

**BOARD OF ZONING APPEALS
CITY OF PRAIRIE VILLAGE, KANSAS
MINUTES
TUESDAY, DECEMBER 3, 2024**

ROLL CALL

The meeting of the Board of Zoning Appeals of the City of Prairie Village, Kansas was held on Tuesday, December 3, 2024, at 6:30 p.m. in the Council Chambers of the Municipal Building at 7700 Mission Road. Chair Jonathan Birkel called the meeting to order at 6:30 p.m. with the following members present: James Breneman, James Kersten, Greg Wolf, Melissa Brown, and Melissa Temple.

The following individuals were present in their advisory capacity to the Board of Zoning Appeals: Chris Brewster, Multistudio; Nickie Lee, Deputy City Administrator; Mitch Dringman, Building Official; Terry O'Toole, Council Liaison; Adam Geffert, City Clerk/Board Secretary.

APPROVAL OF MINUTES

Mr. Wolf moved for the approval of the minutes of the November 12, 2024, Board of Zoning Appeals meeting as presented. Mr. Breneman seconded the motion, which passed 6-0.

PUBLIC HEARINGS

BZA2024-08 Variance to side setback
 7309 Windsor Street
 Zoning: R-1B
 Applicant: Mark and Denise Dickerson

Mr. Brewster stated that the applicant was requesting a variance for a side setback from 6' to 5' for the rehabilitation and expansion of an existing home, specifically the extension of an existing one-car garage to a two-car garage. The variance is part of an overall rehabilitation that will add space to the rear and on the second level, but 1' of the garage extension and space above the garage is the only portion that does not comply with the zoning ordinance and neighborhood design standards.

The property is zoned R-1B and located mid-block on Windsor Street between 73rd Terrace on the south and Falmouth Street on the north. This results in an irregularly shaped block. This house and the house immediately to the north are the only lots that front on Windsor Street. The house to the south is a reverse corner lot that fronts on 73rd Terrace resulting in the side yard of the subject house abutting the rear yard of the adjacent house. Additionally, houses across Windsor Street orient to the side streets

resulting in side yards along Windsor Street. All properties in the vicinity are zoned R-1B and used for residential uses. R-1B zones require the following side setbacks:

- 6' minimum each side
- 20% of the lot width minimum between both sides
- At least 12' between adjacent buildings

Mr. Brewster said that the applicant was requesting a variance from the side setback to allow the construction of an addition to the existing house 5' from the south side lot line. The addition would be approximately 22' in length, allow the expansion of an existing one-car garage to a two-car garage, and have a 1.5 story profile for space above the garage. All other portions of the addition to the rear comply with the setbacks and are stepped back from this part of expansion.

This area of the lot abuts the rear yard of the house to the south, and with the variance would still be over 40' from the adjacent house. The setback on the north side is just over 11' so the lot would maintain the required 20% cumulative side setback.

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.

The property is on an irregular block and is one of only two houses in the vicinity facing Windsor Street. All other houses have a side orientation to Windsor Street and the specific location of the variance request is a side yard to rear yard relationship due to the reverse corner lot to the north.

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 variance is relatively small in depth and extent; it requests a 1' encroachment and an approximately 22' length and 1.5 story profile, which is a small part of the overall addition.

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 project is a rehabilitation of an existing home, retaining the majority of the current footprint, including the placement and elevation of the existing garage. Under this plan the only way to expand a one-car garage to a two-car garage would be to the west as proposed. The plan results in a garage width of just under 20' wide, which is sufficient and

typical of a smaller two-car garage. The project also retains a lot of the one-story and 1.5-story elements of the existing home on the front and side elevations.

D. Public Interest

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

The proposed addition retains many of the design and scale elements of the existing house, and presents a home expansion and greater utility of a two-car garage within the scale and character of the surrounding neighborhood.

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 standards are intended to manage relationships to adjacent lots and buildings. In this case, the relationship to the adjacent building is distant due to the rear yard and reverse corner lot. Additionally, the requested variance is minimal considering the nature of the project and the amount and extent of the encroachment.

Mr. Brewster said that if the board finds that all five conditions can be met as required by state statutes and Section 19.54.030 of the City's zoning regulations, 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 with the submitted application and based on submitted plans.
2. That there is a 5' easement on the south side of this lot, and the variance does not authorize any encroachment into the basement. The applicant shall verify that there is no interference with the easement or any facilities in the easement through construction.
3. The variance, if approved, shall be recorded with the county register of deeds within one year of approval.

Property owners Mark and Denise Dickerson were present with architect Chris Woods, WGN Architects, 4051 Broadway, Suite #1, Kansas City, Mo. Mr. Woods noted the easement was used for a sewer line, but that the expansion of the garage would not be close enough to the easement to cause any issues.

Mr. Birkel opened the public hearing at 6:45 p.m. With no one else present to speak, Mr. Birkel closed the public hearing at 6:46 p.m.

Mr. Wolf made a motion to approve the variance with the conditions recommended by staff. Ms. Temple seconded the motion, which passed 6-0.

OTHER BUSINESS

None.

ADJOURNMENT

Chair Jonathan Birkel adjourned the meeting of the Board of Zoning Appeals at 6:47 p.m.

Adam Geffert
City Clerk/Board Secretary

STAFF REPORT

TO: Prairie Village Board of Zoning Appeals
FROM: Chris Brewster, Multistudio, Planning Consultant
DATE: January 7, 2025 Board of Zoning Appeals Meeting

Application: BZA 2024-09

Request: Variance to the side setback to allow a building to be located 4' 2" from the side lot line rather than the required 7', and a related request for a 12' 3" building separation.

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: 7714 Mohawk Drive

Applicant: Devon Coffey, Owner

Current Zoning & Use: R1-A Single-Family Residential – Single-family house

Surrounding Zoning & Use: **North:** R-1A Single-Family Residential – Single-family house
East: R-1A Single-Family Residential –Single-family house)
South:R-1A Single-Family Residential – Single-family house
West: R-1A Single-Family Residential – Single-family house

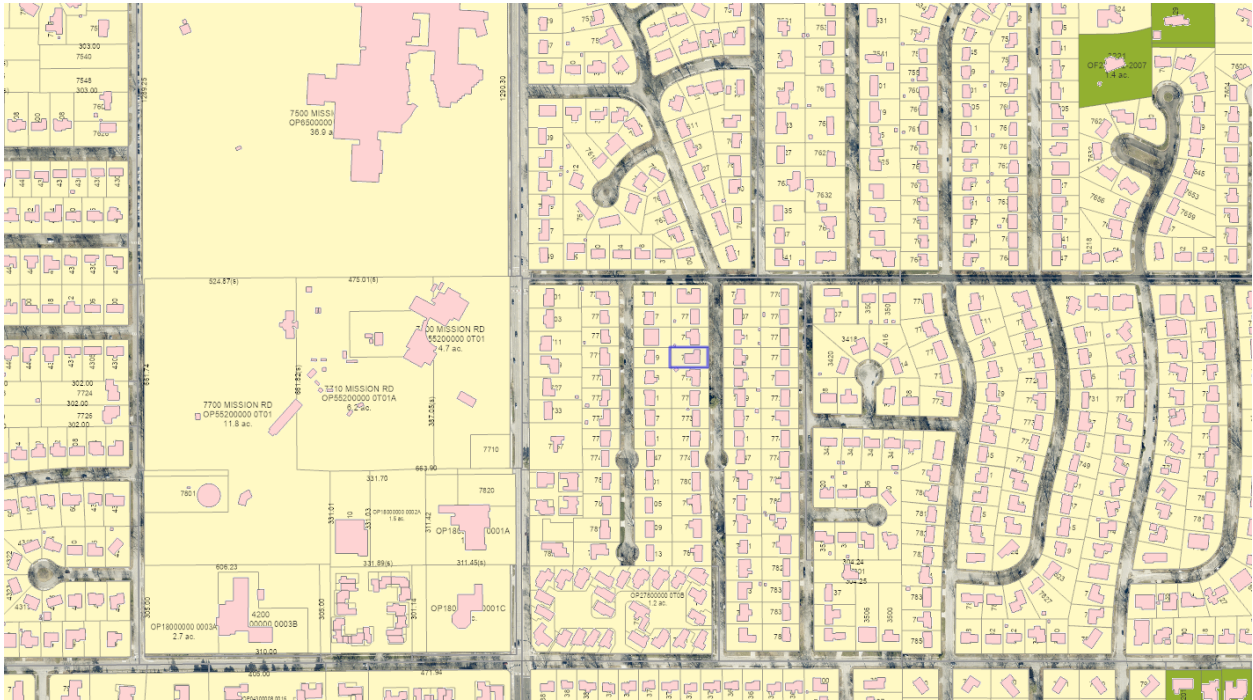
Legal Description: PAWNEE MANOR LOT 28 PVC-5097 0028

Property Area: 0.21 acres (9,100.24 s.f.)

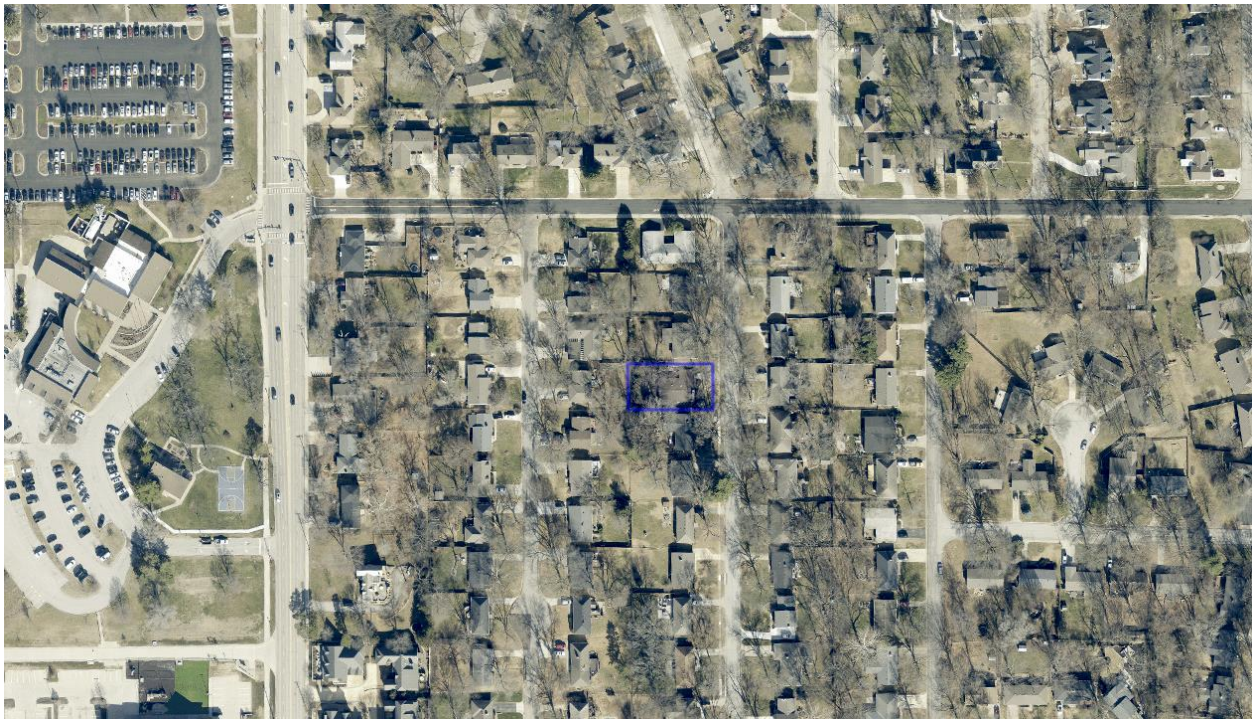
Related Case Files: None;

Attachments: Application, variance request form, site & building plans

General Location – Map



Aerial Map



Aerial Site



Birdseye View



Street View



Looking west from Mohawk Drive – Variance requested for area on right (north).



Looking southwest from Mohawk Drive – side elevation where variance is requested

SUMMARY:

This application requests a variance for a side setback from 7 feet to 4 feet, 2 inches – a variance of 2 feet, 10 inches, and a related request for a building separation of approximately 12 feet, 3 inches rather than the required 14 feet. The application is for the replacement of an existing carport and enclosed storage area with a two-car garage with storage located at the rear of the garage.

DETAILS:

The property is zoned R-1BA and located mid-block on Mohawk Drive between 79th Street on the south and 77th Street on the north. This is a long block and all houses orient to the street in a similar fashion. The lot is 70 feet wide and most lots on the block are 70 feet wide, with a few approaching 75 feet wide. The R-1A district requires 80 feet wide lots; however, these lots are in an area with many legal nonconforming lots based on lot widths.

The grade of the block results in some houses stepping down to the next house with the grade falling to the south. In this case the grade of the house immediately to the north is above the elevation of the subject house and separated by a retaining wall. All property in the vicinity is zoned for R-1A and used for residential uses.

R-1A which requires the following side setbacks:

- 7 feet minimum each side
- 20% of the lot width minimum between both sides; and
- At least 14' between adjacent buildings

[\[19.06.015 / Table 19.06.A\]](#)

The applicant is requesting a variance from the side setback to allow the construction of an addition to the existing house 4 feet, 2 inches from the side lot line for a two-car garage. The addition would be approximately 32 feet in length, allow the replacement of an existing one-car carport and enclosed storage area on the north side, allowing for two cars and replacing the storage area to the rear of the garage. The garage would be 22 feet wide from the exterior wall of the garage to the exterior wall of the existing house. The garage 1 story matching the low slope roof of the existing hours.

This area of the lot abuts the side yard of the house to the north and with the variance the building would be approximately 12 feet, three inches from the adjacent building rather than the required 14 feet. The existing setback on the south side is just over 13 feet so the lot would maintain the required 20% cumulative side setback (70' wide lot requires at least 14' cumulative).

The applicant had a neighborhood meeting on December 9, 2024, as required by the Prairie Village Resident Participation Policy and has supplemented the application with background on that meeting.

VARIANCE ANALYSIS (BOARD OF ZONING APPEALS):

[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 any 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 similar to many other lots in the area. However, it is a legal nonconforming lot due to the width of 70 feet where 80 feet width is required in R-1A. Despite this the proposal would still meet the required cumulative side setbacks for an 80-foot wide lot (13.5 on the south and 4.16 on the north is more than 20% of 80 feet) and easily meets this for a 70 wide lot (minimum 14 cumulative between both sides required). Additionally, the lot is at a lower grade than the immediate adjacent house to the north and is separated by a low retaining wall resulting in a lower scale profile immediately adjacent to the house. This situation is also causing some drainage issues with the current car port and driveway, which will be corrected with this proposed plan.

B. Adjacent Property

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

Although the proposed addition is closer than the house to the north, there is a lesser impact on this house than what could otherwise be built within the setbacks due to (1) the grade of the subject house being approximately 3 feet lower; and (2) the proposed addition retaining the 1-story profile and low-pitched roof, resulting in a very small overall elevation within the side setback.

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 project is a rehabilitation of an existing home, retaining the majority of the current footprint, including the placement and elevation of the existing carport (replaced with enclosed garage). Under this plan the only way to expand a one-car garage to a two-car garage would be to the north as proposed. The plan results in a garage width of just under 22 feet wide (exterior to exterior), which is sufficient and typical of a smaller two-car garage. The project also retains a lot of

the 1-story and low roof pitch of the existing home on all elevations. The grading of this block and lot also causes some drainage issues with the current car port and driveway, which will be corrected with this proposed plan.

D. Public Interest

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

The proposed addition retains many of the design and scale elements of the existing house, and presents greater utility of a 2-car garage within the scale and character of the surrounding neighborhood, and will address an existing drainage issue on the subject 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 side setback standards are intended to manage relationships to adjacent lots and buildings. In this case the relationship to the adjacent building is limited due to the drop in grade, the proposal of a 1-story elevation, and the matching of the low-pitch roof profile. Additionally, the requested variance is minimal considering the nature of the project and permits a sufficient two-car garage. The application will meet all lot development and neighborhood design standards applicable to this lot, and particularly the standards intended to limit the scale and visibility of garages and driveways along lot frontages.

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 with the submitted application and based on submitted plans.
2. The variance, if approved, shall be recorded with the County Register of Deeds within 1 year of approval.

Details

Project Description

Requested Action*

Variance

Legal Description*

Please consider this request for a setback variance to allow construction of the proposed project at 7714 Mohawk Drive, which includes a reduced setback of 4'-2" or 2'-10" of encroachment per the zoning code.

We are seeking to build a new garage which spans 22'-4" in width. If the garage were to maintain the 7' setback requirement, it would be only 19-1/2' wide which is under the 20' minimum standard size.

We feel that 22'-4" plan is reasonable because the north facade would abut the existing retaining wall and make use of a void space, which is could be used to make the home more functional since it does not have a basement. In addition, since the property is bearing solely the cost to remedy a drainage issue that stems from the homes on the north half of the block, it seems reasonable that with this significant investment the owner should have the benefit of a fully functional garage addition.

Applicant Information

What are you applying for?

-

Applicant Name*

Devon Coffey

Address*

7714 Mohawk Dr

Phone Number*

913-915-2700

E-Mail*

kcdevo71@me.com

Owner Name*

Devon Coffey

Location of Property*

7714 Mohawk Dr

Owner Phone Number*

913-915-2700

Owner E-Mail*

kcdevo71@me.com

Applicant requests consideration of the following: (Describe proposal/request in detail)*

Please consider this request for a setback variance to allow construction of the proposed project at 7714 Mohawk Drive, which includes roughly 2-1/2 feet of encroachment per the zoning code.

This property bears a unique burden in that it has a lower elevation in relation to the street and compared to other homes on the block, so rainwater does not exit the property to the city's sewer system. And as well, the homes to the north and west sit at much higher elevation so the storm water runoff from those properties flows downhill and floods the north side of this property.

In fact, due to the topography along the east side of 7700 block of Mohawk Dr., a massive amount of stormwater flows downhill from the homes to the north and is deposited onto the property without a proper way to escape to the sewer because the property sits so low. 7714's carport and storage area is frequently inundated with stormwater, mud and debris from neighbor's yards each time there is a significant rain event.

Over the couple decades we have lived here, the slab foundation and driveway have been degrading due to these water issues. And the amount of water coming into the property seems to be increasing, although I am not sure how to validate that claim. We have made several repairs to the driveway and installed a retaining wall, however it has not been enough to fend off the flooding and further foundation degradation. Settlement has become a significant issue along the north wall of the home and we are going to have to tear up flooring and kitchen cabinetry in the north east quadrant of the home to survey the damage and determine how to fix the issue.

As part of the remedy, expert evaluation has provided that a slight improvement could be made to raise the driveway a couple of inches, although it will not ever be able to meet the elevation of the street to allow storm runoff to find the sewer, so we will attempt to mitigate water collecting around the foundation and the driveway through additional landscape-efforts.

Further remedy plans are to reconstruct the slab foundation which has been damaged over the years from this (increasingly) excessive stormwater runoff, which is often standing on the driveway for several hours until it dissipates. Also, we intend to raise up the foundation a couple inches in the area of the current carport and connect to the new elevated driveway, replacing the carport with a two car garage plus additional storage, that will allow for protection of the vehicles and personal property from the stormwater runoff, mud and debris.

Due to the way the home is positioned on the property, it makes it difficult to meet the setback and still provide adequate sizing of a garage and storage with capacity to meet modern standards (Two vehicles/two working adults, and storage for seasonal goods since the home does not have a basement).

Given the significant burden of stormwater flooding endured over the past 20+ years, along with the significant amount of investment required to remedy this situation, we feel it is justified that we should be allowed to construct a garage that meets the average modern standard width. In fact, the typical 2-car garage is 24' while we are only seeking to span 22'-4". We feel this is reasonable because it would abut the existing retaining wall and make use of space which is currently not of much use.

Further, the new construction will suit the neighborhood in that two car garages exist on the block which are wider than what's being requested. Also the new construction will nestle into the framework set by the existing retaining wall between the two properties (7712 and 7714) and not creating any additional restrictions to the access of the easement area between the two properties.

Acknowledgement

Applicant intends to file an application with the Prairie Village Planning Commission or the Prairie Village Board of Zoning Appeals of the City of Prairie Village, Kansas (City). As a result of the filing of said application, the 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 the City for all costs incurred by the 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 owed whether or not Applicant obtains the relief requested in the application.

Applicant Signature*

Devon Coffey

Oct 29, 2024

Date*

10/29/2024

CONSTRUCTION NOTES:

- DIMENSIONS ARE FROM FACE OF SHEATHING TO CENTERLINE OF WALL - TYPICAL
- HATCHED WALLS INDICATE LOAD BEARING WALLS.
- ALL SILLS AND SLEEPERS SUPPORTED ON CONCRETE OR MASONRY AND FURRING ATTACHED TO CONCRETE OR MASONRY SHALL BE OF DECAY-RESISTANT MATERIALS.
- FRAMING SHALL BE DONE IN ACCORDANCE WITH 2018 IRC SECTION 602.
 - WOOD STUDS SHALL BE DOUGLAS FIR-LARCH, STUD GRADE OR EQUAL.
 - WOOD JOISTS, RAFTERS AND BEAMS SHALL BE #2 DOUGLAS FIR-LARCH WITH STRUCTURAL VALUES IN ACCORDANCE WITH THE WUPA OR EQUAL. STUDS SHALL BE 2" x 6" with CALIFORNIA CORNERS.
- DOUBLED AT OPENINGS, WITH SINGLE SOLE PLATE AND DOUBLE TOP PLATE. STUDS SUPPORTING ROOF AND CLG. ONLY SHALL BE SPACED AT 16" O.C. MAX. STUDS SUPPORTING ONE FLOOR, ROOF AND CLG. SHALL BE SPACED AT 16" O.C. MAX.
- PROVIDE 1/8" ADVANTECH FLOORING OR 3/4" OSB OR FLUID TIG SUBFLOOR, GLUED AND NAILED PERPENDICULAR TO JOISTS.
- HEADERS OVER OPENINGS SHALL BE (UNO.)

SPAN	2x4 WALL	2x6 WALL
UNDER 5'	2 - 2x6	3 - 2x6
5' - 8'	2 - 2x8	3 - 2x8
8' - 12'	2 - 2x10	3 - 2x10
12' - 16'	2 - 2x12	3 - 2x12

 INCREASE TO NEXT SIZE IF RAFTERS OR JOISTS BEAR ON HEADERS.
- ROOF STRUCTURE SHALL BE DESIGNED FOR A TOTAL LOAD OF 35 LBS. PER SQ. FT. WITH 20 LBS. OF LIVE LOAD AND 15 LBS. OF DEAD LOAD.
- NOT USED.
- PROVIDE COMPOSITION ROOF OVER LAPPED 30" BLDG. FELTS OVER 5/16" OSB SHEATHING.
- ALL SOLID BLOCKING FOR BEAM OR HEADER SUPPORT SHALL BE CONTINUOUS TO FOUNDATION OR STRUCTURE BELOW.
- ENGINEERED LUMBER BEAMS AND HEADERS SHALL HAVE THE FOLLOWING MIN. ALLOWABLE DESIGN PROPERTIES:

PRODUCT BENDING STRESS MOD. OF ELASTICITY		
F _b	E	I _y
LVL	2600 FSI	1.9 x 10 ⁶ FSI
PSL	2800 FSI	2.0 x 10 ⁶ FSI
LSL	2325 FSI	1.55 x 10 ⁶ FSI
- JOISTS FRAMING INTO A WOOD GIRDER OR BEAM SHALL BE SUPPORTED BY APPROVED FRAMING ANCHORS OR ON MIN. 2" x 2" LEDGER STRIPS.
- JOIST AT SUPPORTS SHALL BE SUPPORTED Laterally AT THE ENDS BY FULL-DEPTH SOLID BLOCKING NOT LESS THAN 2" NOMINAL THICKNESS, OR BY ATTACHMENT TO A HEADER BAND OR RIM JOIST OR TO AN ADJOINING STUD OR OTHERWISE PROVIDED WITH LATERAL SUPPORT TO PREVENT ROTATION.
- STAIRWAYS SHALL PROVIDE A MAX. 1-3/4' RISE and MIN. 10" RUN.
- HEAD CLEARANCE at STAIRWELLS SHALL BE 6'-8" MIN.
- PROVIDE APPROVED FIRESTOPPING IN WALLS AND CONCEALED SPACES AS REQUIRED BY CODE.
- WALLS SHALL BE BRACED IN ACCORDANCE WITH 2012 IRC WHERE BRACED PANEL SHEATHING IS USED. VERTICAL JOINTS SHALL OCCUR OVER STUDS and HORIZONTAL JOINTS SHALL OCCUR OVER MINIMUM 1-1/2" BLOCKING.
- EXTERIOR SIDING TO BE HARDIESHINGLE SIDING STRAIGHT EDGE PANEL AND HARDIEPLANK LAP SIDING SELECT CEDAR/MILL, 8/16" WIDTH WITH 1" EXPOSURE.
- DOORS BETWEEN THE GARAGE AND THE DWELLING SHALL BE A MIN. 1-3/8" INCH SOLID CORE DOOR OR HONEY COMBED STEEL DOOR OR A 20-MINUTE FIRE RATED DOOR. GARAGE VEHICLE DOORS AND FRAMES SHALL BE DESIGNED AND INSTALLED TO MEET THE 90 MPH WIND LOAD RESISTANCE REQUIREMENTS OF SECTION R502.2 OF THE 2018 IRC.
- WINDOW DESIGNATIONS INDICATE GENERIC SIZES. WINDOW MANUFACTURER COLOR AND ALL FEATURES TO BE DECIDED BY THE BUILDER.
- PROVIDE ONE WINDOW FROM EACH BEDROOM, and ONE FROM THE BASEMENT THAT HAS A MIN. OPENABLE AREA OF 5.7 SQ. FT. WITH MIN. OPENABLE HT. OF 24" and WIDTH OF 20".
- THE SILL HEIGHT OF THE OPENABLE PORTION OF EGRESS WINDOWS SHALL NOT EXCEED 44 INCHES ABOVE THE ADJOINING FLOOR OR ADJOINING PERMANENT STEP.
- OPERABLE WINDOWS WITH SILL HEIGHTS 12" OR GREATER ABOVE EXTERIOR GRADE MUST BE MINIMUM 24" ABOVE THE FLOOR.
- GLAZING SHALL COMPLY WITH CPSC (CONSUMER PRODUCTS SAFETY COMMISSION) 16 CFR PART 1201 CRITERIA FOR CATEGORY I OR CATEGORY II AS INDICATED IN TABLE R502.3.1(1) OF THE 2018 IRC.
- APPROVED SAFETY GLAZING MATERIALS SHALL BE PROVIDED IN THE SPECIFIC HAZARDOUS LOCATIONS INDICATED IN SECTION R508.4 OF THE 2018 IRC, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:
 - GLAZING IN STORM DOORS GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24 INCH ARC OF THE DOOR IN A CLOSED POSITION and WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.
 - GLAZING IN DOORS and ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS and SHOWERS.
 - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL (OTHER THAN THOSE DESCRIBED ABOVE) MEETING ALL OF THE FOLLOWING CONDITIONS:
 - EXPOSED AREA OF AN INDIVIDUAL PANE LARGER THAN 9 SF.
 - BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.
 - TOP EDGE MORE THAN 36 INCHES ABOVE THE FLOOR.
 - ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING.
 - GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES and PANELS IN SLIDING and BIFOLD CLOSET DOOR ASSEMBLIES.
 - GLAZING IN SWINGING DOORS (EXCEPT JALOUSIES). GLAZING ADJACENT TO STAIRWAYS, LANDINGS and
 - RAMPS WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
- PROVIDE 1/2" GYPSUM BD. ON ALL INTERIOR FACES OF EXTERIOR WALLS and BOTH FACES OF INTERIOR WALLS. PROVIDE 5/8" GYPSUM BD. at ALL CEILING PROVIDE 1/2" CEMENT FIBER-CEMENT or GLASS FIBER GYPSUM BOARD ON WALLS in BATHS or SHOWERS.
- PROVIDE 1/2" GYPSUM BD. ON GARAGE SIDE OF WALLS SEPARATING THE GARAGE FROM ALL LIVING SPACES. PROVIDE 5/8" GYPSUM BD. at GARAGE CEILING.
- THE DWELLINGS INDICATED ON THESE PLANS MUST MEET OR EXCEED THE MIN. REQUIREMENTS OF 2018 IRC TABLE N102.1.1 AS PROVIDED ON SHEET 2.
- THE THERMAL ENVELOPE OF THE BUILDING SHALL BE SEALED TO LIMIT INFILTRATION AS REQUIRED PER 2018 IRC SECTION N102.4.1.
- RECESSED LIGHTING FIXTURES SHALL BE SEALED TO PREVENT LEAKAGE BETWEEN CONDITIONED and UNCONDITIONED SPACE.
- DUCTWORK, AIR HANDLERS, FILTER BOXES and BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED PER 2018 IRC SECTION N103.2.
- AIR CONDITIONING UNITS SHALL HAVE A MINIMUM SEER RATING OF 13.
- FORCED AIR FURNACES SHALL HAVE A MINIMUM EFFICIENCY RATING OF 78%.
- INSULATION PER CURRENT ADOPTED ENERGY STANDARDS OF THE JURISDICTION.
- ALL BATHROOMS SHALL HAVE EXHAUST FANS VENTED DIRECTLY TO THE OUTSIDE CAPABLE OF 5 AIR CHANGES PER HOUR.
- PROVIDE SMOKE ALARMS IN EACH SLEEPING ROOM OUTSIDE OF EACH SLEEPING AREA AND ON EACH FLOOR INCLUDING BASEMENTS. INTERCONNECT THE ALARMS IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE DWELLING.
- GFCI CIRCUITS and RECEPTACLES SHALL BE FURNISHED IN THE KITCHEN, LAUNDRY, BATHROOMS, GARAGE and FOR ALL EXTERIOR RECEPTACLES. LOCATION and INSTALLATION OF ALL GFCI RECEPTACLES SHALL BE IN STRICT ACCORDANCE WITH THE 2011 NATIONAL ELECTRICAL CODE.
- ALL STRUCTURAL STEEL SHALL CONFORM TO CURRENT AISC SPECIFICATIONS FOR THE DESIGN, FABRICATION and ERECTION OF STEEL FOR BUILDINGS and SHALL BE A56 GRADE STEEL.
- FURNISH and INSTALL ALL STRUCTURAL STEEL BEAMS, COLUMNS, BEAM CONNECTIONS PLATES, BOLTS and ANGLES AS INDICATED OR REQUIRED.
- STEEL COLUMNS SHALL BE 3-1/2" STD. (SCHED. 40) STEEL PIPE COMPLETE WITH BOTTOM BEARING PLATE and TOP STEEL CHANNEL TO RECEIVE STEEL BEAM. BOTH PLATE and CHANNEL SHALL BE WELDED TO COLUMN. COLUMNS SHALL EXTEND THROUGH SLABS and BEAR DIRECTLY ON FOOTINGS OR FOUNDATION WALLS.

CONSTRUCTION GENERAL REQUIREMENTS

THE PLANS FOR THIS BUILDING WERE DESIGNED AND REVIEWED IN ACCORDANCE WITH THE PROVISIONS OF THE 2018 IRC AS ADOPTED BY THE CITY OF PRAIRIE VILLAGE, KANSAS.

ALL SUB-CONTRACTORS SHALL BE HELD RESPONSIBLE FOR ANY VIOLATIONS OF APPLICABLE REQUIREMENTS. FOR ANY CHANGES TO THE PROJECT DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

ALL MANUFACTURED MATERIALS, AND EQUIPMENT SHALL BE INSTALLED, ERECTED, APPLIED, USED, CONDITIONED, ADJUSTED and CLEANED IN ACCORDANCE TO THE CURRENT DIRECTIONS, INSTRUCTIONS and RECOMMENDATIONS OF THE MANUFACTURER and WITH THE CURRENT PRINTED STANDARD SPECIFICATIONS WHICH ARE ISSUED and RECOMMENDED BY ORGANIZED ASSOCIATIONS OF MANUFACTURERS, CRAFTS and TRADES.

DO NOT SCALE DRAWINGS. REFER TO WRITTEN DIMENSIONS.

SHOULD THE CONTRACTOR FIND DISCREPANCIES or AMBIGUITIES IN, OR OMISSIONS FROM THE DRAWINGS, or SHOULD BE IN DOUBT AS TO THEIR MEANING, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR CLARIFICATION PRIOR TO CONSTRUCTION.

COORDINATION OF ALL TRADES IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

EXTERIOR DOORS AND EXTERIOR LIGHTING SHALL MEET THE REQUIREMENTS OF SECTION R323 - PHYSICAL SECURITY AS ADOPTED BY THE CITY OF PRAIRIE VILLAGE, KS.

INSULATION & FENESTRATION REQUIREMENTS:

2012 IECC TABLE R402.1.2

CLIMATE ZONE:	4A
FENESTRATION U-FACTOR:	0.30
SKYLIGHT U-FACTOR:	0.35
GLAZED FENESTRATION SHGC:	0.40
CEILING R-VALUE:	6.0
WOOD FRAME WALL R-VALUE:	3.0 or 2015 F.V. AMENDED R-15
MASS WALL R-VALUE:	8/13
FLOOR R-VALUE:	15
BASEMENT WALL R-VALUE:	10/13
SLAB R-VALUE & DEPTH:	10, 4 FT.
CRAWL SPACE WALL R-VALUE:	10/13

BUILDING CODES

ALL CONSTRUCTION SHALL COMPLY WITH:
2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL RESIDENTIAL CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL FUEL GAS CODE
2018 NFPA 70: NATIONAL ELECTRICAL CODE
2018 INTERNATIONAL EXISTING BUILDING CODE
2018 INTERNATIONAL FIRE CODE
2018 INTERNATIONAL PROPERTY MAINTENANCE CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
AS ADOPTED BY THE CITY OF PRAIRIE VILLAGE, KANSAS.

SHEET DIRECTORY

SHEET 1	NOTES & SITE PLAN
SHEET 2	FOUNDATION & FIRST FLOOR PLAN
SHEET 3	DEMO FLOOR PLAN & ROOF PLAN
SHEET 4	ELEVATIONS

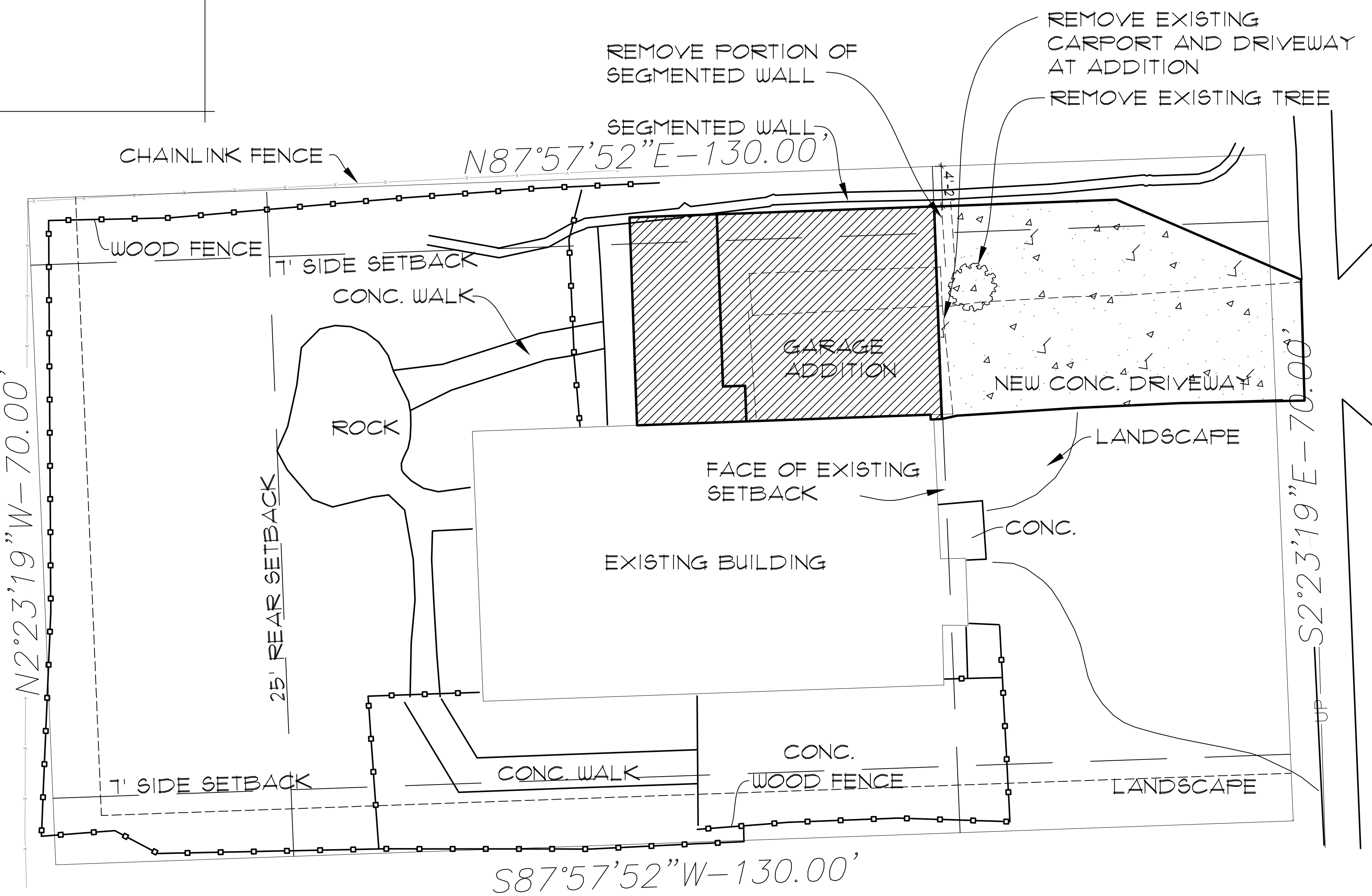
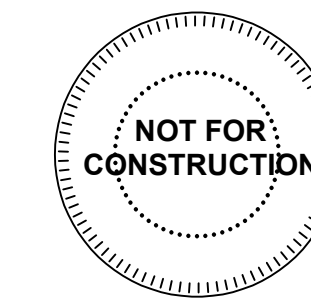
S1	FDN & MAIN FLR PLANS
S2	ROOF PLAN & GEN NOTES
S3	SCHEDULES & DETAILS
S4	FOUNDATION DETAILS



ARCHITECTURE
LANDSCAPE
ARCHITECTURE

P.913.831.1415
NSPJARCH.COM

9415 NALL AVE., #300
PRAIRIE VILLAGE,
KANSAS, 66207



ARCHITECTURAL SITE PLAN

SCALE 1/8" = 1'-0"



ARCHITECTURAL PLOT PLAN:
PLOT PLAN BASED ON SURVEY PROVIDED BY
BEYOND SURVEYING
9139 FOSTER STREET
OVERLAND PARK, KANSAS 66212
PH: 913-711-8538

DESCRIPTION:
Lot 28, FAUNEE MANOR, a subdivision in the City of
Prairie Village, Johnson County, Kansas.

ZONING:
R-1A

ADDITION AND REMODEL FOR:
COFFEY RESIDENCE
7714 MOHAWK DRIVE
PRAIRIE VILLAGE, KANSAS

DRAWING RELEASE LOG

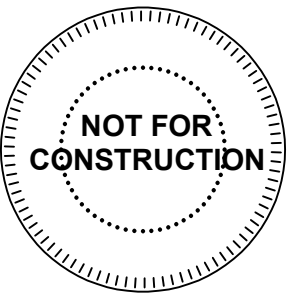
REVISIONS

JOB NO. 746223
DRAWN BY CEE / MLM
DATE 08.28.24

SHEET NAME
NOTES & SITE PLAN

SHEET NO.

1



ADDITION AND REMODEL FOR:
COFFEY RESIDENCE
7714 MOHAWK DRIVE
PRAIRIE VILLAGE, KANSAS

DRAWING RELEASE LOG

REVISIONS

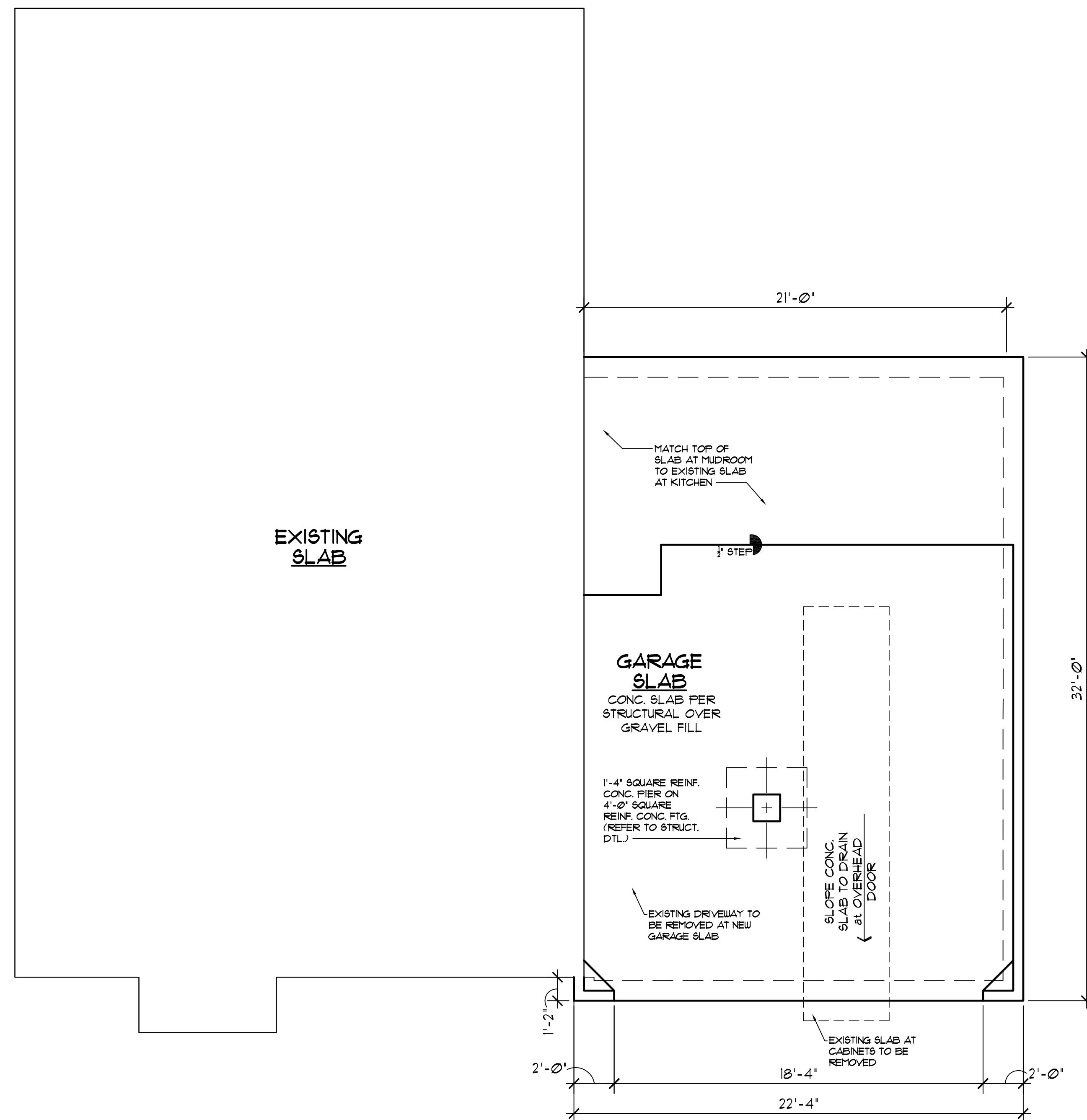
JOB NO. 746223 DATE 08.28.24
DRAWN BY CEE / MLM

SHEET NAME
FOUNDATION & FIRST
FLOOR PLAN
SHEET NO.

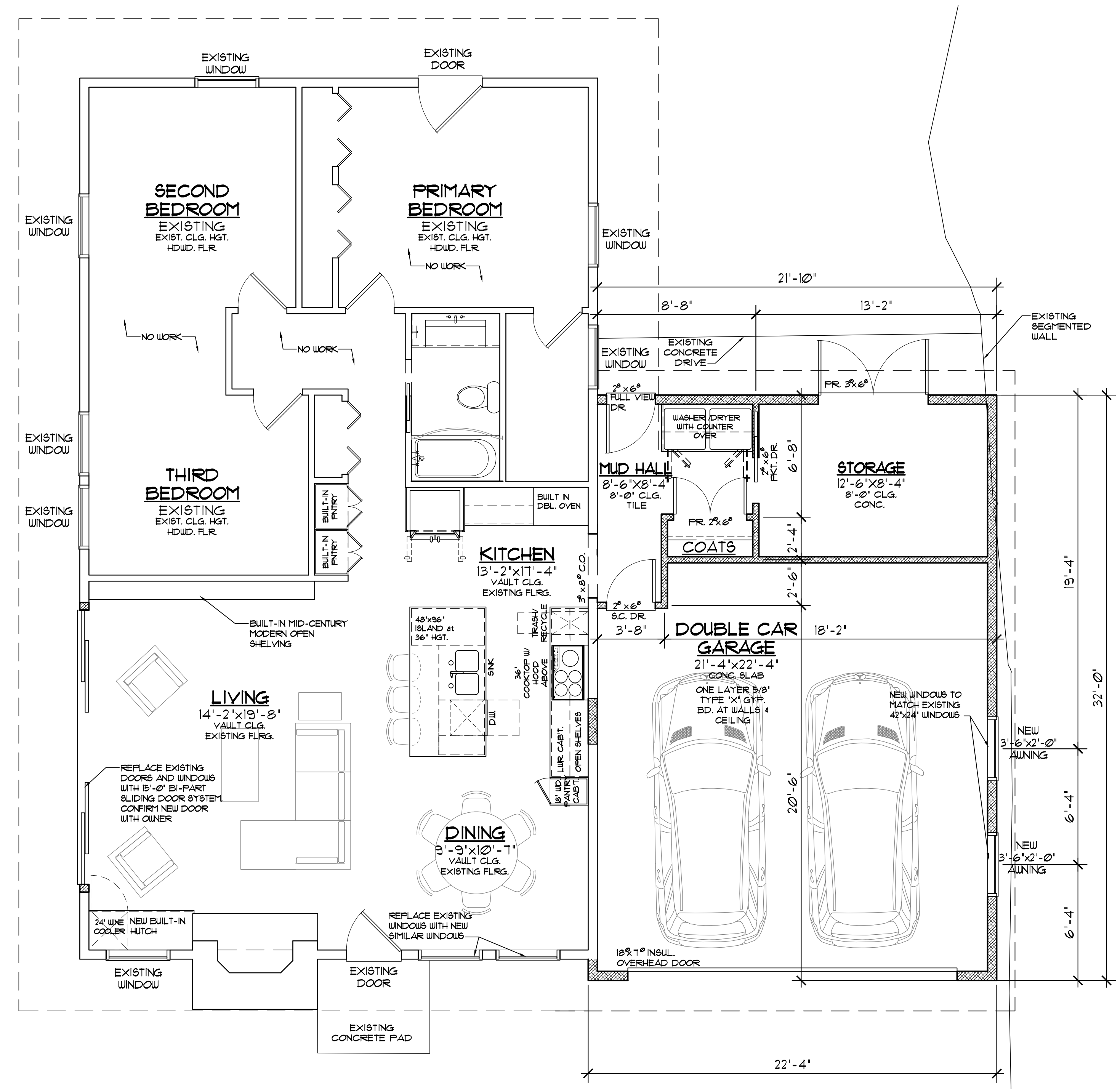
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24/36 SHEET (Arch D)

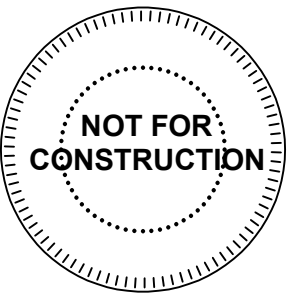
10/3/2022 2:48:43 PM



FOUNDATION PLAN
SCALE 1/4" = 1'-0"



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



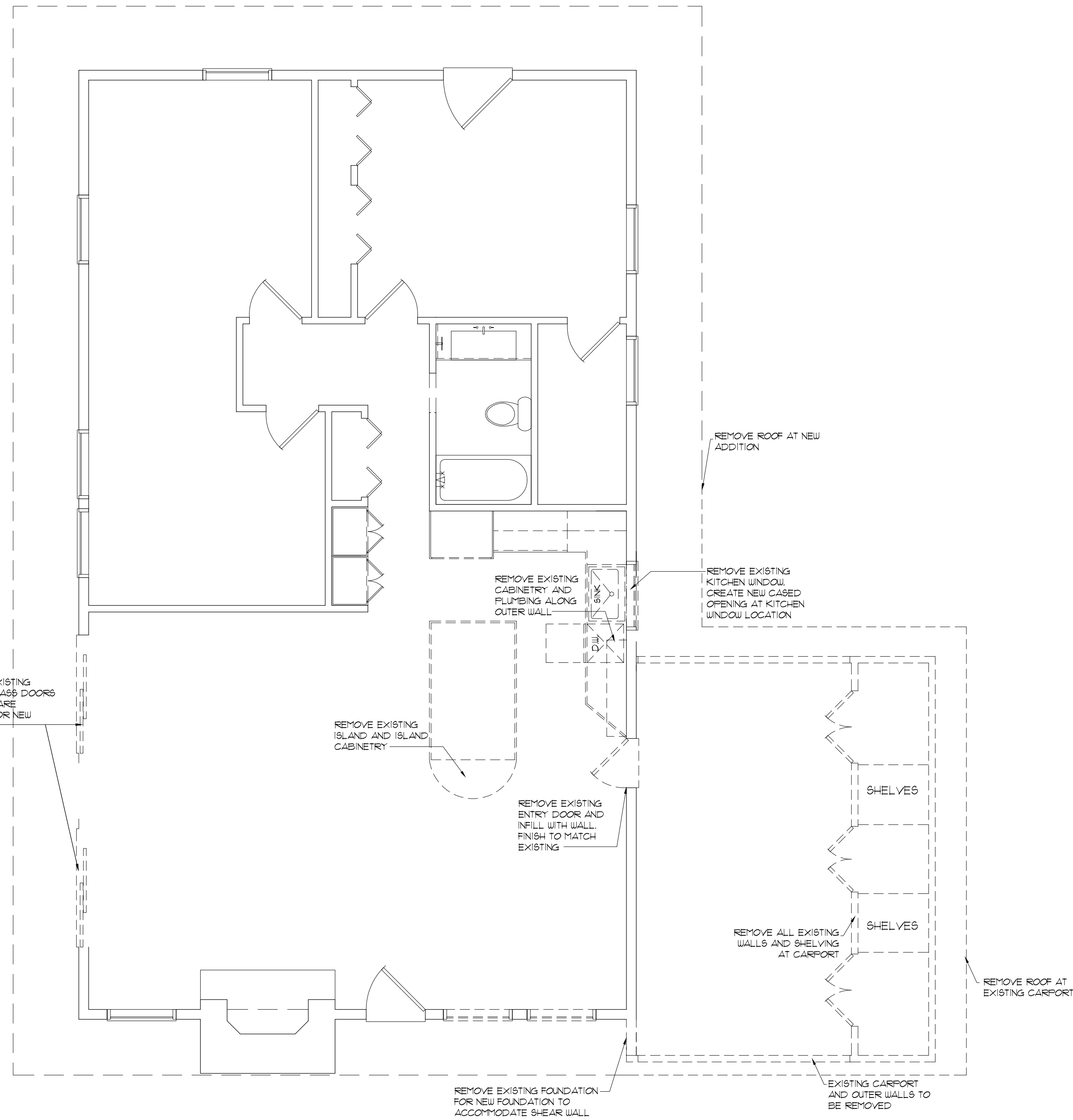
ADDITION AND REMODEL FOR:
COFFEY RESIDENCE
7714 MOHAWK DRIVE
PRAIRIE VILLAGE, KANSAS
DRAWING RELEASE LOG

REVISIONS

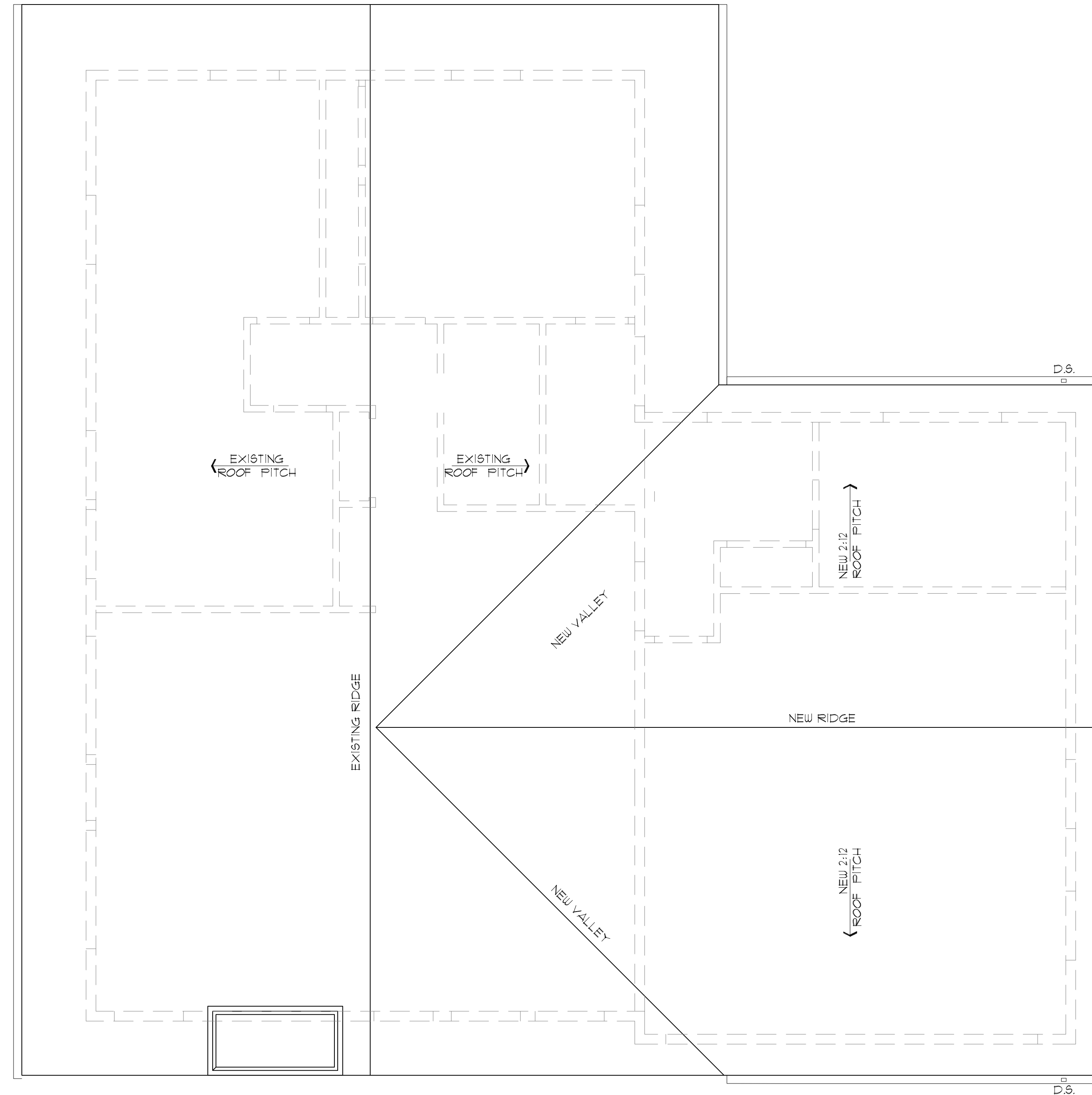
JOB NO. 746223 DATE 08.28.24
DRAWN BY CEE / MLM

SHEET NAME
DEMO FLOOR PLAN &
ROOF PLAN
SHEET NO.

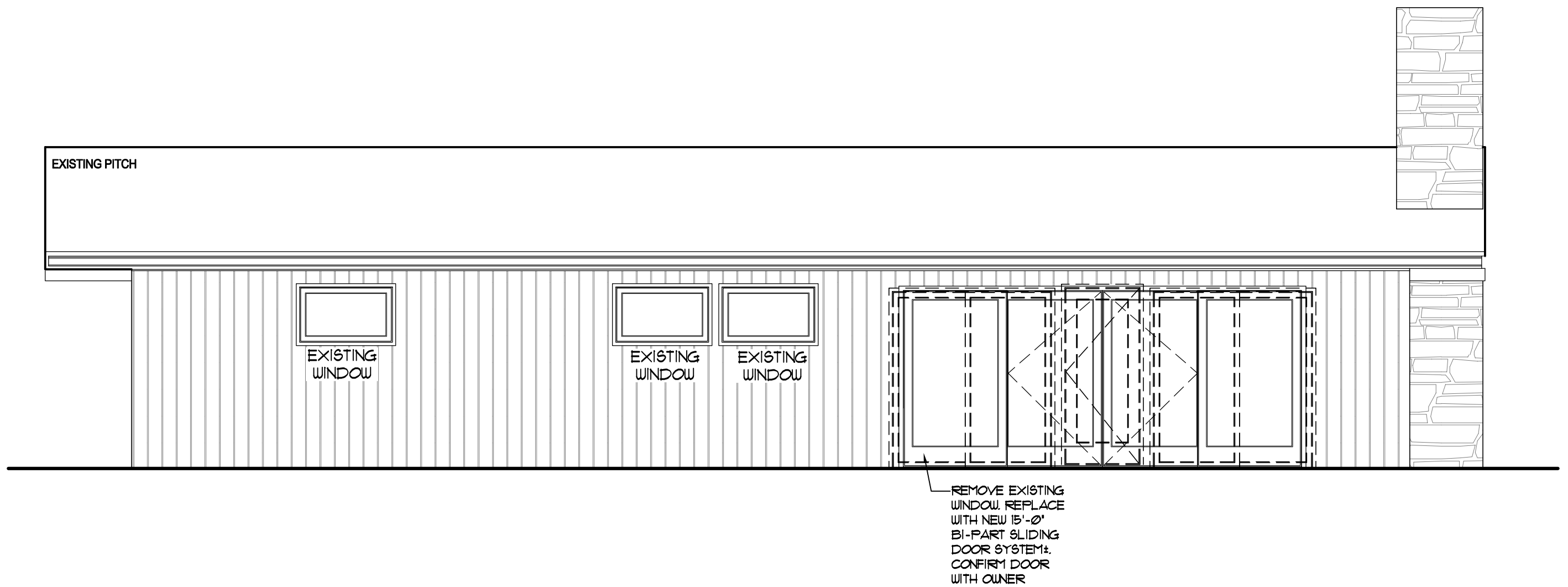
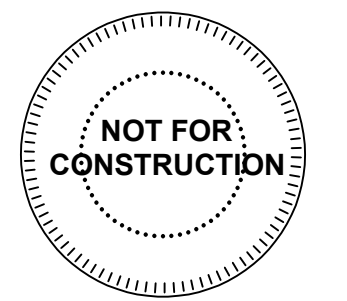
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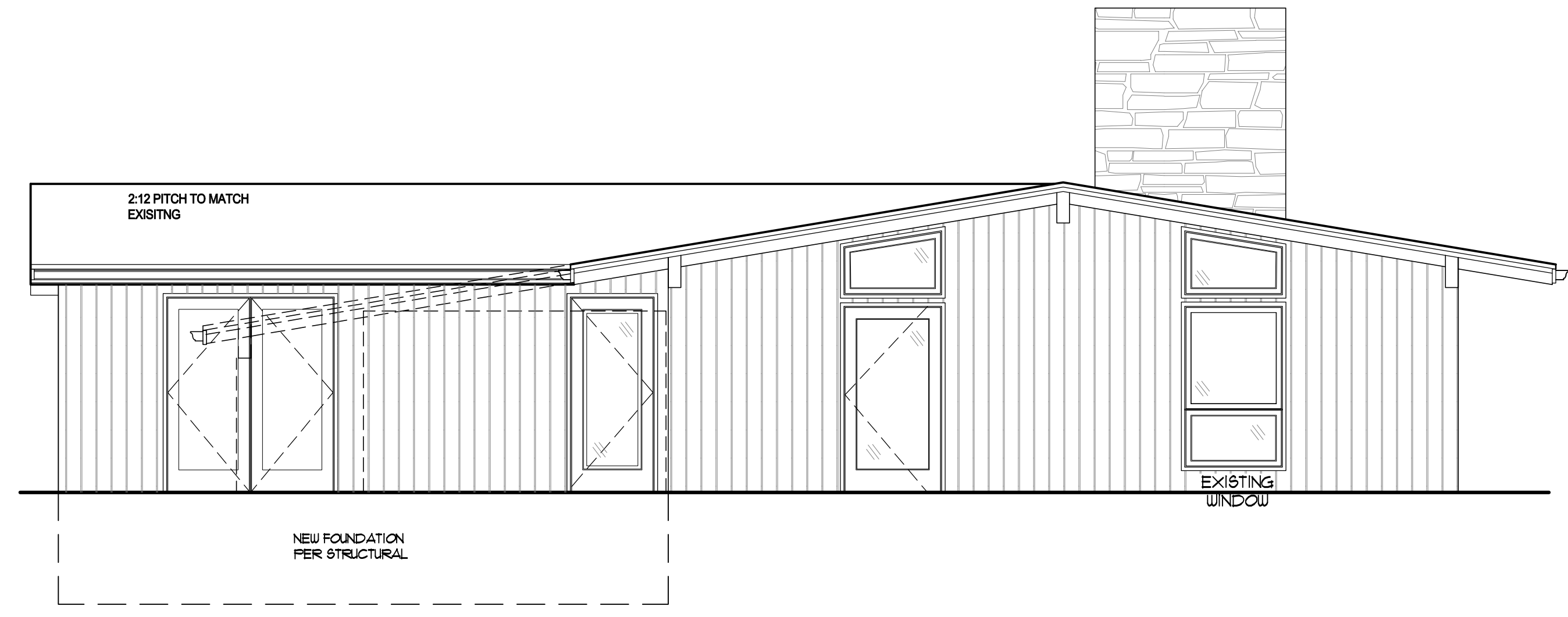
FIRST FLOOR DEMO PLAN
SCALE 1/4" = 1'-0"



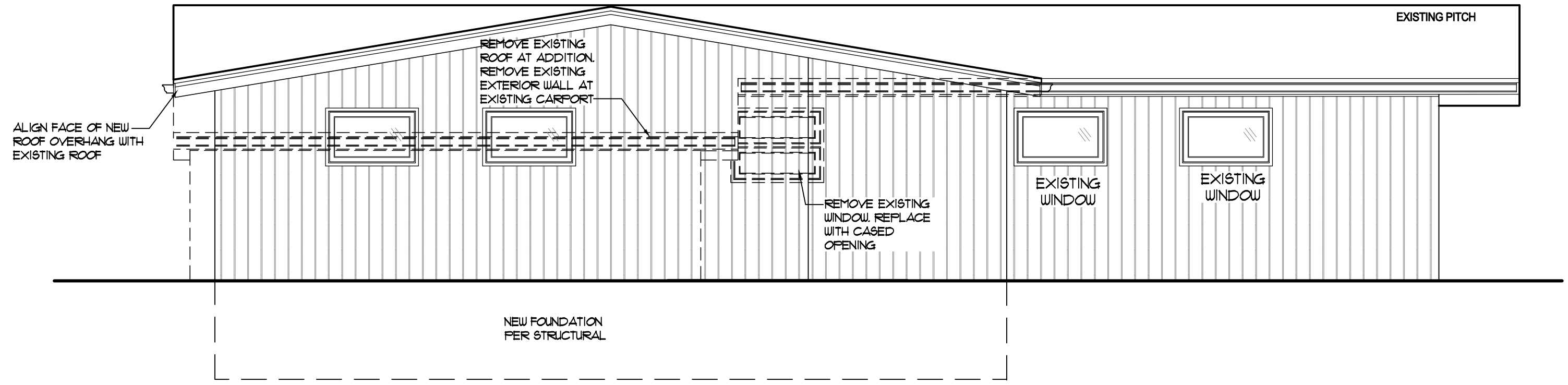
ROOF PLAN
SCALE 1/4" = 1'-0"



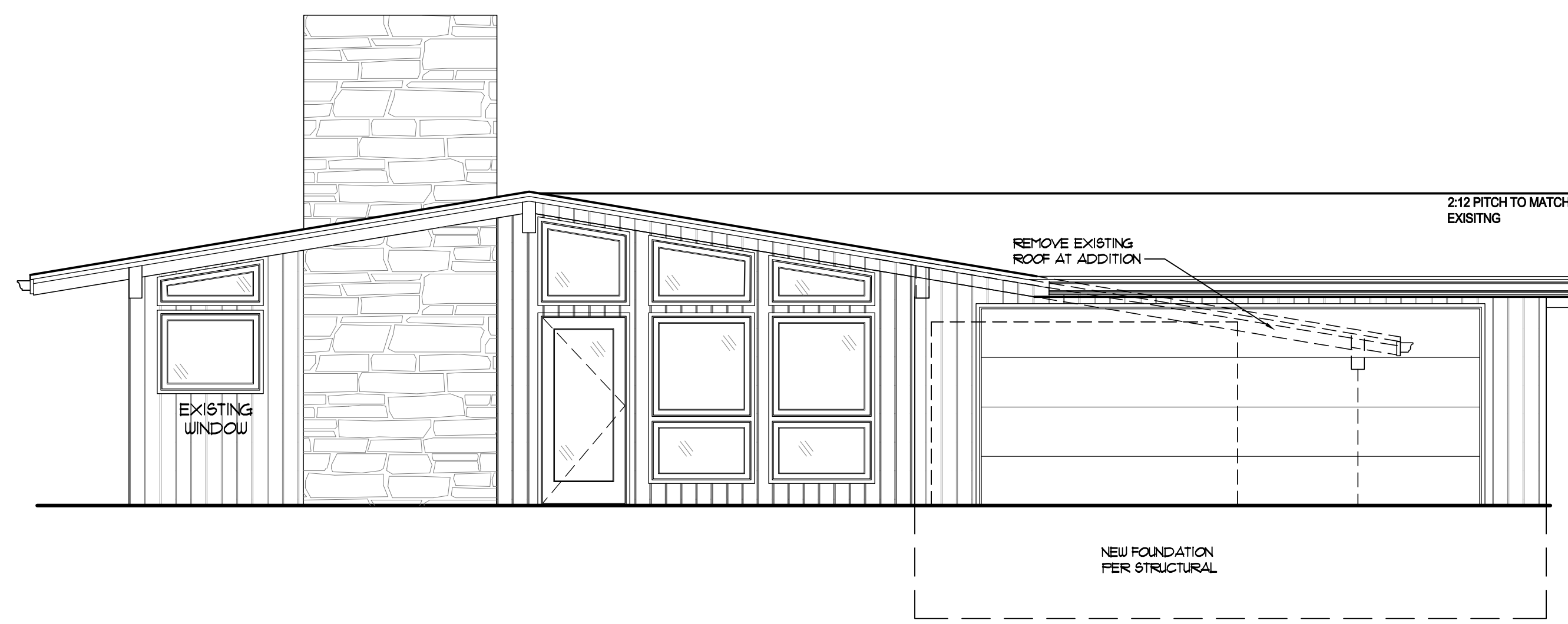
LEFT SIDE - SOUTH ELEVATION
SCALE 1/4" = 1'-0"



REAR - WEST ELEVATION
SCALE 1/4" = 1'-0"



RIGHT SIDE - NORTH ELEVATION
SCALE 1/4" = 1'-0"



FRONT - EAST ELEVATION
SCALE 1/4" = 1'-0"

ADDITION AND REMODEL FOR:
COFFEY RESIDENCE
7714 MOHAWK DRIVE
PRAIRIE VILLAGE, KANSAS

DRAWING RELEASE LOG

REVISIONS

JOB NO. 746223
DRAWN BY CEE / MLM
DATE 08.28.24

SHEET NAME
ELEVATIONS

SHEET NO.
4









COFFEY - PRED

11/24/2024

LANGENBACH, PEGGY J. TRUST

Dear Neighbors: We are writing to make you aware of our plans to build a new garage on our property at 7714 Mohawk Dr. We are requesting a variance from the City of Prairie Village Board of Zoning Appeals to locate the garage closer to the north side of the property line than what is prescribed by the zoning ordinance. The regulations state that structures be no closer than 7 feet to the property line and that there be a minimum of 14 feet to the neighboring structure. We are asking to build a garage which is 2.8 feet into the 7-foot buffer zone, leaving 4.2 feet between our garage and the property line and 11.2 feet between the structures on the north side of the property.

The Board of Zoning Appeals requires that we notify all property owners within 200 feet of our property and hold a meeting to provide the opportunity to ask questions, show support or raise concerns regarding our request for variance. Accordingly, you are invited but not required to attend a meeting in the driveway of our home at 7714 Mohawk Dr. This meeting will document each of the attendees and their views expressed about the project. The meeting will serve as a formal record to the BZA. This meeting is a voluntary opportunity for you to come and ask questions about the project. You are welcome but not required to attend.

This meeting will be held on MONDAY, 12/09/2024 at 5:00 PM.

SINCERELY,

DEVON M COFFEY

MARK R PRED

From: Devon Coffey <kcdevo71@me.com>
Sent: Tuesday, December 10, 2024 10:24 AM
To: Adam Geffert <ageffert@pvkansas.com>
Subject: Re: Board of Zoning Appeals Application - 7714 Mohawk Drive

Good Morning, Adam: I had scheduled a meeting yesterday for my neighbors to come by and ask questions however no one showed up. We waited for 30 minutes with our board ready to discuss. Let me know if you require anything further. Thank you!



Devon M Coffey

(913) 915-2700

kcdevo71@me.com