

**BOARD OF ZONING APPEALS
CITY OF PRAIRIE VILLAGE, KANSAS
AGENDA
SEPTEMBER 12, 2017
6:30 P.M.
MULTI-PURPOSE ROOM**

I. ROLL CALL

II. APPROVAL OF MINUTES - August 1, 2017

III. ACTION ITEM

**BZA2017-04 Request for a Variance from PVMC 19.08.020 & 19.44.020(C4)
to decrease the front yard setback and the exception for
encroachment for the construction of an open carport up to four
feet from the front property line
2006 West 71st Terrace
Zoning: R-1b Single Family Residential District
Applicant: Steven Scraggs & Stacey Scheffler**

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, AUGUST 1, 2017**

ROLL CALL

The meeting of the Board of Zoning Appeals of the City of Prairie Village, Kansas was held on Tuesday, August 1, 2017 in the Council Chambers of the Municipal Building at 7700 Mission Road. Vice Chairman James Breneman 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, Building Official and Joyce Hagen Mundy, Board Secretary.

APPROVAL OF MINUTES

Patrick Lenahan moved the approval of the minutes of the May 2, 2017 meeting as presented. The motion was seconded by Nancy Wallerstein and passed unanimously.

**BZA2017-03 Request for a Variance from PVMC 19.34.040(A) to decrease the
side yard setback from 5.7 feet to 3 feet
4101 West 67th Street**

Damon & Lauren Wittenborn, 4101 West 67th Street, stated they are seeking a variance for the renovation of new their home. As part of the renovation they are proposing to remove the attached double deep single car garage and build a new two-car garage in the southwest corner of the lot. In accordance with their deed restriction the garage must closely resemble the home; therefore a height of 16'9" is proposed. The standard setback for a garage is three feet unless the garage is taller than 10 feet. With the increased height, the required setback by code would be 5'7". Mr. Wittenborn noted there are two large mature oak trees on their property, one in the front yard and one in the rear yard. He believes moving the garage to meet the required extended setbacks would damage the existing tree in the rear yard; therefore, they are requesting a variance to allow placement of the detached garage at the standard three foot setback. Mr. Wittenborn added there is no on street parking and they currently have to tandem park their vehicles one behind the other

Chris Brewster noted a correction to his staff report. He had interpreted the change in the footprint to indicate that the project was a teardown/rebuild, not a renovation to the existing home. He has since confirmed with the applicant that the change to the footprint is caused by the removal of the side tandem garage which is being replaced with a driveway; the front porch extending wider than the current stoop and some reconfiguration of the back building area.

Section 19.34.020A allows detached garages and allows them in the location proposed as it establishes a setback of 3 feet from the side and rear lot lines. Section 19.34.040A requires that any accessory use which exceeds 10 feet in height be located a distance at least one-third of its height from the property line. The proposed detached garage and accessory structure is 16 feet, 9 inches high, which requires it to be located 5 feet, 7 inches from the side and rear property line according to 19.34.040.A.

This lot is 62' x 125'. The existing building is approximately 4 feet from the side lot line on the west side of the lot. This side has a single lane driveway to a front-loaded, attached tandem garage. There is currently approximately 12' between the existing structure and the structure to the west. The applicant is proposing to remove the side tandem garage and replace it with a driveway leading to the new proposed detached garage located in the southwest rear corner of the lot.

James Breneman confirmed that the extended setback of 5'7" would apply to both the side and the rear property lines.

Jeffrey Valentino asked if an evaluation of the trees had been made to confirm that construction at the required setback would cause damage to the existing oak tree. Mr. Brewster responded that their landscape architect reviewed the site and felt that the concern with potential tree damage from construction at 5'7" was a realistic probability.

Patrick Lenahan confirmed that the project had been presented to the neighboring property owners.

Vice Chairman James Breneman opened the public hearing for comments.

William McGavin, 4023 West 67th Street - directly to the east of this property, stated he had seen the plans for the home but requested to see the plans for the detached garage. Mr. Wittenborn reviewed the detached garage plans with the McGavin's and they stated they had no opposition to the variance and shared the Wittenborn's desire to retain the large oak trees.

Jonathan Birkel questioned the 25 foot rear yard setback. Mr. Brewster replied that code regulating accessory structures allows for these structures to be constructed within three feet of the property line. The 25 foot rear yard setback is not applicable in this instance.

Ron Nelson, 5005 Tomahawk, spoke as president of the Prairie Village Homes Association and noted the plans had been submitted to the Board for review and no formal action has been taken by the Board. However, he noted their covenants require a four foot setback and he did not feel the plans would be approved by the homes association. Mr. Breneman confirmed the four foot setback was for the side yard only and did not include the rear yard.

With no one else present to speak on the application, the public hearing was closed at 6:45 p.m.

Nancy Wallerstein questioned if the Board should take action on the application prior to action being taken by the Homes Association and suggested that the application be tabled.

Chris Brewster stated the city does not get involved in the enforcement of homes association regulations and that the Board's only concern was whether the application met the five criteria for the requested variance. Jeffrey Valentino agreed that the Boards action is independent of the Homes Association action.

Patrick Lenahan asked the applicant if the tabling of the application would have any adverse impact on them. Lauren Wittenborn replied that they are currently not living in the home and would like to be able to move forward with construction as soon as possible to allow them to live in their new home.

Mrs. Wallerstein asked Mr. Nelson when he felt the homes association would take action and if they had spoken with the home owners. Mr. Nelson replied he did not know when action would be taken and that the Board had not spoken with the Wittenborns. Mr. Wittenborn stated that he reviewed homes association guidelines as they are posted on-line and did not see any restrictions on the construction of a detached garage. He noted the increased height creating the required extended setback was proposed to meet the homes association criteria that the garage aesthetically resembles the home.

Patrick Lenahan confirmed if action were taken on the variance it would be recorded. Mr. Brewster replied the approval could be conditioned upon the acquisition of a building permit within a defined period of time and recorded within one year of construction.

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.

This lot is located on long rectangular block. All of the lots are between 61 and 65 feet wide and 125 feet deep, except for larger or irregular angled lots on each end of the block. The north facing lots front a school property across 67th street. This particular lot has a large oak tree in the center of the back yard. Moving the accessory structure and driveway pad closer to this tree will further impact the health of the tree or decrease the likelihood of its survival.

Patrick Lenahan moved the Board finds favorably on Criteria A “Uniqueness” noting the presence of the large oak tree in the rear yard prohibits construction of the detached garage as required. The motion was seconded by James Valentino 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 requested variance would allow a structure taller than permitted by ordinance closer to the west property line. Properties to the south currently each have accessory structures located near the rear property line. The proposed location is acceptable for any structure 10 feet high or less.

The top of the wall of the proposed structure is 7 feet 7 inches. This wall height (south elevation) would be along the rear property line, proposed to be located 4 feet from the rear property line, with the slope of the roof placing taller portions of the structure inward from the rear property line. However the gabled roof has a peak with the top of ridge proposed to be 16 feet 9 inches (west elevation), proposed to be located 3 feet from the west property. Therefore a portion of the wall exceeds the 10 foot limit at this location.

Patrick Lenahan moved the Board does finds favorably on Criteria B “Adjacent Property” with the proposed variance not adversely impacting adjacent property owners. The motion was seconded Jeffrey Valentino.

Mr. Breneman disagreed noting that the adjacent homes are smaller and lower in height. He believes the higher roof line does adversely impact adjacent property owners. Jonathan Birkel noted that the gable faces east and west and suggested that the gable be turned north and south to reduce the height of the roof along the property line. Mr. Wittenborn stated that this was a design feature and could be changed. The motion was voted on and passed by a vote of 4 to 2 with Mr. Breneman and Mrs. Wallerstein voting in opposition.

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.

The lot is a narrow, rectangular lot and the applicant is proposing a detached garage with a single lane access to the rear. This configuration takes advantage of the current single lane access; however, the presence of the oak tree in the rear yard in combination with how the single lane aligns with the proposed principle structure would make it difficult to move the accessory structure further internal to the lot.

Patrick Lenahan moved the Board finds favorably on Criteria C “Hardship”. The motion was seconded by Jeffrey Valentino and passed by a vote of 4 to 2 with Mr. Breneman and Mr. 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 design is generally a good solution for placing 2-car garages on smaller and narrower lots. It preserves the aesthetic of the neighborhood along the frontage by maintaining human-scale details on the front facade, and limiting the presence of driveways and large garage door on the streetscape, while still accommodating the desire for 2-car garages. The proposal does meet other standards with respect to general setbacks, lot coverage, and accessory structure setbacks, except for the general sliding scale height requirement for accessory uses.

Patrick Lenahan moved the Board finds favorably on Criteria D “Public Interest”. The motion was seconded by Jeffrey Valentino 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 side setback requirements for accessory structures allows for detached garages to be put in close proximity to rear and side boundaries on residential property. In essence, the intent of the ordinance is to locate these structures at remote portions of lots.

Jonathan Birkel moved the Board finds favorably on Criteria E “Spirit and Intent of the Regulation”. The motion was seconded by Patrick Lenahan and passed unanimously.

Patrick Lenahan moved that the Board having found all criteria required by state statutes and Section 19.54.030 of the Prairie Village Zoning Regulations to have been met approve BZA 2017-03 request for a variance from PVMC 19.34.040(A) for a reduction to the of the side yard setback from 5’7” to 3” for a detached garage at 4101 West 67th Street subject to the following conditions:

1. That the variance is granted only to the extent shown on the submitted plans, and specifically only to allow the proposed building to be placed no closer than 3 feet from the west boundary and 4 feet from the rear boundary.
2. Tree protection fences should be put in place throughout construction approximately 8 to 10 feet from the trunks of both the front and rear oak trees.
3. That the variance be recorded with the County Register of Deeds within one year of approval subject to the granting of a building permit with six months, if the building permit is not received, the variance is not required to be recorded.
4. The owner agrees to change the design of the ridgeline of the roof to be perpendicular with the design currently shown in the application. (Gable front facing)

The motion was seconded by Jonathan Birkel and passed unanimously.

OLD BUSINESS

There was no Old Business to come before the Board.

NEXT MEETING

Board Secretary Joyce Hagen Mundy reported an application has been submitted for consideration by the Board at their September 12th meeting.

ADJOURNMENT

Vice Chairman James Breneman adjourned the meeting of the Board of Zoning Appeals at 7:05 p.m.

James Breneman
Vice Chairman

STAFF REPORT

TO: Prairie Village Board of Zoning Appeals
FROM: Chris Brewster, AICP, Gould Evans, Planning Consultant
DATE: September 12, 2017

Application: BZA 2017-04

Request: Variance from Front Yard Setback and Encroachment for Carport

Property Address: 2006 West 71st Terrace

Applicant: Stacey Scheffler and Steven Scraggs

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

Surrounding Zoning and Land Use: North: R-1B Single-Family Residential – Single-Family Dwellings
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

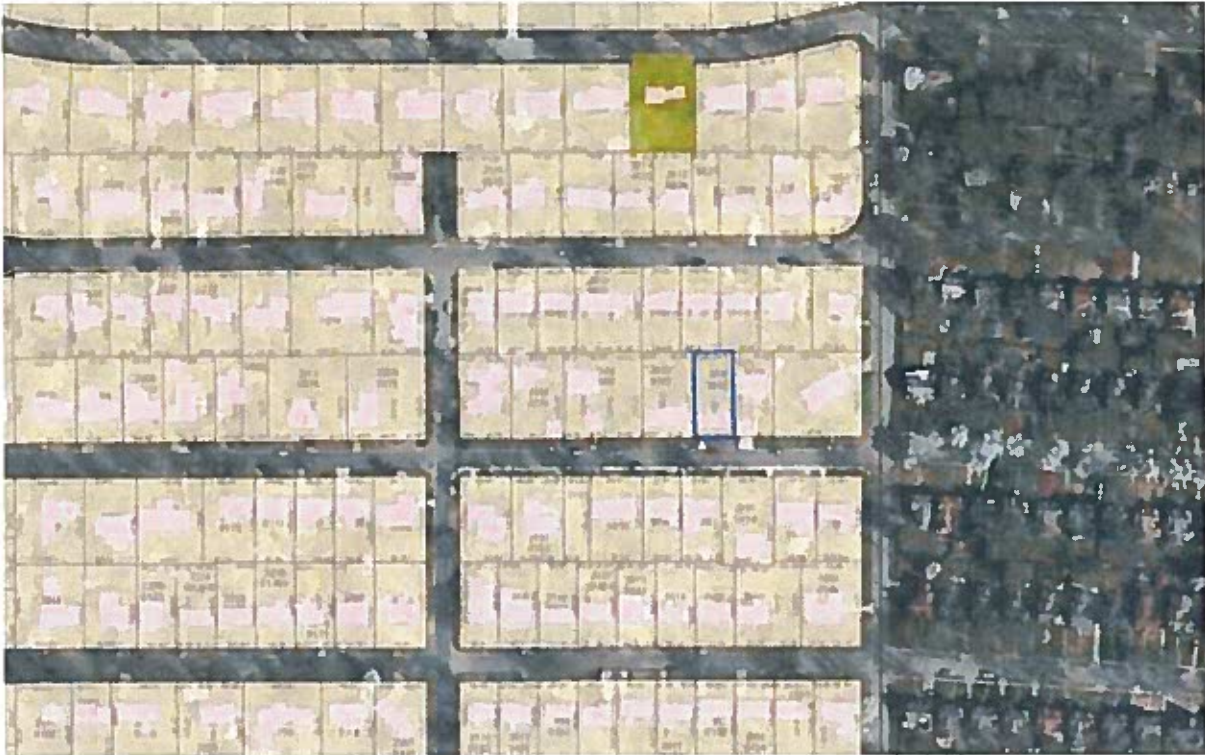
Legal Description: GRANTHURST LT 85 & PT LT 86 BG SW CR E 20' N 130' W 20' S 130' TO POB PVC (abbreviated)

Property Area: 0.18 acres (7,749.41 s.f)

Related Case Files: None

Attachments: Application, Site Plan and elevations and concept rendering

General Location Map



Aerial Map



Aerial Site



Birdseye View



Street Views



Street view of frontage, 2006 W 71st (right)



Street view of streetscape looking west, 2006 W 71st (background, right)



Street view of streetscape looking east, 2006 W 71st (background, left)

Block Topography – 2' intervals



September 12, 2017

SUMMARY:

The applicant is requesting a variance from Section 19.08.020 and 19.44.020.C.4 to allow attached carport to be located 4 feet from the front property line and encroach 16 feet beyond the principle building. In general, the R-1B district requires a 30-foot front yard setback. (19.08.020) Additionally, encroachments including unenclosed porches, ported [sic] cocheres ...and canopies" may encroach into front yards up to 12 feet. There is also a requirement that all lots in R-1B have two parking spaces, one of which shall be in a in a garage or carport.

The lot is 6' x 130'. The existing principle building is approximately 20 feet from the front lot line and approximately 31' from the curb line. The City files do not indicate if a variance was given for this building location at the time it was originally built. The reason for this location of the principle building is a drainage channel that runs east-west through the block, beginning at the southwest corner and ending at the south east corner. The channel is deepest at the mid-point of the block (including this lot), cutting the lots in half. The building immediately to the west has a similar orientation as this building, located to the forward portion of the lot. Other lots on this block (2 to the west, and 1 to the immediate east) have a principle structure built to the rear of the lot and detached garages built to the front portion of the lot (2 at the front setback line).

Specifically the applicant is proposing to add a 16' x 16' carport to the front of the house, over the existing driveway. This would place the unenclosed structure approximately 4 feet from the front property line, but would allow for at least one covered parking area along the frontage. There is no public sidewalk on this side of the street. (A sidewalk exists on the opposite side, immediately abutting the curb).

ANALYSIS:

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.

This lot is located on long rectangular block. Typical lots on this block and surrounding blocks are between 60 and 80 feet wide and 130 feet deep. Irregular lots exist on the corners or where historic platting anomalies have allowed for combinations of remnant spaces. These lots are between 120 and 135' side. Some of these irregular lots are to deal with the drainage channel that goes through the middle of the block, starting on the southwest corner and ending on the southeast corner. The channel is approximately 8 to 10 feet deep and cuts the lots in the middle of the block (including the subject lot) in half.

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 allow a structure to encroach further than is allowed by ordinance. (4' further than the 12' typically allowed in front of the principle structure, and 14' further than the 18' typically allowed by the front setback.

The lot immediately to the west has a similar orientation to this building and includes an attached single-car garage. The proposed structure would extend beyond the established front building line of this home, however the closest relationship is to the attached garage side of this home.

The lot immediately to the east has a principle structure built to the rear of the lot (north of the drainage channel), and has a detached 2-car garage built up to the right-of-way line. The proposed structure would not encroach as close to the street as this detached structure. Two other lots further to the west have a similar orientation of principle structure and detached garages as this lot immediately to the east.

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 a narrow, rectangular lot and has a small buildable footprint due to the drainage channel. The principal structure is built forward of the typical setback due to these conditions. Due to the lot and the orientation of the existing building, it is difficult to get access for parking or locate any enclosed or covered parking on the lot.

D. Public Interest

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

The proposed design is consistent with patterns that are otherwise allowed in the residential zoning districts (limited unenclosed encroachments for porches, canopies or porte cocheres. Additionally, deviations from the typical patterns, both in terms of principle structure placement, detached structures, and other parking arrangements have occurred on this block.

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 front setback and allowed encroachments are in place to regulated consistent building patterns along a block, to present a similar orientation of buildings, and to preserve consistent relationships of buildings, building entryways, and other features such as carports or garages to the streetscape. In this case, the character of the streetscape is already disrupted by unusual building patterns and vegetation. There is not a sidewalk on this side of the street, and there is only room for an attached sidewalk on the opposite side of the street. Buildings on this side of the block (a block not limited in a similar way to this block with a drainage channel) have a more consistent pattern and relationship to the streetscape.

EFFECT OF DECISION:

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:

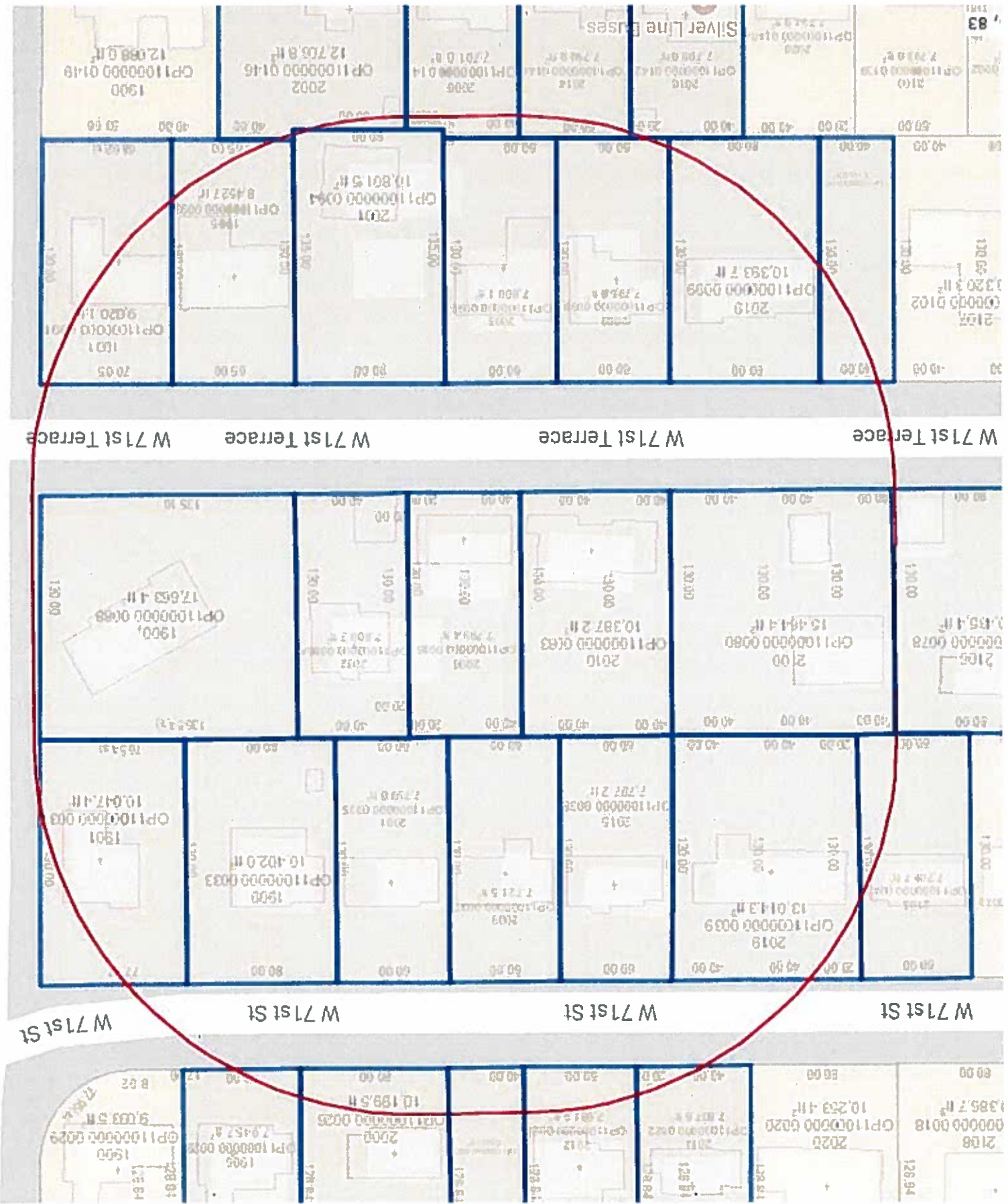
1. That the variance be granted only to the extent shown on the submitted plans, and specifically only to allow the proposed building encroachment to be placed no closer than 4 feet from the front property line, and only to the extent of 16 feet wide along the frontage.
2. The materials used be further specified in the testimony to ensure coordination with the existing structure, and further conditioned on the concept plan and rendering included in the application.
3. The variance, if approved, be recorded with the County Register of Deeds within 1 year of approval.

State-Line Rd

State-Line Rd

State-Line Rd

State-Line Rd



W 71st St

W 71st St

W 71st St

W 71st St

W 71st Terrace

W 71st Terrace

W 71st Terrace

W 71st Terrace

1900
17,623 sq ft
CP1100000 0088

2012
7,201 sq ft
CP1100000 0089

2013
7,201 sq ft
CP1100000 0090

2010
10,387 sq ft
CP1100000 0091

2100
15,464 sq ft
CP1100000 0092

2019
10,353 sq ft
CP1100000 0093

2102
10,320 sq ft
CP1100000 0094

1901
10,417 sq ft
CP1100000 0095

1900
16,402 sq ft
CP1100000 0096

2011
7,201 sq ft
CP1100000 0097

2009
7,215 sq ft
CP1100000 0098

2015
7,207 sq ft
CP1100000 0099

2018
13,013 sq ft
CP1100000 0100

2018
10,253 sq ft
CP1100000 0101

2108
9,385 sq ft
CP1100000 0102

1900
9,035 sq ft
CP1100000 0103

1902
7,942 sq ft
CP1100000 0104

2009
10,189 sq ft
CP1100000 0105

2012
7,942 sq ft
CP1100000 0106

2012
7,942 sq ft
CP1100000 0107

2011
7,942 sq ft
CP1100000 0108

2020
10,253 sq ft
CP1100000 0109

2108
9,385 sq ft
CP1100000 0110

1901
9,020 sq ft
CP1100000 0111

1905
8,427 sq ft
CP1100000 0112

2001
10,801 sq ft
CP1100000 0113

2015
7,201 sq ft
CP1100000 0114

2016
7,201 sq ft
CP1100000 0115

2019
10,353 sq ft
CP1100000 0116

2102
10,320 sq ft
CP1100000 0117

2102
10,320 sq ft
CP1100000 0118

2102
10,320 sq ft
CP1100000 0119

1900
12,088 sq ft
CP1100000 0120

2002
12,706 sq ft
CP1100000 0121

2006
7,701 sq ft
CP1100000 0122

2016
7,201 sq ft
CP1100000 0123

2016
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CP1100000 0124

2016
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CP1100000 0125

2016
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2102
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CP1100000 0127

2102
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CP1100000 0131

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2102
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CP1100000 0136

2102
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1900
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CP1100000 0138

2002
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CP1100000 0139

2006
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CP1100000 0140

2016
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CP1100000 0141

2016
7,201 sq ft
CP1100000 0142

2016
7,201 sq ft
CP1100000 0143

2016
7,201 sq ft
CP1100000 0144

2102
10,320 sq ft
CP1100000 0145

2102
10,320 sq ft
CP1100000 0146

0015268

VARIANCE APPLICATION
BOARD OF ZONING APPEALS

CITY OF PRAIRIE VILLAGE, KANSAS

For Office Use Only

Case No: BZA 2017-04

Filing Fee: \$75

Deposit: _____

Date Advertised: 8/22/17

Public Hearing Date: 9/12/17

119149

APPLICANT: STACEY SCHEFFLER / STEVE SCRAGGS PHONE: 816 682 7048

ADDRESS: 2006 W 71ST TER PV KS ZIP: 66208

OWNER: STACEY SCHEFFLER / STEVE SCRAGGS PHONE: 816 682 7048

ADDRESS SAME AS ABOVE ZIP: _____

LOCATION OF PROPERTY: 2006 W 71ST TER

LEGAL DESCRIPTION: 2006 W 71ST TER

PRAIRIE VILLAGE KS 66208

Variance Requested 26'

ADJACENT ZONING AND LAND USE:

	Land Use	Zoning
North	<u>R1B</u>	_____
South	<u>R1B</u>	_____
East	<u>R1B</u>	_____
West	<u>R1B</u>	_____

Present use of Property: RESIDENTIAL

Proposed Use of Property: RESIDENTIAL

Utility lines or easements that would restrict proposed development:
NONE

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: _____

1. Uniqueness

The existing structure was built forward on the lot because of a drainage trench that cuts through the center of our neighborhood. Three other neighbors on our block have garages built forward on the lot to accommodate this.

2. Adjacent Property

The structure will be built with the nearest foundational element six feet from the side property line. The structure will be open on all sidewalls and will present no visual disparity.

3. Hardship

We currently have no enclosed cover parking space

4. Public Interest

The structure currently has no covered parking. This would allow us to bring our property up to Prairie Village code 19.46.030: "Single family and single family residential design: Two spaces per dwelling unit, one of which shall be provided in an enclosed garage or carport".

5. Spirit and Intent

The addition of the carport will improve the property and community with no negative impact to neighbors. The addition of the carport will upgrade the home and continue to meet the high standard of other properties in our neighborhood.

6. Minimum Variance

We are requesting a 26' variance from front of structure to property line with recognition to Chapter 19.44 – Height and Area Exceptions: 19.44.020 Yard Exceptions C. In all use districts, portions of buildings may project into the required yards as follows: 4. Unenclosed porches, ported cocheres, marquees and canopies may project into required front or rear yards not to exceed twelve (12) feet. Our request would only be a 14' encroachment.

CERTIFICATE OF SURVEY

DATE: 7/6/17

ORDERED BY: Client

FOR: Steven Scraggs
2006 W. 71st Terr.
Prairie Village, Kansas

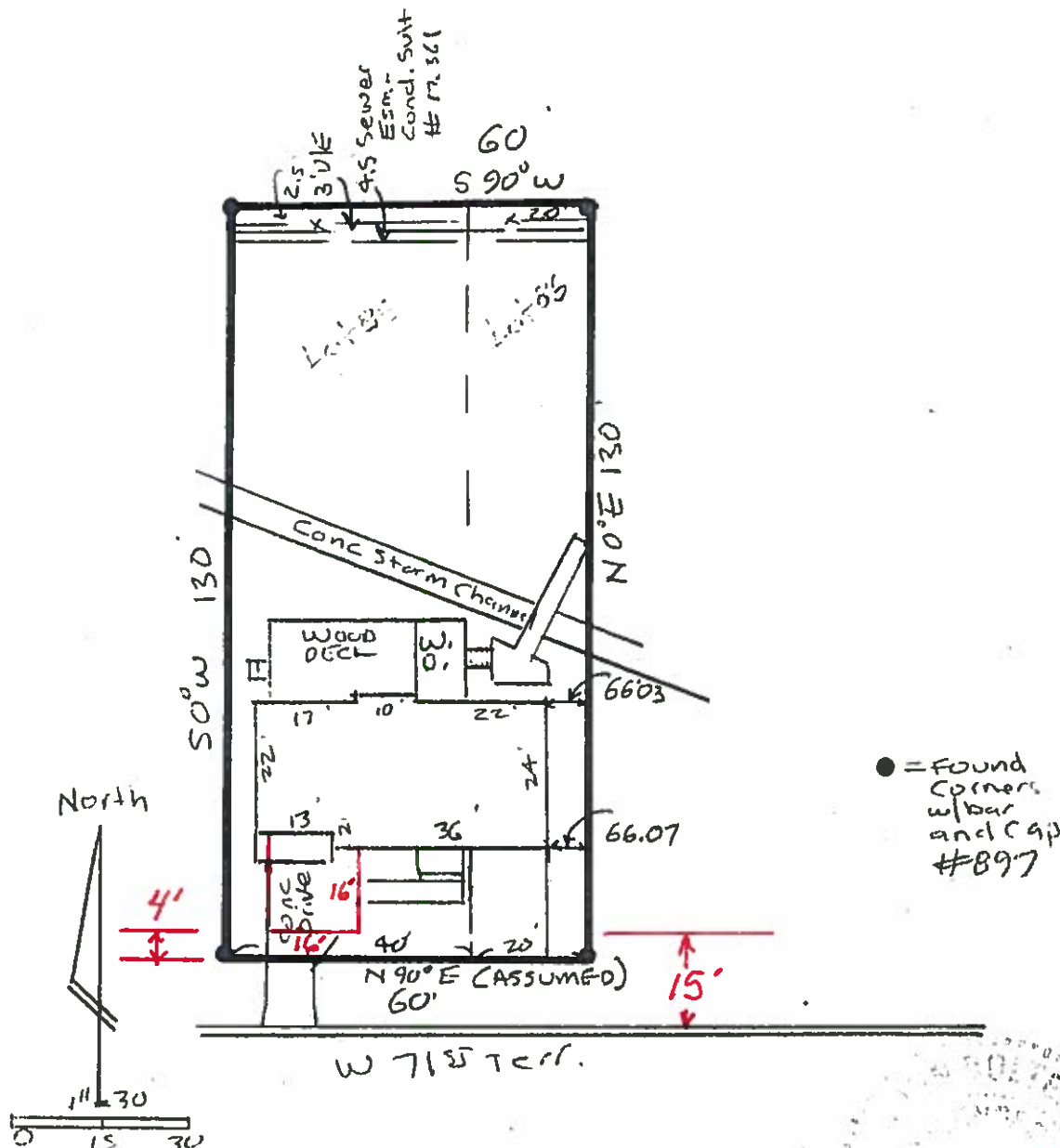


7133 West 80th Street, Suite 210
 Overland Park, KS 66204
 Phone: (913) 381-4488
 FAX: (913) 381-3048

JOB NO. 2931.16

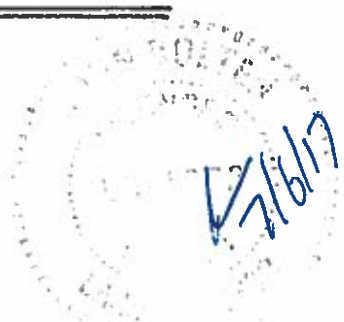
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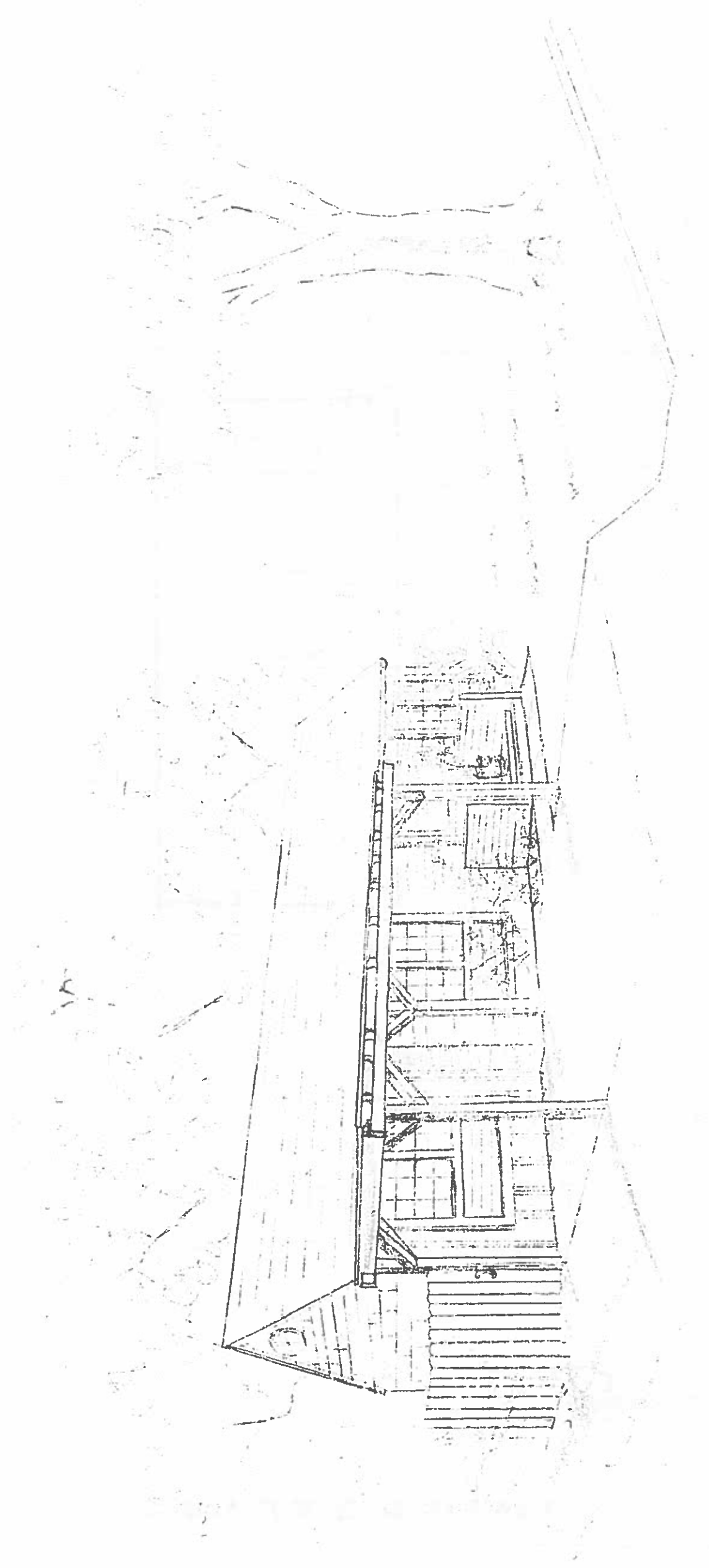
Beginning at the Southwest corner of said Lot 86, thence North 90° East (assumed) along the South line of said Lot 86, 20.00 feet, thence North 0° East 130.00 feet to a point on the North line of said Lot 86, thence South 90° West along the North line of said Lot 86, 20.00 feet to the Northwest corner thereof, thence South 0° West along the West line of said Lot 86, 130.00 feet to the Point of Beginning; all being in GRANTHURST a subdivision in Prairie Village, Johnson County, Kansas.



Note: No title report furnished.
 Not responsible for unplatted esm'ts.

I hereby certify that a Survey of the above described property has been made under my supervision and the results are as shown hereon.
 This survey meets or exceeds the minimum standard for property Boundary Surveys for this state.





0
2
4

16'

