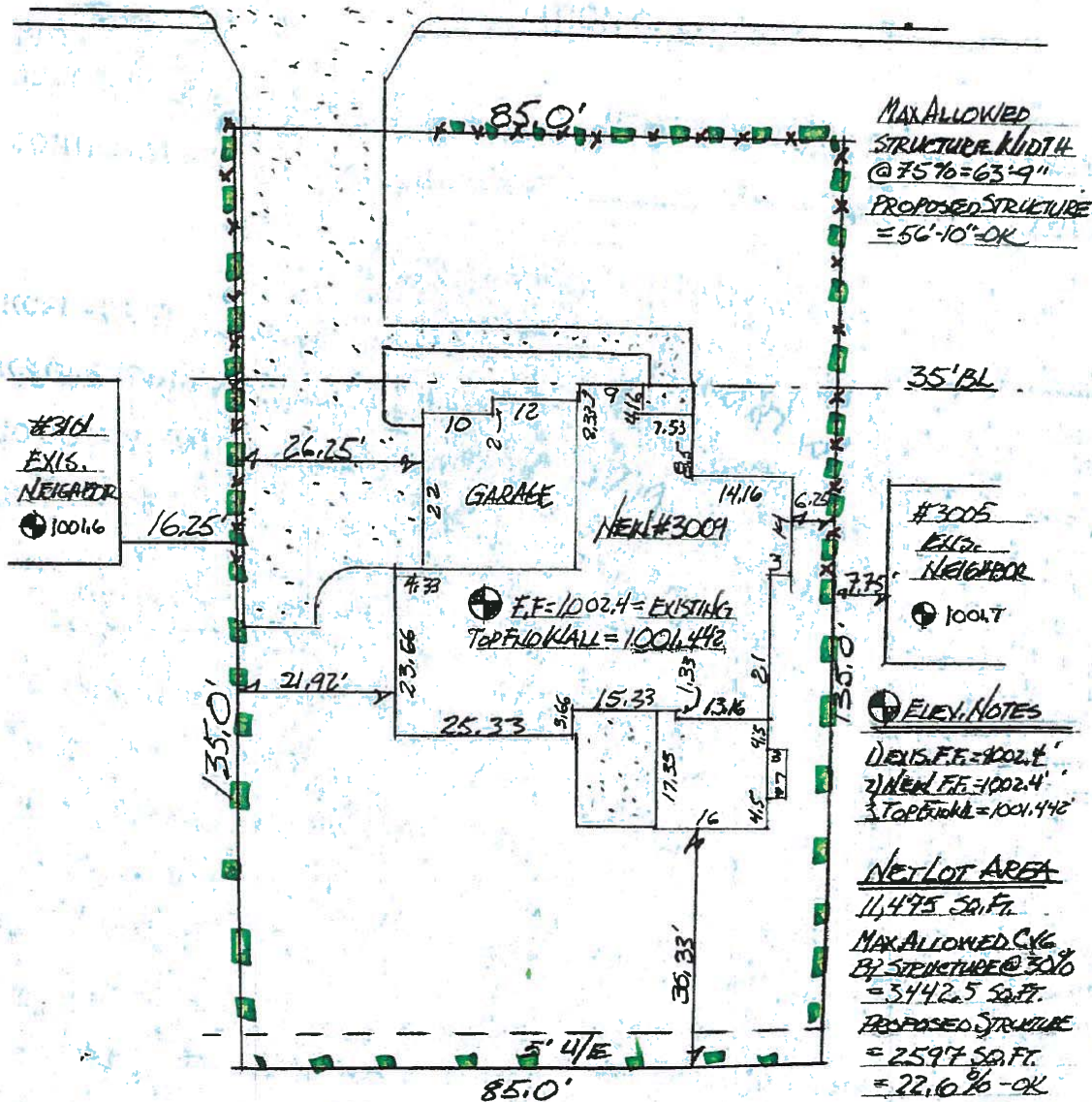


# CITY

DESCRIPTION: LOT 23, BLOCK 4,  
PRAIRIE HILLS, A SUBDIVISION IN  
THE CITY OF PRAIRIE VILLAGE,  
JOHNSON COUNTY, KANSAS

RECEIVED  
FEB 11 2016  
By

W. 71<sup>st</sup> ST.



MAX ALLOWED  
STRUCTURE WIDTH  
@ 75% = 63'-9"  
PROPOSED STRUCTURE  
= 56'-10" - OK

35' BL

#310  
EXIS.  
NEIGHBOR  
1001.6

#3005  
EXIS.  
NEIGHBOR  
1001.7

ELEV. NOTES  
1) EXIS. FF = 1002.4'  
2) NEW FF = 1002.4'  
3) TOP FIN. WALL = 1001.442'

NET LOT AREA  
11,475 SQ. FT.  
MAX ALLOWED C.V.G.  
BY STRUCTURE @ 30%  
= 3,442.5 SQ. FT.  
PROPOSED STRUCTURE  
= 2,597 SQ. FT.  
= 22.6% - OK

Plot Plan - 3009 W. 71<sup>st</sup> St.

SCALE 1" = 20'

SCURATO RESIDENCE

■ ■ ■ SILT FENCE  
x x x x CONSTRUCTION  
FENCE

ORDERED BY: DEBRA HUDACEK

LAND SURVEY COMPANY

PROPERTY ADDRESS: 3009 W 71ST STREET

Quality since 1979  
P.O. BOX 528, GRANVILLE, MISSOURI 64030  
PHONE: (816) 966-0839 FAX: (816) 963-1761

DESCRIPTION: Lot 23, Block 4, PRAIRIE HILLS, a subdivision in the City of Prairie Village, Johnson County, Kansas.

SITE PLAN

FOOTINGS CERTIFICATION: 3/1/2016

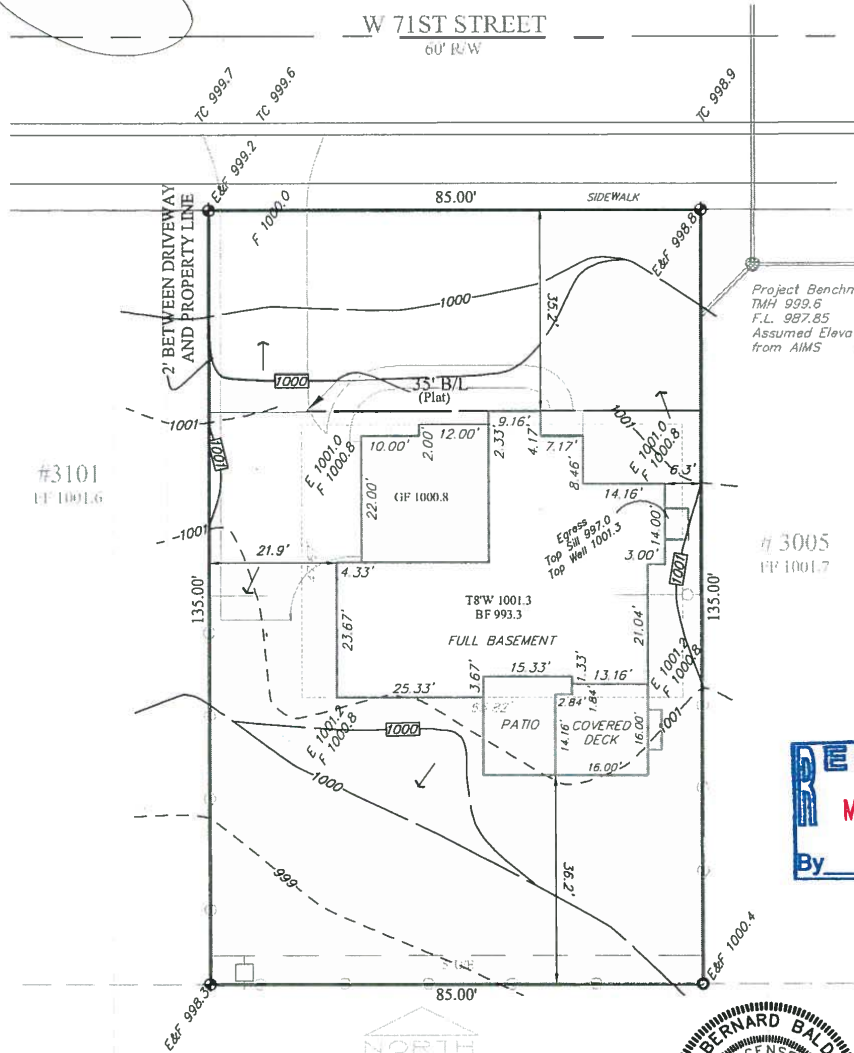
I hereby certify that the existing footing forms on this date are placed in accordance with the below Plot Plan, which is based upon the Site Plan performed by Land Survey Company, dated February 10, 2016, and approved by the City of Prairie Village.

11/10/16  
3.2.16  
APPROVED  
Clement Certificate

J. Bernard Baldus

03/01/16

W 71ST STREET  
60' R/W



Project Benchm  
TM# 999.8  
F.L. 997.85  
Assumed Elevati  
from AIMS

#3101  
E/F 1001.6

# 3005  
E/F 1001.7

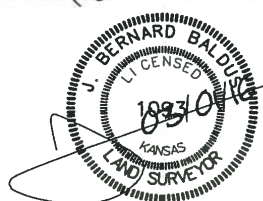


SCALE IN FEET  
SCALE: 1" = 20'  
DATE: 10/28/2015, Rev. 15.1113  
REV: 02/10/2016  
JOB NO:

Basis of Bearings Assumed

LEGEND

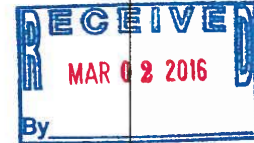
- ⊕ = SET 1/2" BAR KSPLS # 1093
- = FOUND 1/2" BAR ORIGIN UNKNOWN UNLESS OTHERWISE NOTED
- = FENCE



J. BERNARD BALDUS, KSPLS # 1093

This is to certify that we have this day made a survey of the premises herein described and that the results are accurately recorded on the following plat:

SCANNED



ORDERED BY: DEBRA HUDACEK

PROPERTY ADDRESS: 3009 W 71ST STREET

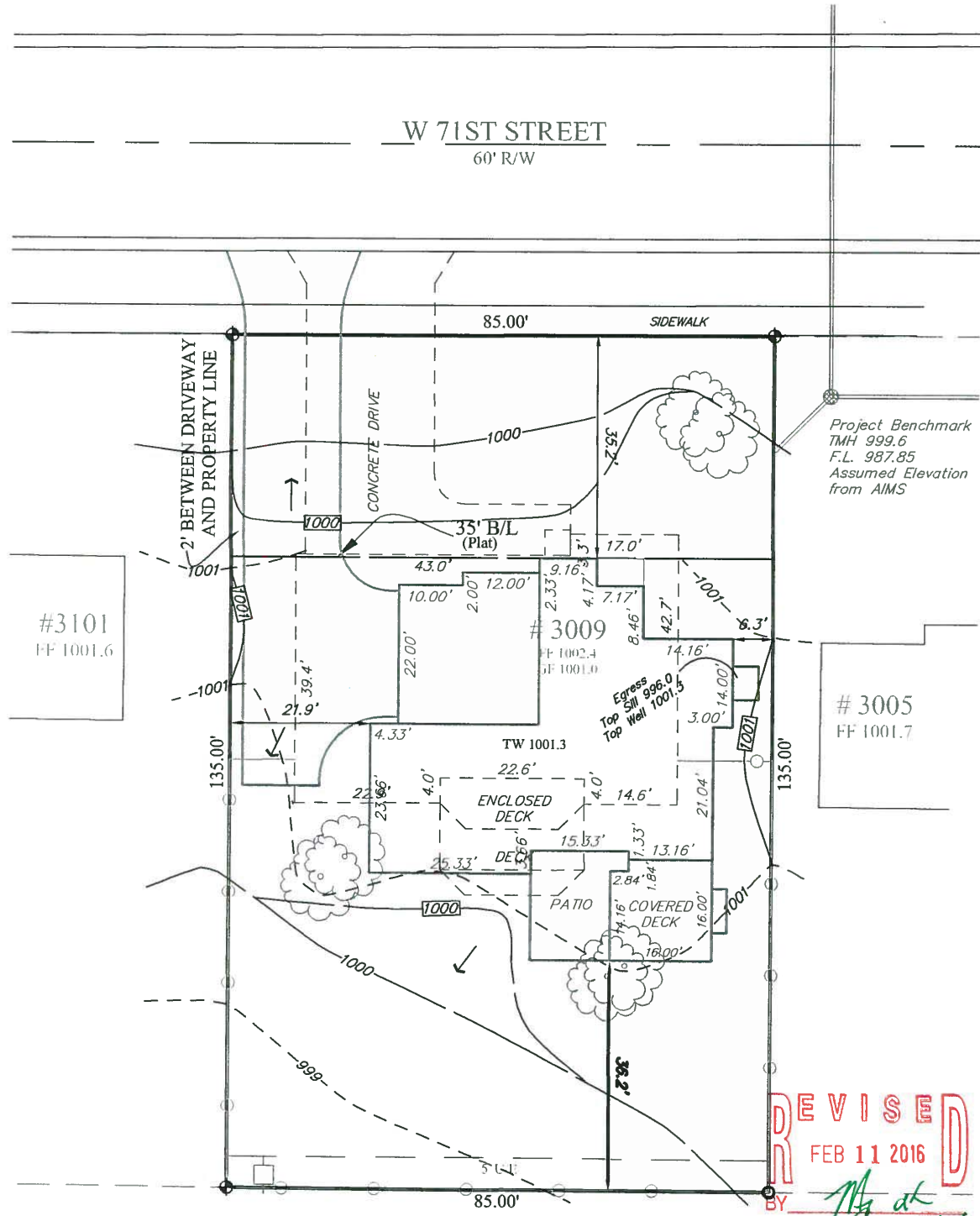
DESCRIPTION: Lot 23, Block 4, PRAIRIE HILLS, a subdivision in the City of Prairie Village, Johnson County, Kansas.

# CITY

## LAND SURVEY COMPANY

Quality since 1959  
P.O. BOX 528, GRANDVIEW, MISSOURI 64030  
PHONE: (816) 966-0839 FAX: (816) 763-1761

### SITE PLAN



Project Benchmark  
TMH 999.6  
F.L. 987.85  
Assumed Elevation  
from AMS

**REVISED**  
FEB 11 2016  
BY *MH dk*  
2-16-16

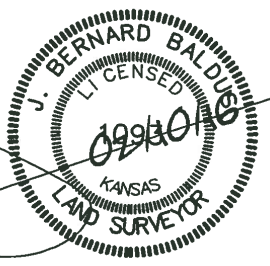


Basis of Bearings Assumed

#### LEGEND

- ⊕ = SET 1/2" BAR KSPLS # 1093
- = FOUND 1/2" BAR ORIGIN UNKNOWN UNLESS OTHERWISE NOTED
- - - = FENCE

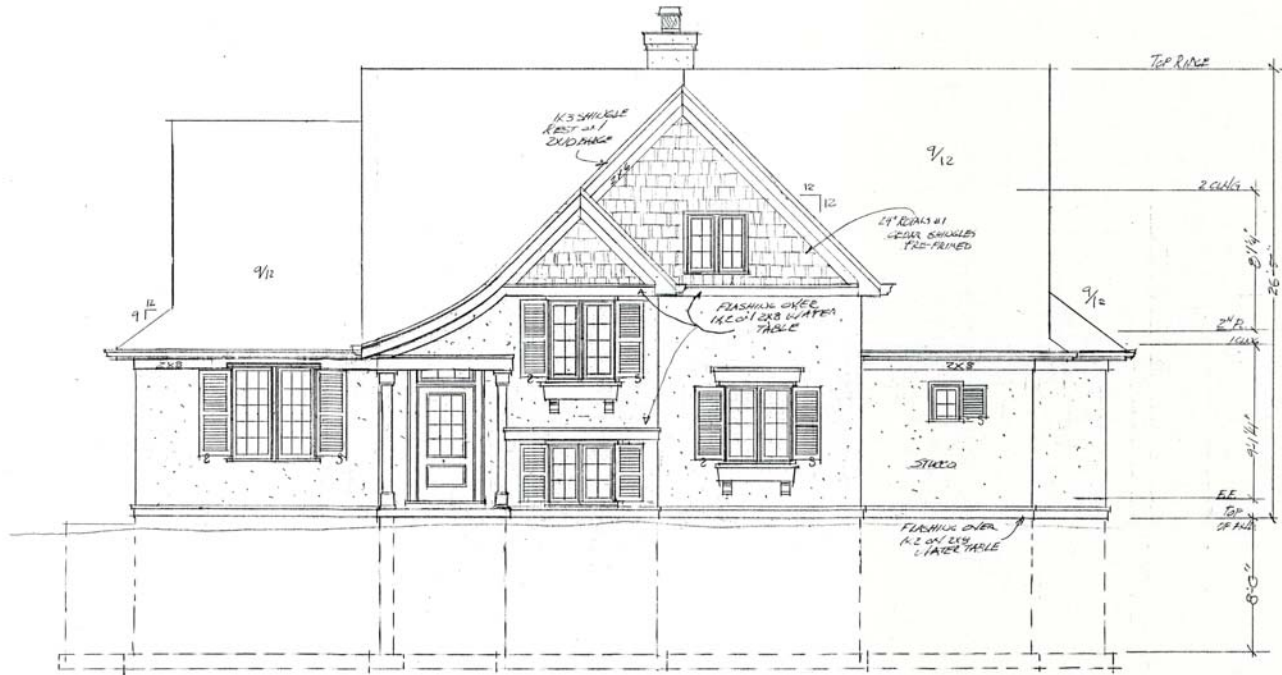
SCALE: 1" = 20'  
DATE: 10/28/2015, Rev. 15.1113  
REV: 02/10/2016  
JOB NO:



J. BERNARD BALDUS, KSPLS # 1093

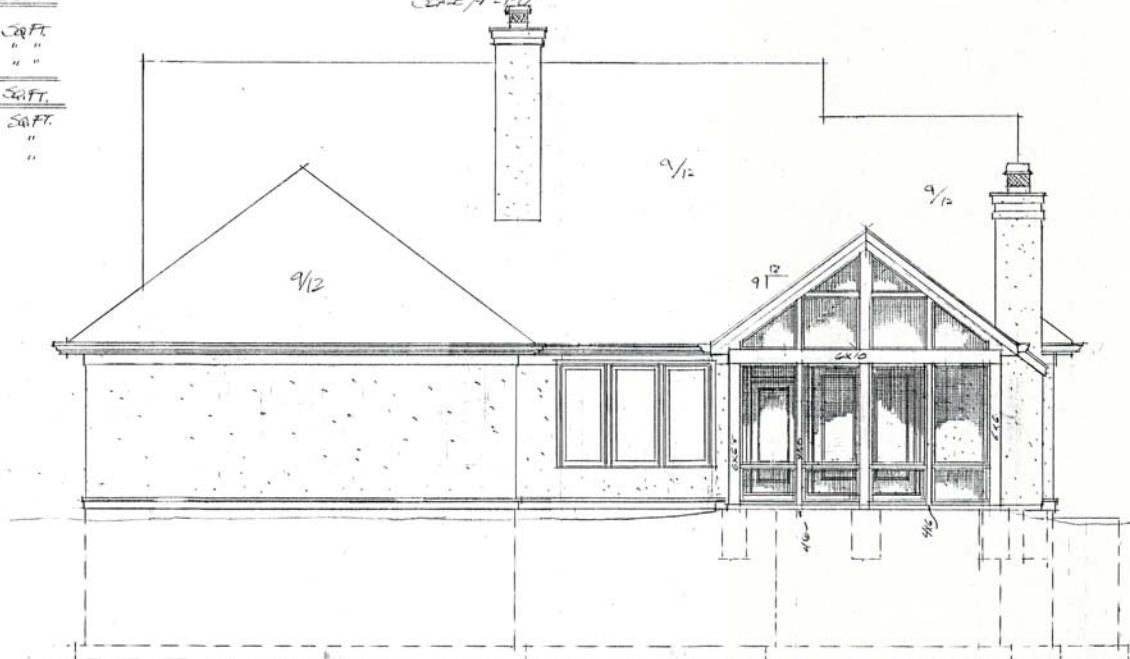
This is to certify that we have this day made a survey of the premises herein described and that the results are accurately recorded on the following plat:





FRONT ELEVATION (NORTH)  
SCALE 1/4" = 1'-0"

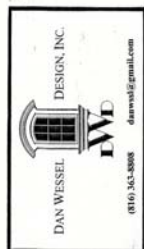
AREA DETERMINATIONS	
FIRST FLOOR	= 1801 SQ. FT.
GARAGE	= 508 " "
COVERED PORCHES	= 288 " "
TOTAL FLOOR	= 2597 SQ. FT.
SECOND FLOOR	= 1106 SQ. FT.
FINISHED BSMT	= 463 " "
TOTAL BSMT	= 1801 " "

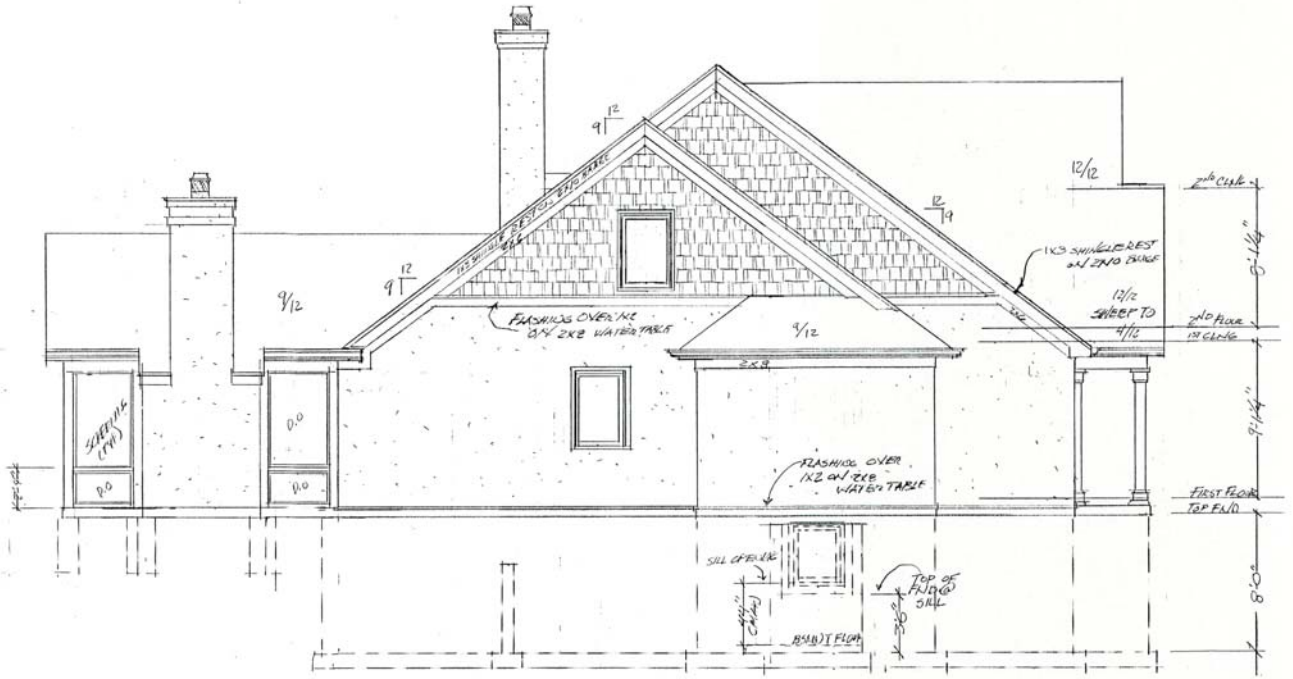


REAR ELEVATION (SOUTH)  
SCALE 1/4" = 1'-0"

APPROVED

SOUTHWEST RESIDENCE - A NEW CONSTRUCTION  
 3009 W. 71<sup>ST</sup> ST., PRINCEVILLE VILLAGE, KANSAS  
 10/19/2015 2907 SQ. FT. LIVING SPACE (BASED) 1/1-16/2015 REV 11/10/2015 11/16/2015 12/16/2015 01/14/2016  
 508 SQ. FT. GARAGE 288 SQ. FT. COVERED PORCHES TOTAL FOOTPRINT = 2597 SQ. FT.





RIGHT SIDE (EAST) ELEVATION  
SCALE 1/4" = 1'-0"



LEFT SIDE (WEST) ELEVATION  
SCALE 1/4" = 1'-0"

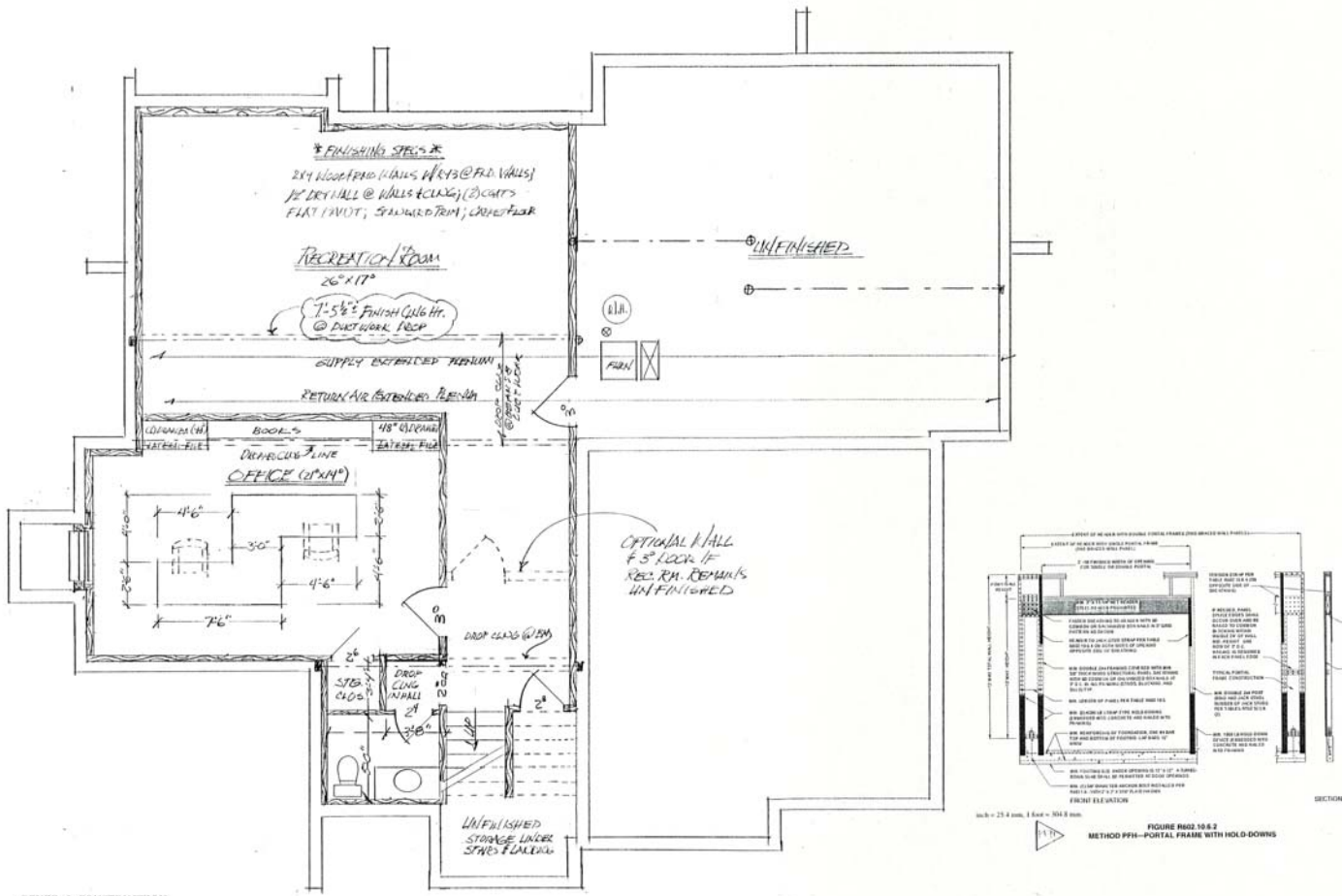
01/10/2016  
12/12/2015

APPROVED

2







**GENERAL CONSTRUCTION NOTES**

- These plans prepared and all work to be done under the 2012 International Residential Code (IRC)
- Building design and construction criteria:
  - Roof Snow Load: 20 psf
  - Wind Speed: 90 mph
  - Seismic Design Category: 1 (Type C) (Category B)
  - Weathering: Severe
  - Frost Line Depth: 36" below grade
  - Temper: Moderate to severe
  - Decay: Moderate
  - Water Damage: Temperature: Six degrees Fahrenheit
  - Flood Hazards: Latest adopted FEMA and FPM documents
  - Climate Zone: 11
  - Heating Degree Days: 5,333
  - Soil Bearing Capacity: 1500 psf
- Live load minimums to be in accordance with IRC Section 301.5 & Table 301.5. Dead load minimums to be in accordance with IRC Section 301.4

USE	LIVE LOAD	DEAD LOAD
Area With Storage	20 psf	10 psf
Area Without Storage	10 psf	10 psf
Docks	40 psf	10 psf
Deck	60 psf	10 psf
Fire Escapes	40 psf	Actual Weight of Materials
Garages and Handtrails	200 psf	Actual Weight of Materials
Guardrails in Stairways	50 psf	Actual Weight of Materials
Passenger Vehicle Garages	50 psf	Actual Weight of Materials
Rooms other than sleeping rooms	40 psf	10 psf
Stairways	40 psf	10 psf
Stairs	40 psf	Actual Weight of Materials
Roofs	20 psf (Snow Load)	10 psf

- GRADE - The grade away from foundation walls shall fall a minimum of 6 inches within the first 10 feet. IRC Sect 401.3
- Safety Glazing to be provided @ all hazardous locations in accordance with the IRC Section R308 as indicated on plan
- Emergency Escape and Rescue Openings to be located and installed in accordance with IRC Section 310
- Windows to be designed on plan by the architect
- Garage Separation to be fire resistive between residence and garage in accordance with R302.6 and T31 R302.6. Doorway garage opening separations to be protected per R302.5 with solid wood door between w/ 1 3/8" min. thickness (or 20-minute)
- Wood framed walls to be 2x4 stud grade @ 16" o.c. unless noted otherwise on the plans or where wall height exposed to wind in accordance with IRC Table R602.3.1 requires closer spacing of studs. 2x4 studs or both (see notes on plans where required). All wall framing to be constructed and braced in accordance with IRC Section R602.3. Bracing locations to be indicated on plan and installed in accordance with IRC Section R602.10.1 thru R602.12.8. Figure 602.10.2.2, Table R602.12.1 Bracing method VSPF U in installed in accordance with Table R602.3.1
- Smoke Alarm Locations - Locate in each bedroom outside of each separate sleeping area in the immediate vicinity of the bedrooms, and on each additional story of the dwelling to include the basement. Smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms. Smoke alarms shall be hard wired to a primary commercial power source (not disconnecting switch) and have a battery backup. IRC Sect 314
- CARBON MONOXIDE ALARMS - Shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-burning appliances are installed and in dwelling units that have attached garages per R315

**INSULATION REQUIREMENTS:**

CLIMATE ZONE PER TABLE R101.1 (R101.1.1 - 1)

INSULATION PENETRATION REQUIREMENTS BY COMPONENT - TABLE R101.1 (R101.1.1)

Penetration	Shield	Ceiling	Wood	Masonry	Floor	Basement	Slab	Crawl
U-Factor	U-Factor	R-Value	R-Value	R-Value	R-Value	R-Value	R-Value	R-Value
0.15	0.55	5.00	13	5	10	10	10	5

- Exception - N1102.2.1 (R102.2.2) Ceilings without attic spaces. R-10 or less than 500 sq. ft. or 20% of total installed ceiling area which over to low.
- Exception - Kansas City ordinance allows for R-13 in wood framed walls.

LOWER LEVEL FINISH PLAN  
 SCALE 1/4" = 1'-0"  
 10.26 SQ.FT. FINISHED TOTAL  
 (OFFICE = 463 SQ.FT. REC RM = 863 SQ.FT.)  
 73.1 SQ.FT. UNFINISHED

**STAIRWAY NOTES IRC 311**

- Stairways shall not be less than 36 inches in clear width.
- Maximum rise height @ 7.50" minimum.
- Minimum tread depth to be 10"
- Maximum headroom @ all parts of the stairway to be 6' 8"
- Stairways to be provided with a means to terminate the stairs, including the landing and treads.
- Stairway handrails to have a minimum height of 34" and a maximum height of 38". Handrails to be continuous the full length of the stairs and the ends shall be returned at shall terminate @ nearest posts or safety terminals. IRC 311.5

**FOUNDATION NOTES**

- All concrete to be 3000 PSI (except garage floor to be 3000 PSI minimum compressive strength (4-5-7 5% air entrainment by concrete volume for footings, walls, and exterior slabs). No entraped air for exterior slabs.
- All footings to bear on undisturbed soil with 1500 PSF min. brng. cap. below.
- All footings to be at 20" minimum below grade.
- Wood sole plates in contact with concrete and wood mud sills to be anchored to foundation or concrete slab in accordance with Residential Foundation Guidelines for Johnson County, KS. Use 1/2" dia x 10" steel anchor J bolts embedded 7" min. into concrete and located 3/4 inches min. and 12" max. from each corner and at 6' o.c. min. in field @ walls with conc. slabs and 3' o.c. @ walls where floor joist and/or backing are connected to the ft to provide top of wall bracing. (1 bolt per plate sect. min.)
- Wood sole plates in contact with concrete and wood mud sills to be protected against decay and termites in accordance with IRC R319, R320.
- Steel reinforcement to be Grade 60.
- Vertical reinforcement to be placed at 5" minimum from end side of concrete face.
- Corner reinforcing steel to be #4's with each leg at 30" long minimum and at 20" o.c.
- Foundation (garage) to be in accordance with IRC R308. Drain top to be 1/2" crushed rock perforated with filter sock in 1/2" crushed rock extending 12" minimum from outside edge of footing with 2" minimum of rock under the 6" minimum of rock over it.
- min. poly vapor barrier over 4 inches crushed rock installed in accordance with IRC R306.

**FRAMING NOTES**

- Header @ Window and door openings to be (2) 2x12 #2 U.N.O. 2" to be supported by angle 2x4 minimum under and U.N.O.
- Framed walls to be 2x4 construction with studs @ 16" o.c. U.N.O.
- Provide bracing per IRC R302.11
- Provide bracing in the concealed space between the floor joist assembly so that the area of the concealed space does not exceed 1000 sq. ft. R302.12

**STRUCTURAL MEMBERS ENGINEERING VALUERS**

2x4's #2 DFL	R = 1510 E = 1,800,000
2x4's #2 DFL	R = 1310 E = 1,600,000
2x12's #2 DFL	R = 1505 E = 1,600,000
1-3/4" x 9-1/2" LVL	R = 3100 E = 2,000,000
1-3/4" x 11-7/8" LVL	R = 3100 E = 2,000,000

**WALL BARRIERS**

Water resistive exterior wall barrier to be applied over sheathing in accordance with IRC Sect. 703.2

**GUARDRAILS**

- Guardrails required where porches, balconies, ramps or raised floor surfaces are located more than 30 inches above the floor or grade surface below.
- Guardrails not less than 36 inches high.
- Guardrails to have intermediate rails or ornamental closures that do not allow passage of a sphere 4 inches or more in diameter. IRC R312

**MECHANICAL, ELECTRICAL, AND PLUMBING NOTES**

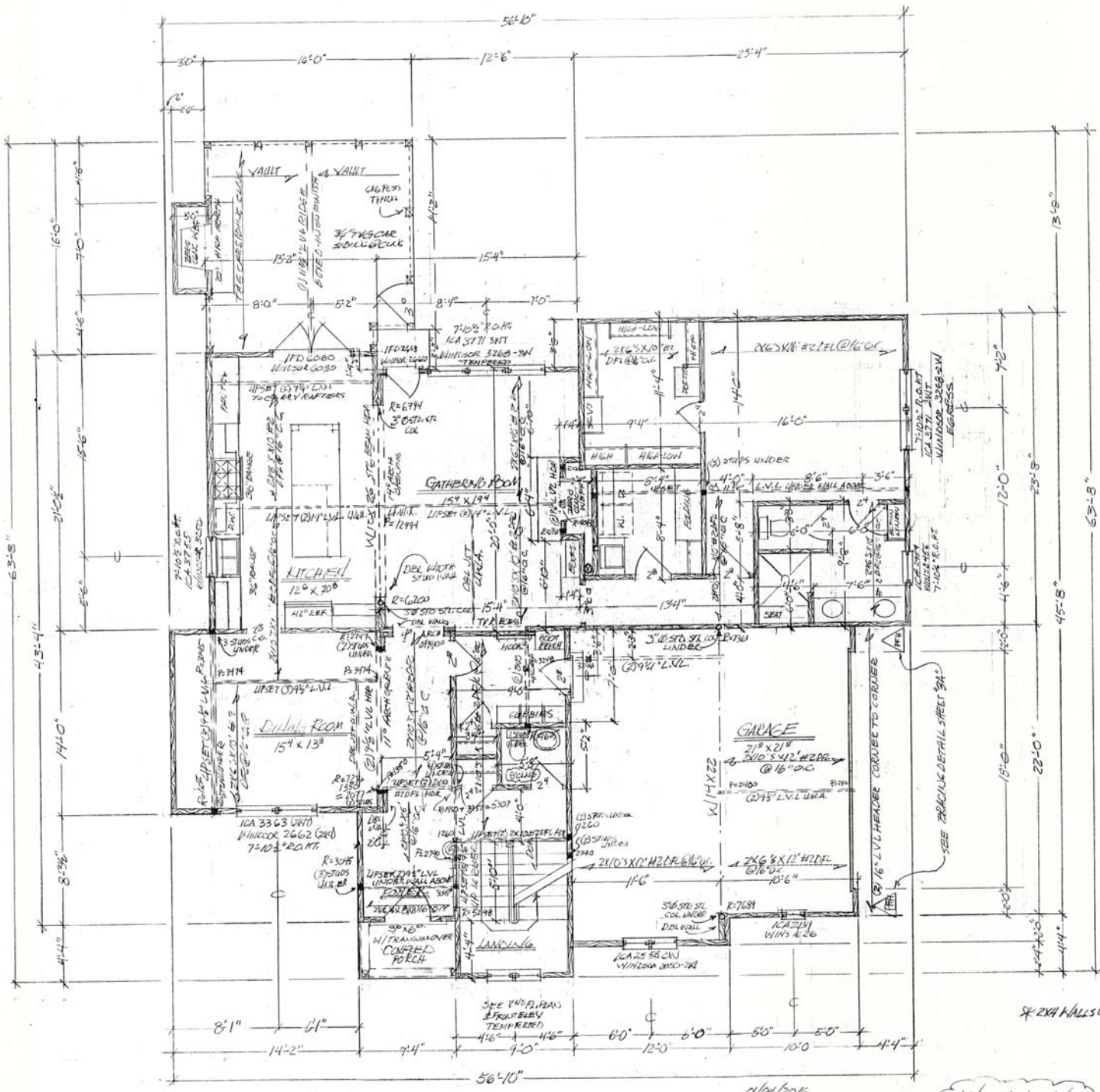
- Bath exhaust fans shall be vented directly to the outside. IRC R303.3
- Minimum exhaust rates. Kitchens - 100 cfm intermittent or 25 cfm continuous. Bathrooms-Toilet Rooms - 50 cfm intermittent or 20 cfm continuous.
- Foundations and supports for outdoor mechanical systems to be raised 2 inches min. above the finished grade, and to conform to #19's Installation instructions. IRC M103.3
- All branch circuits to be installed as per 2011 NEC Article 210
- Provide GFCI protection as per 2011 NEC 210.8(A)
- Provide AFCI (Arc-Fault Circuit Interrupters) as per 2011 NEC 210.12 (all bedrooms)

**GARAGES**

- No opening between garage and sleeping rooms permitted.
- Openings between garage and residence to be in accordance with IRC R309. Solid wood door with 1 3/8" min. thickness, steel (solid or honeycomb core) with 1 3/8" min. thickness, or 20-minute fire-rated.
- Garage to be separated from the residence and its attic area by not less than 1/2 inch gypsum board applied to the garage side. Gargers separated from habitable rooms above by 5/8 inch min. Type A gypsum board. Where the separation is a floor-ceiling assembly, the structure supporting the separation to be protected by 5/8 inch min. gypsum board. IRC R309.2

APPROVED  
 01/04/2016  
 2/10/2015  
 [Signature]





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

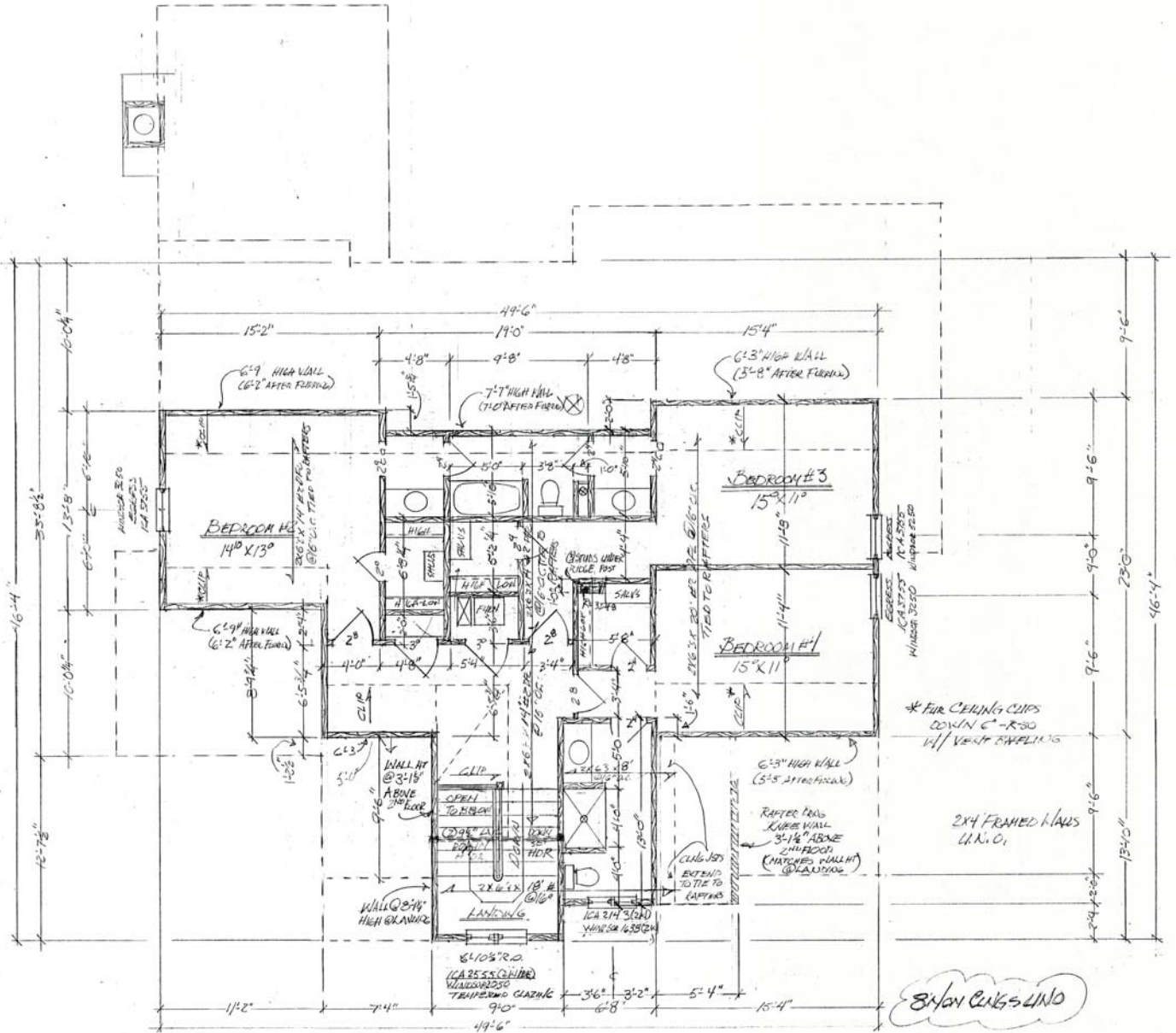
01/04/2016  
1801 SQ. FT. LIVING SPACE  
508 SQ. FT. GARAGE  
32 SQ. FT. COVERED FRONT PORCH  
256 SQ. FT. FUTURE SWEETENED PORCH

9' Nom. Curb to Walk

APPROVED

REVISED 11/12/2015

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SECOND FLOOR PLAN  
 SCALE 1/4" = 1'-0"  
 10/26/2015

1106 SQ FT LIVING SPACE

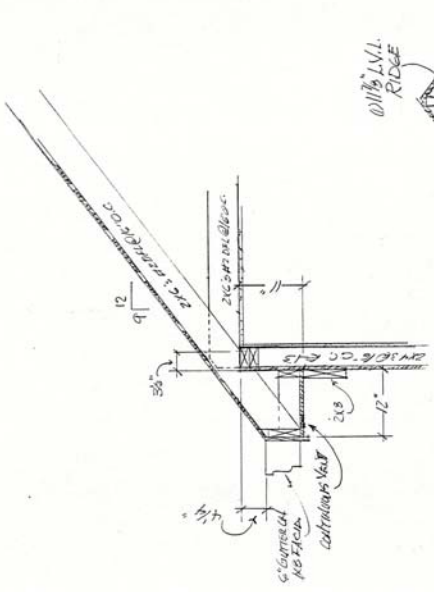
APPROVED

01/04/2016  
 12/12/2015

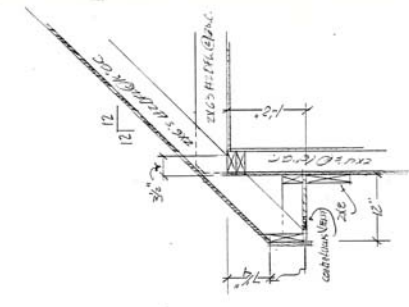
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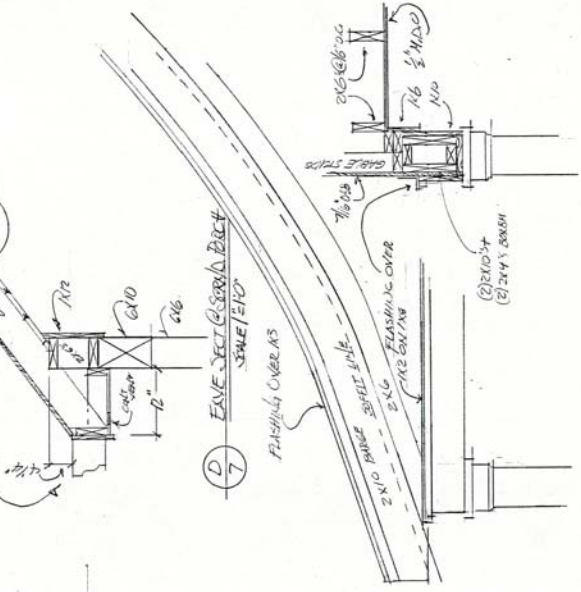
(C) EAVE SECT. @ 9/12 (TR)  
SCALE 1"=1'-0"



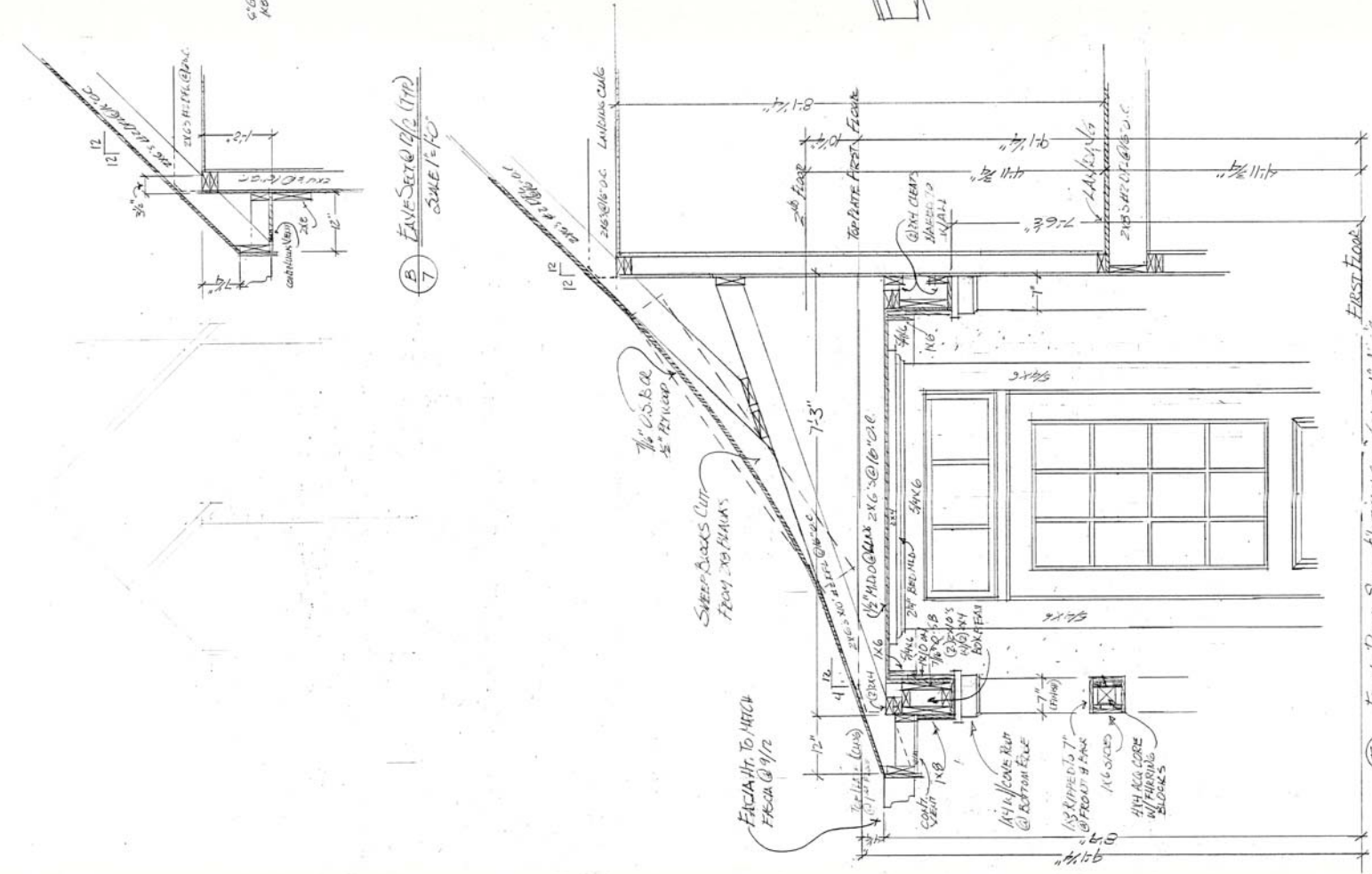
(B) EAVE SECT. @ 9/12 (TR)  
SCALE 1"=1'-0"



(D) EAVE SECT. @ 9/12 (TR)  
SCALE 1"=1'-0"



(F) PORCH BEAM SECTION @ FRONT  
SCALE 1"=1'-0"



(E) FRONT PORCH SECT. & DETAILS - SCALE 1"=1'-0"

01/24/2016  
12/12/2015

7

APPROVED