

Letter of Objection to Zoning Variance Request for 8304 Rosewood Drive

June 1, 2018

Board of Zoning Appeals  
Attn: Gregory Wolf, Chairman  
7700 Mission Road  
Prairie Village, KS 66207

Re: Case number BZA 2017-03

Dear Board of Zoning Appeals:

As concerned neighbors of 8304 Rosewood Drive, we are writing to oppose the zoning variance request by the Offerdahl family for 8304 Rosewood Drive. The one-story garage addition violates multiple Zoning Regulations for the City of Prairie Village. It would adversely impact the properties of neighbors and does not meet any of the five criteria required for approval.

Listed below are additional reasons why we object:

-Neighbors have never seen a water drainage study. Building a pool, hot tub, fire pit and warehouse-scale garage will significantly impact water runoff, creating a severe drainage risk. Prairie Village is already grappling with major water issues.

-There are no unique factors to this lot that warrant accommodations like this request to be made.

-Their plan reduces the side yard setback on the north to approximately 5' and rear yard setback on the west to 10' to accommodate the equivalent of a two-story, warehouse-scale garage that is out of character for a suburban, residential neighborhood.

-Proposed warehouse style garage roofline is higher than the residence and does not fit in with the neighborhood.

-Proposed generator would be loud and disruptive for the area residents.

-Class A Motor Home Structure/Garages set a bad precedence for the city of PV, by inviting an industrial feel to our residential community.

-A project like this would have a negative impact on the streetscape and neighborhood appeal and adversely affect neighbors on all sides of the home.

The zoning variance request that would permit this project is not in the best interest of Normandy Square and the city of Prairie Village. We ask that you to deny approval for this structure at 8304 Rosewood.

Sincerely,

Jennifer Byer & John Dubois                      8308 Juniper Lane

Kim & Chris Carter                                8309 Rosewood Drive

Dee Dee & Jeff Cooper                         5305 W. 83<sup>rd</sup> Terr

Sarah & Gregg Enger                            5208 W. 83<sup>rd</sup> Terr

Megan & Blake Hodges                        8308 Rosewood Drive

Megan & Chase Ilten                            8312 Juniper Lane

Pat & Ralph Latshaw                            5205 W. 83<sup>rd</sup> Terr

Lucy & Tim Lee                                    5201 W. 83<sup>rd</sup> Terr

Sean Murphy & Sara Kuhs                    5204 W. 83<sup>rd</sup> Terr

Kendall & Patty Schaaf                        8405 Juniper Lane

**Christina & Todd Shutts**

**8305 Rosewood Drive**

**Kim & Nick Shortle**

**5301 W. 83<sup>rd</sup> Terr**

**Melinda & David Queen**

**5105 W. 83<sup>rd</sup> Terr**

