

The Board of Zoning Appeals will be meeting remotely via Zoom. To watch the meeting, click the following link: <https://us02web.zoom.us/j/84884970197>. The meeting will also be live-streamed on the City of Prairie Village Facebook page at www.facebook.com/CityofPrairieVillage.

To participate in the public hearing, residents can email their comments to City Clerk Adam Geffert at cityclerk@pvkansas.com. All comments must be received by 5:00 p.m. on Tuesday, September 14. If you would like to speak live during the public hearing, you must notify the City Clerk with your name, address, and email address. The City will call on those who signed up to speak once the public hearing begins. Members of the public will not be able to participate in the meeting unless you sign up with the City Clerk ahead of time. Each individual that wishes to speak during the public hearing will be given 3 minutes.

**BOARD OF ZONING APPEALS
CITY OF PRAIRIE VILLAGE
TUESDAY, SEPTEMBER 14, 2021
7700 MISSION ROAD
COUNCIL CHAMBERS
6:30 P.M.**

I. ROLL CALL

II. APPROVAL OF BZA MINUTES - April 6, 2021

III. PUBLIC HEARINGS

BZA2021-03	Building Coverage Variance for Installation of Shed 3913 West 69 th Street Zoning: R-1B Applicant: Matt Sayers
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IV. OTHER BUSINESS

V. ADJOURNMENT

Plans available at City Hall if applicable
If you cannot be present, comments can be made by e-mail to
cityclerk@pvkansas.com

***Any Commission members having a conflict of interest, shall acknowledge that conflict prior to the hearing of an application, shall not participate in the hearing or discussion, shall not vote on the issue and shall vacate their position at the table until the conclusion of the hearing.**

**BOARD OF ZONING APPEALS
CITY OF PRAIRIE VILLAGE, KANSAS
MINUTES
TUESDAY, APRIL 6, 2021**

ROLL CALL

The meeting of the Board of Zoning Appeals of the City of Prairie Village, Kansas was held on Tuesday, April 6, 2021, at 6:30 p.m. Due to the COVID-19 pandemic, Board members attended a virtual meeting via the Zoom software platform. Chair Patrick Lenahan called the meeting to order at 6:30 p.m. with the following members present: Jonathan Birkel, Nancy Wallerstein, Greg Wolf and Melissa Brown.

Also present via Zoom in their advisory capacity to the Board of Zoning Appeals were: Chris Brewster, Gould Evans; Jamie Robichaud, Deputy City Administrator; Mitch Dringman, City Building Official, Ron Nelson, Council Liaison, and Adam Geffert, City Clerk/Board Secretary.

APPROVAL OF MINUTES

Mr. Wolf moved for the approval of the minutes of the January 5, 2021 Board of Zoning Appeals meeting as presented. Ms. Brown seconded the motion, which passed 5-0.

PUBLIC HEARINGS

BZA2021-02 Variance of required side setback for garage addition
 5209 W. 65th Place
 Zoning: R1-A

Mr. Brewster stated that the applicant was requesting a variance from Section 19.06.015 to allow for the addition of a 22' wide by 30' deep garage. The required side setback for an R-1A property totals seven feet, with at least 20% of the lot width between both sides. The proposed addition would be 5' 8" from the north lot line. Due to the skew of the front building line (orienting to an internal corner) and the irregular-shaped lot, only a small portion of the proposed structure would encroach into the minimum side setback. The remainder of the addition would meet the setback requirements. The existing structure sits 14' from the opposite side lot line, and as proposed would be just under the 20% combined setback (approximately 19.25%). All other requirements of the R-1A district would be met.

The home was built in 1947, and preceded the adoption of the zoning ordinance. The addition would place a front-oriented two-car garage on the northeast side of the home. The proposed garage would sit back from the remainder of the front building line of the living space by 12 feet.

Mr. Brewster added that the zoning ordinance required the Board to find that all five of the following factors be met to grant a variance:

1. 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.
2. Adjacent Property - That the granting of the permit for the variance would not adversely affect the rights of adjacent property owners or residents.
3. 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.
4. Public Interest - That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.
5. 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.

Property owner Stephanie Allen, 5209 W. 65th Place, and Jack Cullen were present at the meeting. She noted that her surrounding neighbors were supportive of the project.

Mr. Birkel asked what would be done with the existing garage in the rear. Ms. Allen stated that eventually it would be converted to living space, but would be used for storage initially. Mr. Birkel noted that the depth of the proposed garage was very large, and suggested that storage space could be built underneath it, thereby reducing its depth and eliminating the need for a variance. Ms. Allen said that she did not wish to build space under the garage due to the additional cost, and preferred having the garage pushed as far forward as possible.

Mr. Lenahan opened the public hearing at 6:46 p.m. With no one present to speak, Mr. Lenahan closed the public hearing at 6:47 p.m.

Board members reviewed each of the factors required to grant a variance approval, and the majority felt that all were met. Mr. Birkel said that he did not believe the “hardship” factor was met, and therefore would not be voting in favor of granting the variance.

Mr. Wolf made a motion to approve the variance, subject to the following conditions:

1. That the variance be granted only to the extent shown on the submitted site plans (approximately 1’ 4” for the northwest corner of the building and approximately 19.25% cumulative side setbacks as measured at the front setback line).

2. The variance, if approved, be recorded with the County Register of Deeds within one year of approval.

Ms. Brown seconded the motion, which passed 4-1, with Mr. Birkel in opposition.

OTHER BUSINESS

ADJOURNMENT

Chair Patrick Lenahan adjourned the meeting of the Board of Zoning Appeals at 6:57 p.m.

Adam Geffert
City Clerk/Board Secretary

STAFF REPORT

TO: Prairie Village Board of Zoning Appeals
FROM: Chris Brewster, Gould Evans, Planning Consultant
DATE: September 14, 2021

Application: BZA 2021-03

Request: Variance from the lot coverage standards to allow a minor accessory structure.

Action: *A variance request requires the Board of Zoning Appeals to evaluate facts and weigh evidence, and a majority of the Board must find that all 5 criteria for a variance have been met in order to approve the request.*

Property Address: 3913 W. 69th Street

Applicant: Matt and Kristen Sayers, Owner

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

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: PRAIRIE VILLAGE LOT 2 BLK 5 PVC-0200

Property Area: 0.19 acres (8,125.78 s.f.)

Related Case Files: None

Attachments: Application, lot survey, and building plans and specifications

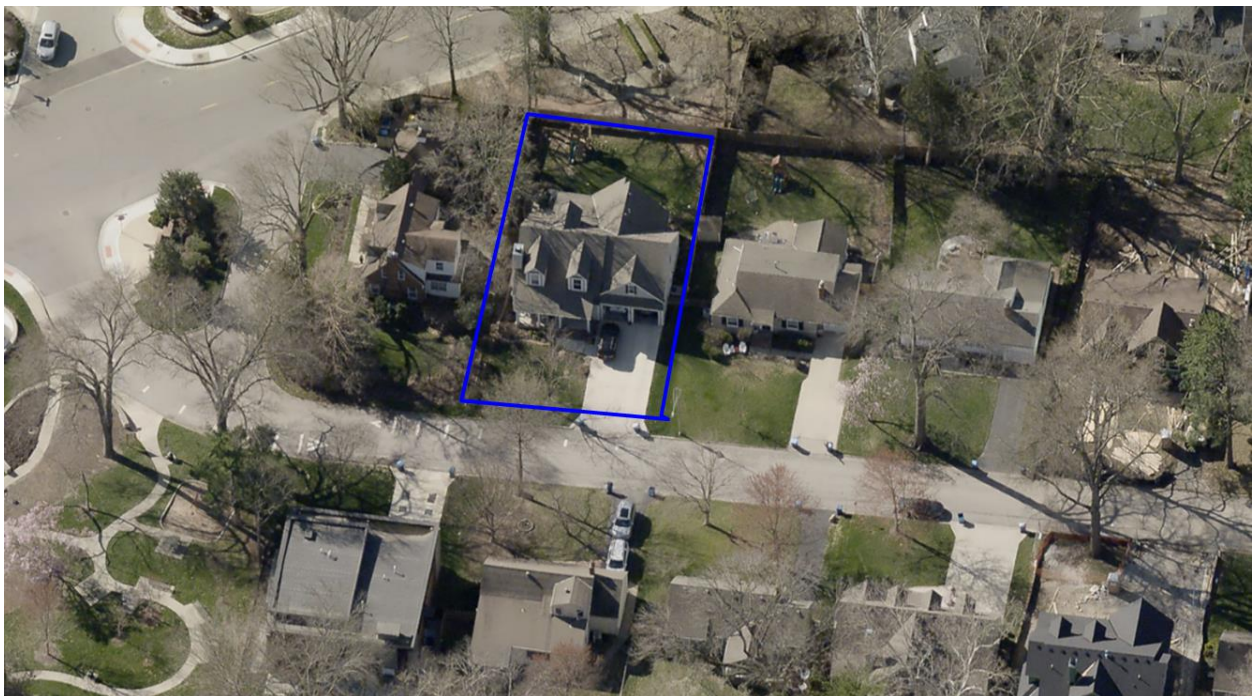
[illegible]

An aerial photograph of a suburban neighborhood. A blue rectangle highlights a property located at the intersection of a street and a driveway. The property is a small, dark-roofed building, possibly a garage or shed, situated near a larger house. The surrounding area includes residential streets, lawns, and trees.

Aerial Site



Birdseye View



September 14, 2021

COMMENTS:

The applicant is requesting a variance from Section 19.08.015 to allow an 80 square feet minor accessory structure in the rear yard. The property is zoned R-1B. The development standards allow a maximum building coverage of 30% of the lot [19.08.015(a)/Table 19.08.A], and accessory buildings and structures over 30" high count to the building coverage standards [19.08.020(c)].

The existing home was built in 2016 (according to Johnson County AIMS data). The lot is 8,125.78 s.f. and the building footprint is 2,398.39 s.f. The existing lot coverage of all structures over 30 inches high is 29.51%. The proposal to locate an 80 square feet shed in the rear yard would exceed the 30% lot coverage maximum by 40.66 s.f.

All other requirements of the R-1B district and accessory building standards will be met.

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. If the Board finds that even one of these conditions is not met, a variance should not be granted:

A. Uniqueness

That the variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner or the applicant.

In order for the property to meet the condition of uniqueness, it must have some peculiar physical surroundings, shape, or topographical condition that would result in a practical difficulty as distinguished from a mere inconvenience to utilize the property without granting the variance.

The lot is not necessarily unique, as there are many similar lot sizes in the area. It is situated towards the end of an angular block due to the path of Tomahawk Street, and results in a smaller "reverse corner" lot to the east fronting common space, and a small triangular park to the north, owned by the City. This lot is approximately 65 feet wide and 125' deep. Most other lots in the vicinity are a similar size except for the end or corner blocks affected by the angular street network.

B. Adjacent Property

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

The existing building has been built to the extent allowed by the zoning ordinance on the side setbacks (5' on the west that shares a common side lot boundary and 7' on the east that shares a rear lot boundary with the reverse corner lot). The building is near the maximum coverage allowed. The proposed shed will be located in the southwest rear corner, near the rear side lot line of the house to the west and near the park. The structure is screened by an existing rear yard fence. Other than the lot coverage standard, the proposed structure meets all other standards for minor accessory structures.

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.

Since the existing house (constructed in 2016) was built to the maximum of the allowed lot coverage, the applicant is limited in the ability to put other accessory structures on the lot over 30" high.

D. Public Interest

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

The proposed accessory structure is in the rear of the yard and generally not visible from the street or other public areas (the relationship to the park is screened by fence and landscape). The structure

has a typical relationship to other adjacent residential lots, other than the fact that the principal house and the structure combined will exceed 30% of the lot.

E. Spirit and Intent of the Regulation

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

The intent of the R-1B lot coverage standards is to maintain a scale and proportion of buildings to the lot, and minimize the impact of larger building volumes (applying to structures over 30") on adjacent property. The lot coverage standards apply to principal buildings and accessory structures/buildings combined to allow applicants to allocate the allowable building volume to different structures. In this case, the building constructed in 2016 consumed a large % of the allowable building coverage maximum of 30%. Even though the proposed accessory structure is small in scale, the amount does put the lot over the maximum allowed coverage.

EFFECT OF DECISION:

After reviewing the information submitted and considering 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 may grant the variance. If the Board does approve the variance, it should be subject to the following conditions:

1. That the variance be granted only to the extent shown on the submitted plans.
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: _____

Filing Fee: _____

Deposit: _____

Date Advertised: _____

Public Hearing Date: _____

APPLICANT: Matt and Kristen Sayers PHONE: 913-486-0408
ADDRESS: 3913 W 69th St POKS 66208 ZIP: 66208
OWNER: Matt and Kristen Sayers PHONE: _____
ADDRESS _____ ZIP: _____
LOCATION OF PROPERTY: _____
LEGAL DESCRIPTION: Single Family Home

Variance Requested 64.27 sq feet over our 30% building
coverage for an attractive shed.

ADJACENT ZONING AND LAND USE:

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

Present use of Property: _____

Proposed Use of Property: _____

Utility lines or easements that would restrict proposed development:

Shed would not interfere with utilities or
easements.

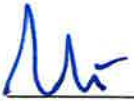
Please complete both pages of the form and return to:

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

AGREEMENT TO PAY EXPENSES

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.

 8/23/21
Applicant's Signature/Date

 8/23/21
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: _____

DATE 8/23/21

BY: _____

TITLE: _____

ORDERED BY: LAMBIE CUSTOM HOMES

PROPERTY ADDRESS: 3913 W 69TH STREET

DESCRIPTION: Lot 2, Block 5, PRAIRIE VILLAGE, a subdivision in the City of Prairie Village, Johnson County, Kansas.

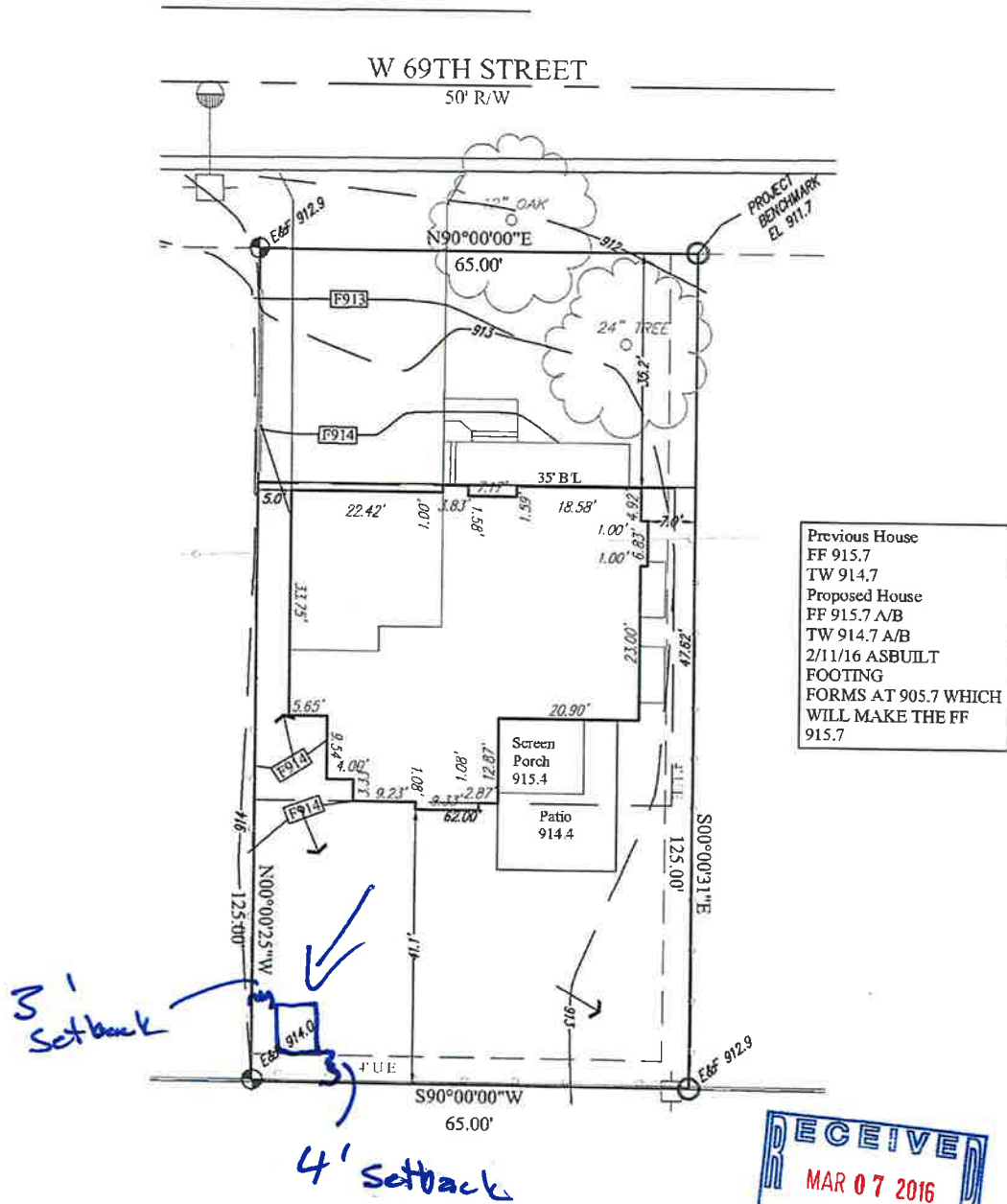
APPROVED

Walter D. ...
3-7-16

LAND SURVEY COMPANY

Quality since 1959
P.O. BOX 528, GRANDVIEW, MISSOURI 64030
PHONE: (816) 966-0139 FAX: (816) 763-1761

CONSTRUCTION STAKE PLOT PLAN
AS-BUILT FOOTING FORMS 02/12/2016



Previous House
FF 915.7
TW 914.7
Proposed House
FF 915.7 A/B
TW 914.7 A/B
2/11/16 ASBUILT
FOOTING
FORMS AT 905.7 WHICH
WILL MAKE THE FF
915.7

RECEIVED
MAR 07 2016
By



Attention: This Plot Plan was prepared for use before and during foundation construction ONLY. This house is staked as shown on this drawing. The Contractor is to check and verify house dimensions and elevations at the job site. We are not responsible for unknown or unplatted easements of any kind unless we are furnished with the description of said easement prior to our field work being performed. Easements shown herein are for a general only and final easements are the responsibility of the on-site contractor. Unless otherwise noted, THIS IS NOT AN AS-BUILT SURVEY and we can not guarantee the construction of anything shown on this "Plan." Secondary and Improvement Surveys and "As-Built" Grading Certifications serve the purpose of showing "Actual" construction.

If this Surveyor's Signature is not in Blue Ink, This should be considered an altered copy and will void any certification.

SCALE: 1"= 20'
DATE: 1/11/2015
AS BUILT FOOTING: 02/12/2016
JOB NO:



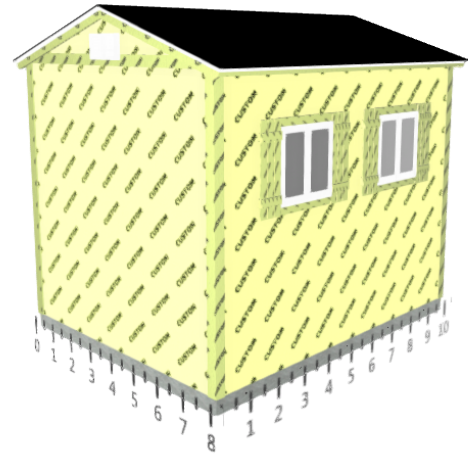
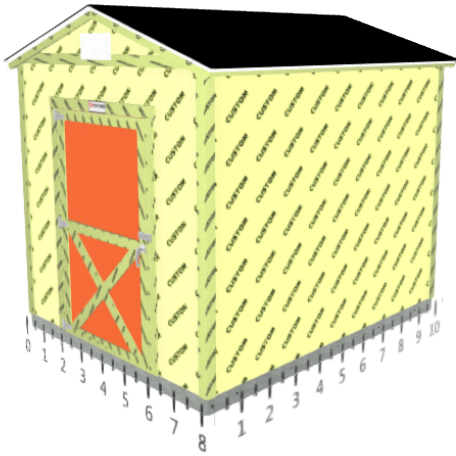
TUFF SHED®

Delivery Ticket

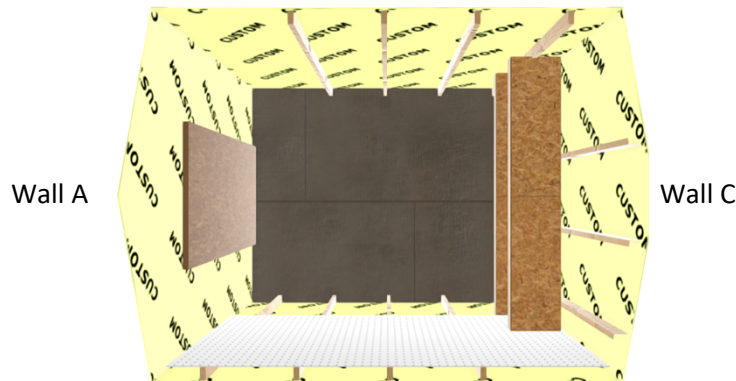
Location:	OVERLAND PARK #230 913-541-8833	Scheduled Date:	
Factory Location:	OVERLAND PARK #230 913-541-8833	Created Date:	04/21/2021
Prepared by:	Stanton Smith (816) 427-9629 ssmith2@tuffshed.com	Customer	matthew sayers p. (913) 486-0407 c. matt.s.sayers@gmail.com
Special Instructions:		SF SO	00574324
		Customer PO	
Installer	BUILTRITE, USA, LLC #230	JDE SO	1661340
Serial Number:		Ship to Address	3913 W 69th St Prairie Village, KS 66208 US

Line Item Description	Quantity
Premier Tall Ranch 8 x 10	1.00
2'x2' Insulated Horizontal Sliding Window	2.00
Paint 10% of building base price	1.00
Shed Anchor into Dirt - Auger or MR88	4.00
Shutters	2.00
Pegboard	40.00
Shelving - 16" deep	16.00
Security Package (single)	1.00
16"x8" Wall Vent	2.00
Door - Decorative Single Door Trim - Lower X	1.00
Customer Supplied Paint --- Requires Description Entry	3.00

Customer Feedback:



Wall D



Wall B

Base Details

Building Size & Style

Premier Tall Ranch - 8' wide by 10' long

Door

4' x 6'7" Single Shed Door, Left Hinge Placement, LowerX, Security Package

Paint Selection

Base: Customer Supplied Color, Trim: Customer Supplied Color

Roof Selection

TBD 3 Tab

Drip Edge

White

Options Details

Windows

2 Ea 2'x2' Insulated Horizontal Sliding Window, shutters

Floor and Foundation

4 Ea Shed Anchor into Dirt - Auger or MR88

Interior

16 Lin Ft Shelving - 16" deep
40 Sq Ft Pegboard

Vents

2 Ea 16"x8" Wall Vent - White

Shelving Locations

Shelving on Side C at 39", 60".

Half Wall Pegboard Locations

Half Wall Pegboard on Side B at 39".

Jobsite/Installer Details

Do you plan to insulate this building after Tuff Shed installs it?

No

Is there a power outlet within 100 feet of installation location?

Yes

The building location must be level to properly install the building. How level is the install location?

Within 4" of level

Will there be 18" of unobstructed workspace around the perimeter of all four walls?

Yes

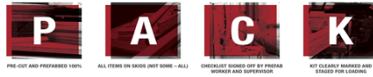
Can the installers park their pickup truck & trailer within approximately 200' of your installation site?

Yes

Substrate Shed will be installed on?

Grass

Signature: _____ Date: _____



matthew sayers
3913 W 69th St
Prairie Village KS 66208
Q-1073759

Prefab / Installer Checklist

Dimensions in inches unless otherwise shown

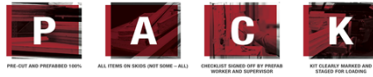
Component	Description	Size/Details	QTY	Initial Below		
				Loader	Shop Supervisor	Installer
Floor Joist	Steel	8'	6			
Floor Track	Steel	10'	2			
Leveling Block		2"	12			
Leveling Shim			24			
Floor Ply Fulls	Smartfloor	48 x 96	1			
Floor Ply Cross Cuts	Smartfloor	48 x 24	1			
Floor Ply Cross Cuts	Smartfloor	48 x 48	1			
Floor Ply Cross Cuts	Smartfloor	48 x 72	1			
Walls	Premier Tall Ranch	8' x 10'	4			
Rafters	Premier Tall Ranch	4/12 x 8'	4			
Roof Ply Fulls	Silvercrest	48 x 96	1			
Roof Ply Cross Cuts	Silvercrest	48 x 24	1			
Roof Ply Cross Cuts	Silvercrest	48 x 48	1			
Roof Ply Cross Cuts	Silvercrest	48 x 72	1			
Roof Ply Rips	Silvercrest	8-3/4 x 24	1			
Roof Ply Rips	Silvercrest	8-3/4 x 48	1			
Roof Ply Rips	Silvercrest	8-3/4 x 72	1			
Roof Ply Rips	Silvercrest	8-3/4 x 96	1			
Doors	Shed Single Door	48 x 79	1			
Trim Pack	Premier Tall Ranch	Piece Count	21			
Serial Tag	Screw to Door Top		1			
Eave Boxes	Premier Tall Ranch		2			
Drip Edge	White	10'	4.25			
Synthetic Underlayment	Precut Roll	48" x 10' - 6"	3			
Starter Strip		Shingle Starter Strip	9			

Screws	QTY
Steel Floor Frame Screws	28
Base Plate to Floor Screws	24
Door/Floor Deck Screws (strips of 50)	2
2 1/4" Square Dr Hinge Screw	29
#8 White Pan Head Screw	32

Nails/Staples	QTY
STD Framing Nail (25/STRIP)	6
STD Trim/Siding Nail (300/COIL)	3
Staple (85/STRIP)	2
Roof Nail (120/COIL)	5

Hardware & Sealant	QTY
5 1/2" Shed Door Handle	1
Caulking	1
Sill Nosing 4'	1

Options	Description	QTY	Initial Below		
			Loader	Shop Supervisor	Installer
Doors	Door - Decorative Single Door Trim - Lower X	1			
Doors	Security Package (single)	1			
Windows	2'x2' Insulated Horizontal Sliding Window	2			
Windows	Shutters	2			
Floor and Foundation	Shed Anchor into Dirt - Auger or MR88	4			
Interior	Shelving - 16" deep	16			
Bracket	9 pcs of Shelving - 16" deep brackets	9			
Sheathing	2 pcs of Shelving - 16" deep 7/16"x 8' long sheathing to match wall surface (OSB or	2			



matthew sayers
3913 W 69th St
Prairie Village KS 66208
Q-1073759

			Initial Below		
Options	Description	QTY	Loader	Shop Supervisor	Installer
	SilverCrest)				
Fascia	16 total linear feet of 2x4 (use continuous board for ea shelf as possible)"	16			
Interior	Pegboard	40			
Vents	16"x8" Wall Vent - White	2			

Special Instructions:

None

Tuff Shed employee has verified installer badges prior to loading for departure:

EMPLOYEE signature: _____ **Date:** _____

Save time, money, and fuel by investing the 10 minutes needed to do this checklist!
I have checked this load package and I certify that all I have all items required to complete Install:

INSTALLER signature: _____ **Date:** _____



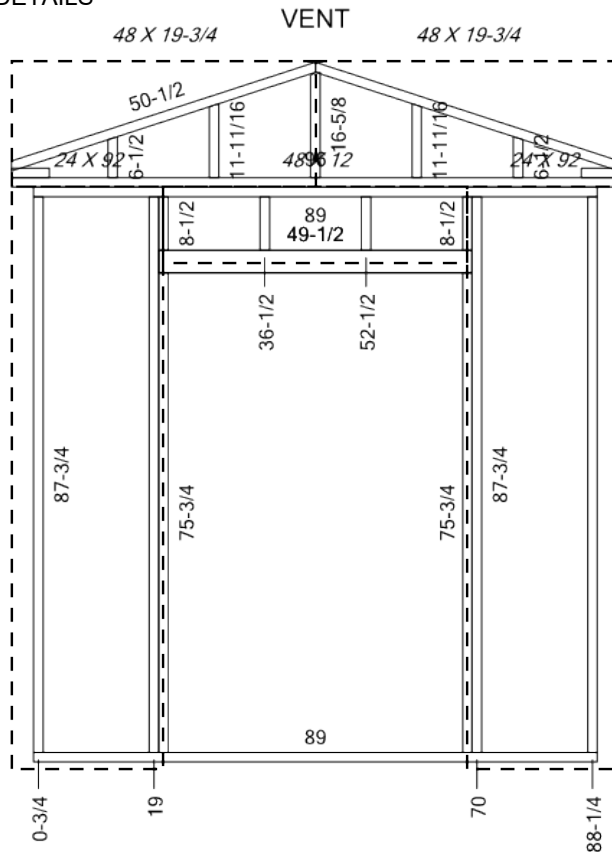
PROPERTY OF:
TUFF SHED®
Storage Buildings & Garages
COPYRIGHT © 2016 TUFF SHED, INC.
PROPRIETARY, ALL RIGHTS RESERVED

Premier Tall Ranch
8' X 10'
Roof Pitch: 4/12
Customer: matthew sayers

Drawn By: KBMax
This document was auto generated on:
Tue Jun 01 2021 15:13:30 GMT+0000
(Coordinated Universal Time)

GABLE END BLOCK DETAILS

HEAL CUT: 1-1/16"
ANGLE: 18°



Siding Reveal: 1-1/4

WALL A

DIMENSIONS IN INCHES

Bottom Plate Length: 89

Lumber

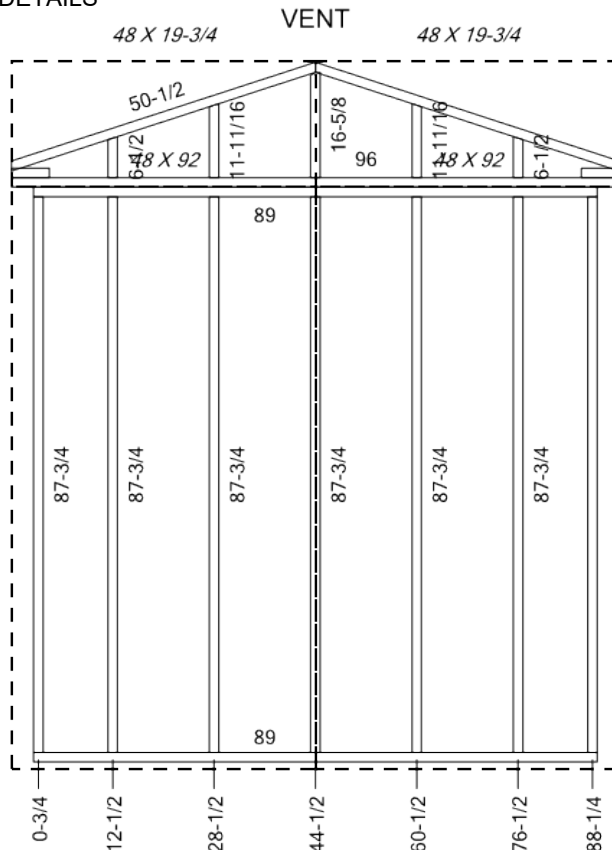
Stock	Cut
2x4 x 92 5/8"	(2) 89 X 0°
2x4 x 87 3/4"	(4) 87-3/4 X 0°
2x4 x 75 3/4"	(2) 75-3/4 X 0°
2x4 x 63 3/4"	(2) 49-1/2 X 0°
2x4 x 8'	(1) 96 X 0°
2x4 x 63 3/4"	(2) 50-1/2 X 18° //
2x4 x 63 3/4"	(4) 8-1/2 X 0°
2x4 x 63 3/4"	(1) 16-5/8 X 18° ^
2x4 x 63 3/4"	(2) 11-11/16 X 18° /
2x4 x 63 3/4"	(2) 6-1/2 X 18° /
2x4 x 63 3/4"	(2) 6 X 0°

Siding

Stock	Cut
SilverTech 4x8'	(2) 92 X 24
4' X 4' SilverTech	(1) 12 X 48
4' X 4' SilverTech	(2) 19-3/4 X 48
7/16" OSB 4X8	(1) 49-1/2 X 3-1/2

GABLE END BLOCK DETAILS

HEAL CUT: 1-1/16"
ANGLE: 18°



Siding Reveal: 1-1/4

WALL C

DIMENSIONS IN INCHES

Bottom Plate Length: 89

Lumber

Stock	Cut
2x4 x 92 5/8"	(2) 89 X 0°
2x4 x 87 3/4"	(7) 87-3/4 X 0°
2x4 x 8'	(1) 96 X 0°
2x4 x 63 3/4"	(2) 50-1/2 X 18° //
2x4 x 63 3/4"	(1) 16-5/8 X 18° ^
2x4 x 63 3/4"	(2) 11-11/16 X 18° /
2x4 x 63 3/4"	(2) 6-1/2 X 18° /
2x4 x 63 3/4"	(2) 6 X 0°

Siding

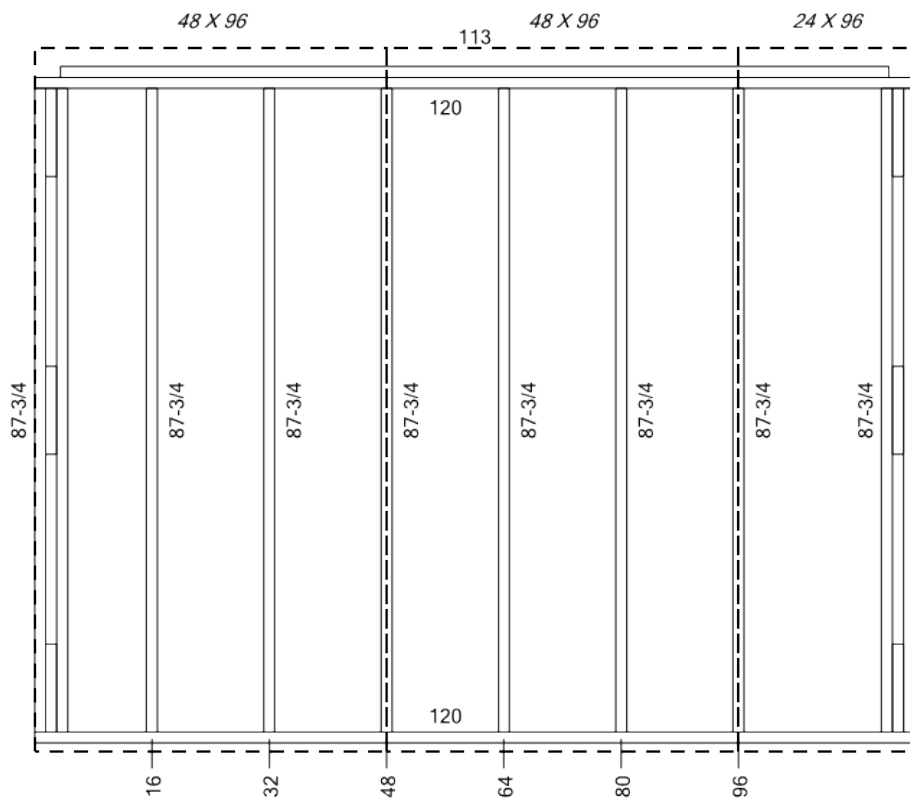
Stock	Cut
SilverTech 4x8'	(2) 92 X 48
4' X 4' SilverTech	(2) 19-3/4 X 48



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Premier Tall Ranch
8' X 10'
Roof Pitch: 4/12
Customer: matthew sayers

Drawn By: KBMax
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Siding Reveal: 1-1/4

WALL B

DIMENSIONS IN INCHES

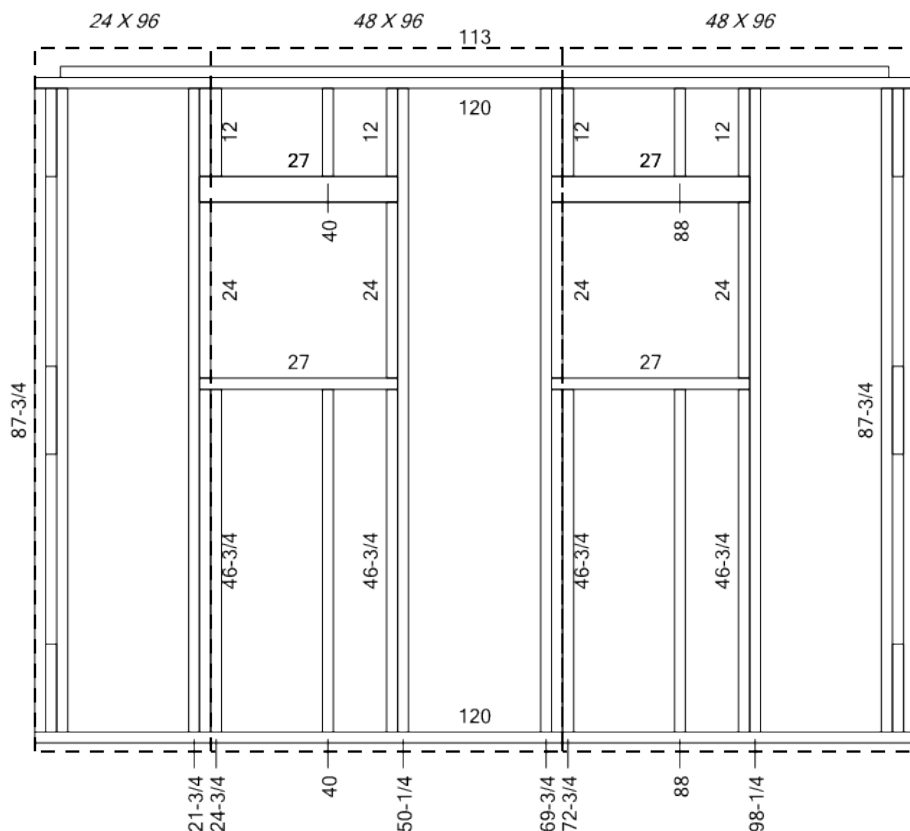
Bottom Plate Length: 120

Lumber

Stock	Cut
2x4 x 10'	(2) 120 X 0°
2x4 x 10'	(1) 113 X 0°
2x4 x 87 3/4"	(10) 87-3/4 X 0°
2x4 x 8'	(6) 12 X 0°

Siding

Stock	Cut
SilverTech 4x8'	(2) 96 X 48
SilverTech 4x8'	(1) 96 X 24



Siding Reveal: 1-1/4

WALL D

DIMENSIONS IN INCHES

Bottom Plate Length: 120

Lumber

Stock	Cut
2x4 x 10'	(2) 120 X 0°
2x4 x 10'	(1) 113 X 0°
2x4 x 87 3/4"	(8) 87-3/4 X 0°
2x4 x 8'	(8) 46-3/4 X 0°
2x4 x 8'	(4) 24 X 0°
2x4 x 8'	(6) 27 X 0°
2x4 x 8'	(14) 12 X 0°

Siding

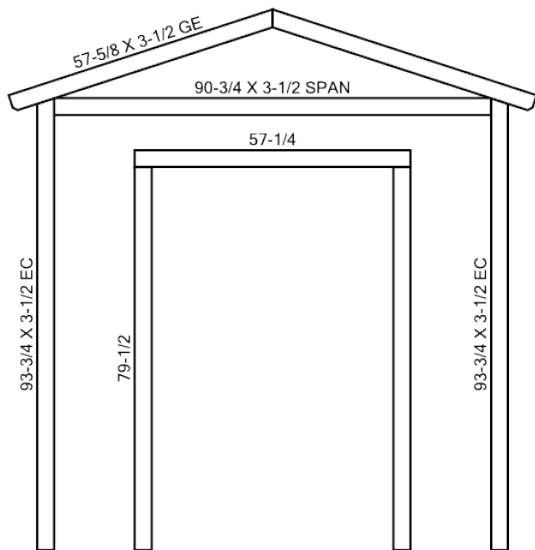
Stock	Cut
SilverTech 4x8'	(1) 96 X 24
SilverTech 4x8'	(2) 96 X 48



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Premier Tall Ranch
8' X 10'
Roof Pitch: 4/12
Customer: matthew sayers

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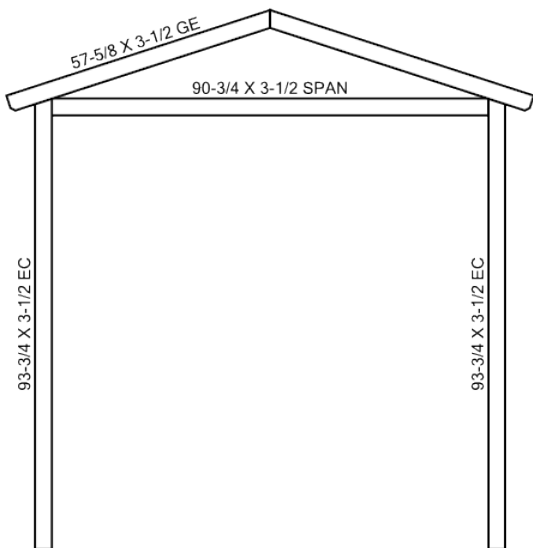
Wall A

WALLS A & C
DIMENSIONS IN INCHES

Paint Color: Custom

Lumber

Stock	Cut
4" smart-trim	(4) 93-3/4 X 18° /
4" smart-trim	(2) 90-3/4 X 0°
4" smart-trim	(2) 79-1/2 X 0°
4" smart-trim	(1) 57-1/4 X 0°
4" smart-trim	(4) 57-5/8 X 18° /



Wall C

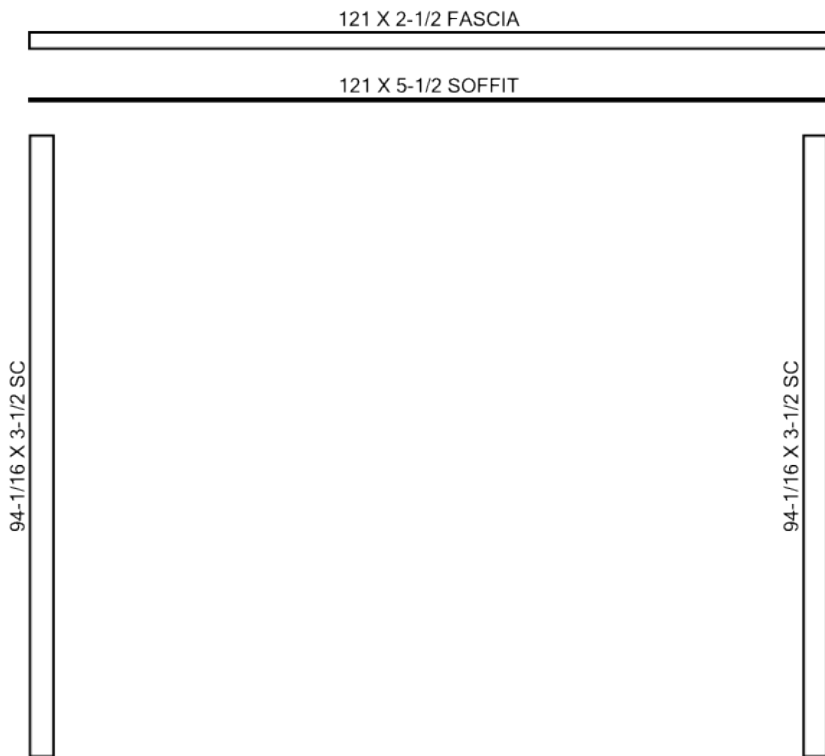




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Premier Tall Ranch
8' X 10'
Roof Pitch: 4/12
Customer: matthew sayers

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Wall B

WALLS B & D
DIMENSIONS IN INCHES

Paint Color:

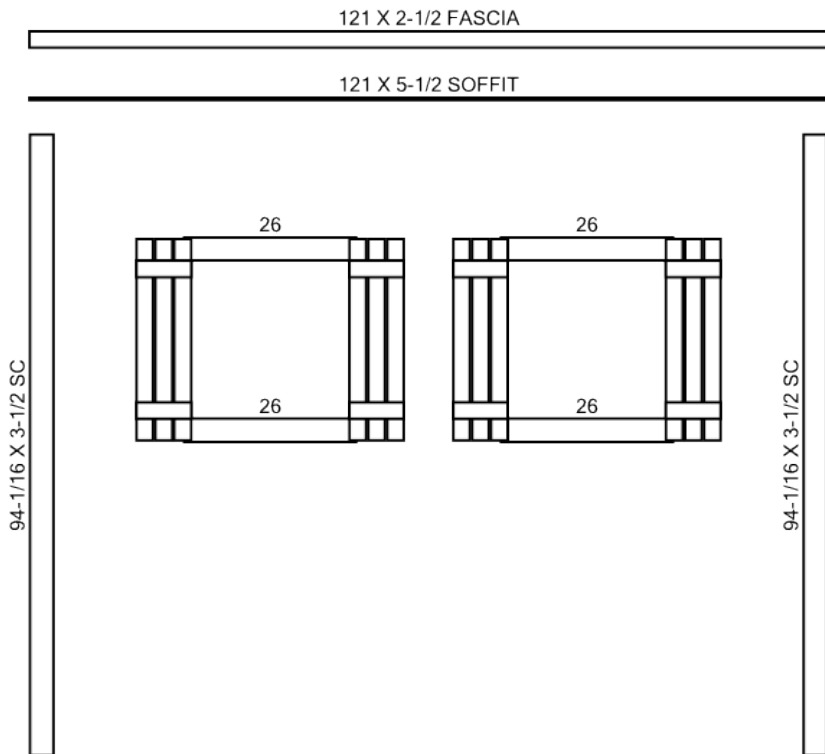
Lumber

Stock

4" smart-trim
3" smart-trim
No-groove
smartside 4 x
74"
4" smart-trim
3" smart-trim
3" smart-trim

Cut

(4) 94-1/16 X 18° /
(2) 121 X 0° |
(2) 121 X 5-1/2 X 0°
(4) 26 X 0° |
(16) 8-1/4 X 0° |
(12) 30-1/2 X 0° |



Wall D



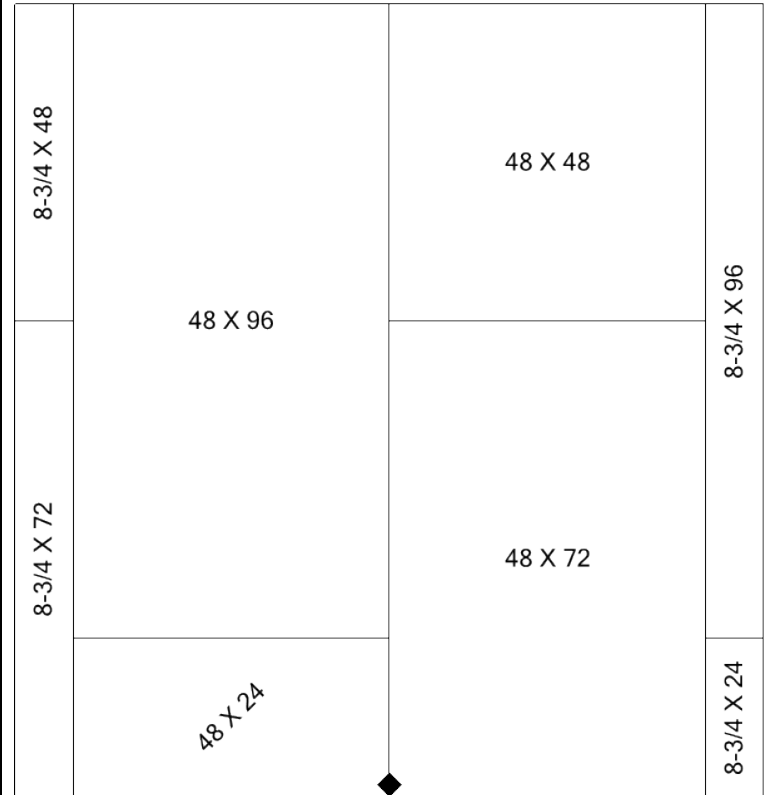
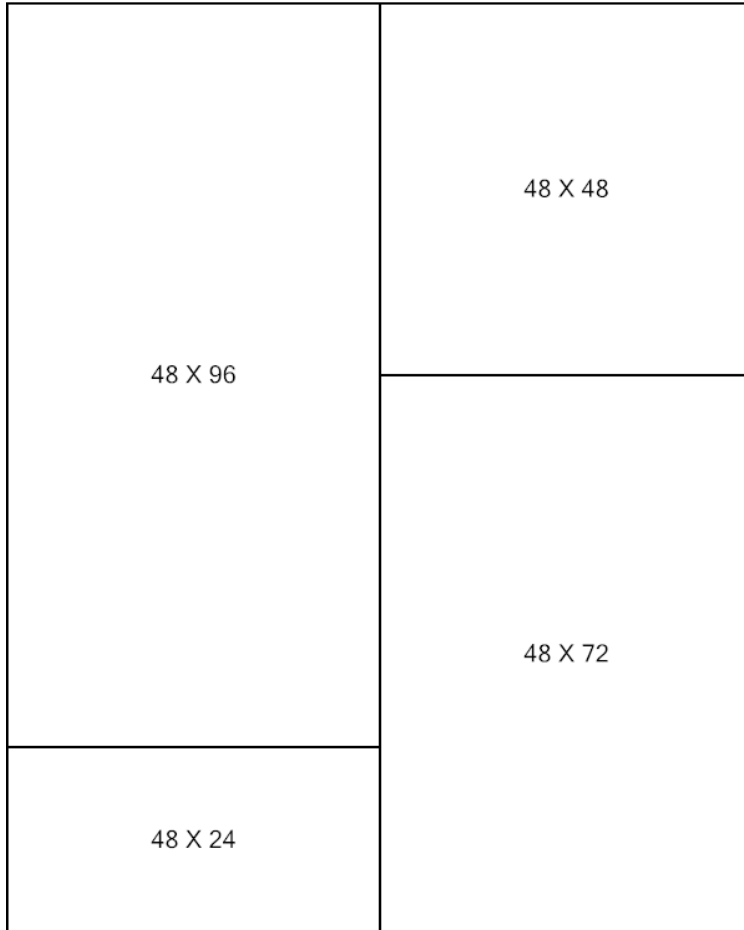
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Premier Tall Ranch
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Roof Pitch: 4/12
Customer: matthew sayers

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Floor: Smartfloor 8 X 10
Joist Matl: Steel
Joist Spacing (in): 24

Roof: Silvercrest
Area (sq ft): 94.6
Truss Spacing (in): 24



OPTIONS

SHELVING = OSB

16" wide x 16ft

WORKBENCH = NONE

PEG BOARD =

LOFT = N/A

Cut Size

Qty

Neighborhood Meeting: Monday, August 30th at 6PM

Location: 3913 W 69th St. Prairie Village, KS 66208

Attendees:

Kristen Moon: 4000 W 69th St. Prairie Village, KS 66208

Dan Moon: 4000 W 69th St. Prairie Village, KS 66208

Laura Muehlbach: 4006 W 69th St. Prairie Village, KS 66208

Jay Muehlbach: 4006 W 69th St. Prairie Village, KS 66208

In addition to the meeting attendees, we have had conversations with Roland and Connie Griffith (3907 W 69th St. Prairie Village, KS 66208) and Jay and Nicole Kombrink (3917 W 69th St. Prairie Village, KS 66208).

I provided the attendees with the shed plans and the plot plans of the property. We discussed the aesthetics of the shed and how it will match our house, shutter and shingle colors. In addition we showed the location of the shed and how it will not impact drainage or easements. We also discussed the shed providing more storage to reduce the driveway and street parking, which they liked.