

**PLANNING COMMISSION AGENDA
CITY OF PRAIRIE VILLAGE
TUESDAY, JUNE 1, 2021
7:00 P.M.**

The Planning Commission 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.

Residents may email comments to City Clerk Adam Geffert at cityclerk@pvkansas.com. All comments must be received by 5:00 p.m. on Tuesday, June 1.

- I. ROLL CALL
- II. APPROVAL OF PLANNING COMMISSION MINUTES - MAY 4, 2021
- III. OLD BUSINESS
- IV. PUBLIC HEARINGS
None
- V. NON-PUBLIC HEARINGS
 - PC2021-111 Request for Building Line Modification
6840 Linden St.
Zoning: R-1A
Applicant: Whittaker and Kelsey Potts
 - PC2021-112 Site Plan Approval for Fence Exception
7301 Belinder Ave.
Zoning: R-1B
Applicant: Alex Ketzner and Carolyn Lehman
 - PC2021-113 Site Plan Approval for Fence Exception
1901 W. 73rd St.
Zoning: R-1B
Applicant: Jennifer P. Allen
- VI. OTHER BUSINESS
- VII. ADJOURNMENT

Plans available at City Hall if applicable
Comments can be made by e-mail to
cityclerk@pvkansas.com prior to the meeting.

***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.**

PLANNING COMMISSION MINUTES MAY 4, 2021

ROLL CALL

The Planning Commission of the City of Prairie Village met in regular session on Tuesday, May 4, 2021 at 7:00 p.m. Due to the COVID-19 pandemic, Commission members attended a virtual meeting via the Zoom software platform. Chair Greg Wolf called the meeting to order at 7:00 p.m. with the following members present: Jonathan Birkel, James Breneman, Patrick Lenahan, Melissa Brown and Nancy Wallerstein.

The following individuals were present via Zoom in their advisory capacity to the Planning Commission: Chris Brewster, Gould Evans; Jamie Robichaud, Deputy City Administrator; Mitch Dringman, City Building Official; Ron Nelson, Council Liaison; Adam Geffert, City Clerk/Planning Commission Secretary.

APPROVAL OF MINUTES

Mrs. Wallerstein moved for the approval of the minutes of the April 6, 2021 regular Planning Commission meeting. Mr. Breneman seconded the motion, which passed 6-0.

PUBLIC HEARINGS

None

NON-PUBLIC HEARINGS

PC2021-109	Site Plan Approval for Exterior Building Modifications GRI Prairie Village, LLC 6940 Mission Road Zoning: C-2 Applicant: Matthew Kist, Kimley-Horn and Associates
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Mr. Brewster stated that the applicant was requesting site plan approval for a remodel of the exterior façade of the building. The property is zoned C-2, and the existing building and site meet all zoning requirements. The remodeling would primarily be an interior tenant finish to convert the building to multi-tenant space, which is anticipated to include the existing bank with reduced office and walk-in space, as well as a restaurant and a medical service use. He added that tenant finishes or changes of use typically only require building permits and business licenses, but that expansions of buildings and exterior renovations with substantial material changes require the Planning Commission to review and approve a site plan.

Mr. Brewster stated that staff recommended approval of the site plan, subject to the following conditions:

1. Signs for future tenants shall require sign permits approved by staff, subject to the sign standards applicable to this building according to the Prairie Village Shops sign standards.
2. Any future changes to the use or operation of the drive-through service area may require further review and approvals according to the zoning ordinance requirements.

Mr. Birkel asked if street parking would be added along Mission Road in the future. Mr. Brewster said that significant development changes would need to be made to Mission Road at the site to allow for street parking, and that was not a consideration as part of this site plan application.

Applicant Gregg Zike of GRI Prairie Village LLC, 7200 Wisconsin Ave., Suite 600, Bethesda, MD, engineer Matt Kist of Kimley-Horn, 1828 Walnut St., Kansas City, MO, and architect Tom Hippman of CallisonRTKL, 1717 Pacific Ave., Dallas, TX, were present to discuss the project.

Mrs. Wallerstein asked whether there would be a drive-through added for the proposed restaurant tenant. Mr. Zike stated that there were no plans for a food and beverage drive-through at the property. Mrs. Wallerstein also asked if visibility could be improved for the existing bank drive-through, as the site lines from the current exit to Mission Road were poor. Mr. Zike said that the architectural team would look for potential solutions.

Mr. Breneman suggested adding a “view through” window in the tenant space to allow for better visibility when exiting the drive-through. Mr. Zike said he would look at options and get back with staff. Mr. Breneman also asked where signs would be placed on the west side of the building. Mr. Hippman said that signs for retail tenants would sit just above the central canopy, and signage for office tenants would be located by the roof line.

Mrs. Wallerstein asked if there would be adequate parking for both employees and customers with the addition of new tenants to the building. Mr. Zike said that parking would be less intensive due to the different times the lot would be used for the various tenants. He added that there were designated employee parking areas in the Village Shops.

Ms. Brown suggested that the proposed architectural design retain some of the building’s existing mid-century modern elements.

Mr. Breneman made a motion to approve the site plan for exterior renovations subject to the conditions recommended by staff. Mrs. Wallerstein seconded the motion, which passed 6-0.

PC2021-110

Site Plan Approval for Wall Massing Exception
Eric and Ashley Seifert
4508 W. 64th Street
Zoning: R-1A
Applicant: Adam Pfeifer, NCARB

Mr. Brewster said that the applicant was requesting an exception to the Neighborhood Design Standards, related to a remodel of an existing home. The lot, zoned R-1A and constructed in 1953, has an L-shaped footprint addressing the corner. The plan does not expand the footprint of the house, and proposes a larger second story over the east wing. The Neighborhood Design Standards were adopted in 2018, and are applicable to all R-1A lots. Specifically, the applicant is asking for an exception to Section 19.06.025.D.2 regarding building massing and wall planes.

Mr. Brewster noted that staff recommended approval of the exception without conditions.

Architect Adam Pfeifer, 12214 W. 79th Terrace was present to discuss the application. He stated that the homeowners were interested in using the existing footprint of the house rather than tearing it down and rebuilding. He noted that the architectural style of the expansion would limit the impact on neighbors.

Mr. Birkel made a motion to approve the exception to the neighborhood design standards as presented. Mr. Lenahan seconded the motion, which passed 6-0.

OTHER BUSINESS

None

ADJOURNMENT

With no further business to come before the Commission, Chair Greg Wolf adjourned the meeting at 8:06 p.m.

Adam Geffert
City Clerk/Planning Commission Secretary

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Chris Brewster, AICP, Gould Evans, Planning Consultant
DATE: June 1, 2021, Planning Commission Meeting

Application: PC 2021-111

Request: Building Line Modification

Action: *A Building Line Modification requires the Planning Commission to review and evaluate the facts and, if in its discretion, it finds that the facts meet the criteria it may approve the application by resolution.*

Property Address: 6840 Linden

Applicant: Whittaker & Kelsey Potts

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

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

Legal Description: REPLAT OF FONTICELLO GARDNES NO. 2 LT 3 PVC 439A 1 3

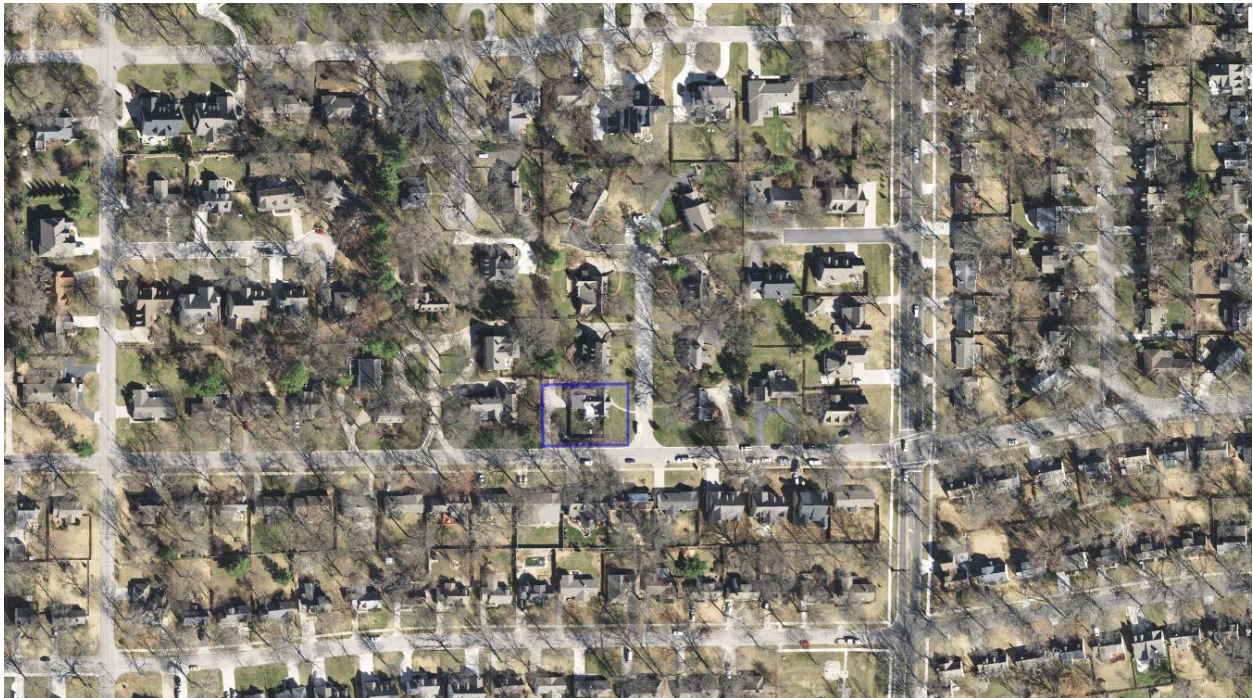
Property Area: 0.32 acres (14,061.23 s.f.)

Related Case Files: n/a

Attachments: Application, Survey & Plans



General Location Map



Aerial Map



Lot



Birdseye



Street View (:looking southwest from 69th & Linden)



Street View (looking east on 69th, subject property on left)

COMMENTS:

The applicant is requesting a building line modification as provided in Chapter 18.18 of the subdivision regulations, to build an addition on the south (side addition) portion of the existing home. The proposed addition would fill add an approximately 16 feet by 35 feet, single-story addition that includes an new room and an all-seasons enclosable deck.

The lot is located on the northwest corner of 69th Street and Linden, and has a platted building line of 40 feet at the side on 69th Street. This building line is in addition to and greater than required by the R-1A zoning (15 feet street side setback). The house orients directly to Linden, and has an attached, rear-entry garage accessed from the rear portion of the lot on 69th Street. The house meets all zoning setbacks for the R-1A zoning district, as well as the required platted setbacks, but current south building line is at the 40' platted build line. The lot also has a 35-foot platted front building line on Linden. Due to the orientation of the house to Linden, any proposed expansion to the side would extend beyond the platted building lines. The proposed side addition would extend to 24 feet from the side lot line on 69th street, which is 16 feet into the platted build line, but 9 feet from the setback that would be required by the zoning ordinance.

Homes on this block are all oriented to Linden, and 69th Street is the side lot for all homes on the north side of the street. However, homes on the south side of the street front on 69th Street. The homes adjacent to the proposed addition to the west have a unique orientation and front on a shared courtyard and drive internal to the block from 69th Street.

Section 18.18.D provides the criteria for the Planning Commission to consider for building line modifications:

1. That there are special circumstances or conditions affecting the property;

The lot is a corner lot with the building oriented to the front street (Linden). Although the lot is typical, there are irregular patterns in the area, with this lot and the opposite lot oriented toward Linden with a side yard on 69th Street; lots to the south fronting on 69th Street; and lots to the west oriented around an internal courtyard accessed from 69th Street.

2. The building line modification is necessary for reasonable and acceptable development of the property in question;

The buildable area of the lot is reduced 25 feet more than required by the zoning ordinance because of the platted setbacks, yet the corner lots are only slightly larger than typical lots in the area. Further, this lot is developed with both a side and rear yard setback, rather than the "side-side-front-front" configuration of intersection-oriented houses, which is a typical pattern when a large side setback is platted comparable to the front setback. While the lot is large and there is a reasonable amount of buildable area under the platted setbacks, the location of the existing, original building at the corner of each platted line, and the configuration of the garage and access, make this side the most logical location for expansion.

3. That the granting of the building line modification will not be detrimental to the public welfare or injurious to or adversely affect adjacent property or other property in the vicinity in which the particular property is situated;

The proposed addition is a reasonable addition to the current footprint and would remain 9 feet beyond the minimum required setback. Adjacent homes impacted by the location of this building are either across 69th Street and fronting the street – which have an approximately 25-foot to 30-foot front setback according to AIMS, or to the rear with an internal orientation so that the rear yard is nearest the proposed addition. Further, the additional 40' side setback is not creating a clearly discernable pattern and orientation along 69th Street, as homes and lots in the area have a variety of configurations.

EFFECT OF APPROVAL:

If the Planning Commission finds favorably on the three considerations, it shall adopt a resolution that must be recorded with the register of deeds prior to obtaining a building permit.



CITY OF PRAIRIE VILLAGE
The Star of Kansas

Planning Commission Application

For Office Use Only:
Case No.:
Filing Fee:
Deposit:
Date Advertised:
Date Notices Sent:
Public Hearing Date:

Please complete this form and return with
Information requested to:

Assistant City Administrator
City of Prairie Village
7700 Mission Rd.
Prairie Village, KS 66208

Applicant: Whittaker & Kelsey Potts Phone Number: 913.749.7985

Address: 6840 Linden St. PV, KS 66208 E-Mail: whittaker.potts@ngkf.com

Owner: Whittaker & Kelsey Potts Phone Number: 913.749.7985

Address: 6840 Linden St. Zip: 66208

Location of Property: West Corner Lot on Linden St. and 69th St.

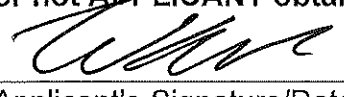
Legal Description: Fonticello Gardens No.2 - Replat Attached w. lot highlighted

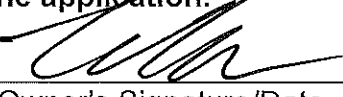
Applicant requests consideration of the following: (Describe proposal/request in detail) Building Line Modification Request. (See Attachments for details of request)

AGREEMENT TO PAY EXPENSES

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) for Whittaker and Kelsey Potts. 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.


Applicant's Signature/Date 04/08/21


Owner's Signature/Date 04/08/21

04.16.2021

Building Line Modification Request:

Whittaker and Kelsey Potts
6840 Linden St.
Prairie Village, KS 66208
(913) 749-7985 (c)
Whittaker.potts@ngkf.com

Members of the Prairie Village Planning Commission,

My wife and I are requesting a building line modification to our existing lot. If approved, this modification will allow our family to complete the proposed one-story addition off the side of our house, into our existing side-yard. We appreciate the planning commission's consideration for this building modification, which we believe is a reasonable request with supporting evidence provided in detail below.

Attached, you will find the following information;

- Proposed Addition Plans – Indicates the current 40' setback guidance, along with the proposed building line modification required to complete the addition within the plans.
- Replat of Fonticello Gardens No.2: Our lot is lot #3 which has been highlighted on the pdf

Special Circumstances or conditions affecting the property:

The existing setback requirement of 40' as our building line setback is restricting us from being able to complete the proposed one-story addition into our side yard. We've provided the plans from our designer, with information showing how the revised building line modification would allow us to complete this addition and how minimal the impact would be to our existing lot compared to the other lots in our neighborhood.

We're asking that the existing building line be modified to a 24' setback, rather than the existing 40' requirement. This modification would be well within the current side yard requirements provided by the city in the Residential Additions permitting requirements for Prairie Village, being at least 20% of the front lot width, with a minimum setback of 7' from the existing lot line, or within 14' of an existing structure. Our current setback requirement is well beyond the typical side yard requirements, which is what we consider this side of our house to be, so we aren't sure why the current setback is more than double that of the current restrictions provided by the city?

The proposed addition would require an additional 16' of allowance to complete the proposed plans, which would require the setback to be modified to 24' from the current lot line. This doesn't even take into consideration that there is an additional 12.6' towards 69th St. that is part of an existing PV ROW easement, which we've been maintaining and investing in as though it is a part of our lot. We landscape and maintain this ROW land along our existing fence line, while also installing an irrigation system to water the plants so this portion of the easement looks visually appealing, even though this land technically is owned by the city.

If the building setback was approved by the commission to the proposed 24' setback restriction, the end of our additional would still exceed the current 20% of the front-line width, as the side yard requirement for R-1A residential zoning. The existing front-line width of our lot is 100.17' wide, so the 20% requirement would equate to 20.034' as the required setback, which is almost 4' less than what we are proposing.

Building Line Modification Requirement:

Based on the current setback requirement of 40' from the replat we've provided, our house is built to the maximum width allowed without approval for a building setback modification. The existing setback seems excessive, considering the city's existing ROW effectively creates a setback requirement of 52.6' from the curb cut on 69th St. When looking at Lots 1, 2, 5 & 6 on the replat of Fonticello Gardens No.2, none of these lots are limited anywhere near the building line restrictions the two corner lots are required to maintain as their setback requirement. Their only limitation for any addition to their side yards of the existing structure, based on the PV R-1A side yard requirements, would require them to maintain at least 7' from their existing property line, or 14' from an existing structure. If this requirement were the same for our lot towards 69th St. we would be able to build up to 33' further than the current setback requirement, while we are only asking for a modification of 16'.

If approved, the modified setback would maintain a setback of 24' from our existing property line, or 36.5' from 69th St., when accounting for the ROW easement. This is more than the current setback requirement for any house built facing the North on the South side of 69th St. While the houses along the South side of 69th St., between Roe and Fonticello St. are dealing with the 25' ROW easement, which covers 12.6' into their side of the street, their setback for the front of their houses are only 20', which would require the total setback for the new builds to be 32.6' from the curb cut along 69th St. This is less than our modification request, which we think more than justifies the request we are asking for?

Public Welfare / Adversely Affect Surrounding Areas:

For all the reasons listed above, we don't foresee how this modification to utilize a larger portion of our lot will impact the public or adversely affect the surrounding area. If anything, we believe this will have positive implications towards the area as homeowners continue to show their willingness to reinvest in their existing homes along 69th St. These improvements continue to increase the surrounding areas home values, which we've personally experienced a significant increase in our property taxes. Allowing us to complete this addition would be beneficial towards the tax revenue generated for Prairie Village, without impacting the visual appearance of conformity throughout the neighborhood.

Since we've purchased our house in 2018, the appraised value has increased to \$753,200 in 2021 from \$577,400 in 2018. This is more than a 23% increase in 4 years. We understand that this is typical in areas where a lot of new houses are being developed, especially when it's a highly sought out neighborhood by potential buyers.

VALUE HISTORY

YEAR	APPRAISED BUILDING	APPRAISED LAND	APPRAISED TOTAL	ASSESSED BUILDING	ASSESSED LAND	ASSESSED TOTAL
2020	\$485,760	\$221,740	\$707,500	\$55,862	\$25,500	\$81,362
2019	\$512,310	\$184,790	\$697,100	\$58,916	\$21,251	\$80,167
2018	\$416,680	\$160,720	\$577,400	\$47,918	\$18,483	\$66,401
2017	\$389,090	\$123,610	\$512,700	\$44,745	\$14,215	\$58,960
2016	\$316,610	\$95,090	\$411,700	\$36,410	\$10,935	\$47,345

Our proposed addition is only going to be one-story, so the visibility from 69th St. will be limited. We intend to keep a fence along our side yard along with all the existing landscaping we've planted along 69th St., so this addition won't change the visual appearance for most cars driving along 69th St. This addition would provide our growing family with some much-needed space, which would allow us to consider this as our forever home.

Kelsey and I appreciate the Planning Commission's consideration for the building setback modification and thank you for taking the time to review our reasoning for our request. If approved, we look forward to continuing to work with the city while we finalize the plans for our addition throughout the permitting process.

If the commission requires any additional information, or would like to discuss, please feel free to reach out with any questions.

Sincerely,

Whittaker Potts

Kelsey Potts

Whittaker and Kelsey Potts

913.749.7985

Whittaker.potts@ngkf.com

[illegible]

Potts Residence
6840 Linden Street
Prairie Village, KS

DRAWINGS PROVIDED BY:
SPRUCE DESIGN BUILD
913-912-4667 |
www.sprucedesignbuild.com

DATE:
5/20/2021

SCALE:

3/8" = 1'

SHEET:

A1 - Plot



69 STREET ELEVATION
SCALE: 1/4" = 1'-0"



LINDEN STREET ELEVATION
SCALE: 1/4" = 1'-0"

preliminary not for construction



Potts Residence
6840 Linden Street
Prairie Village, KS

DRAWINGS PROVIDED BY:
SPRUCE DESIGN BUILD
913-912-4667 |
www.sprucedesignbuild.com

DATE:

5/20/2021

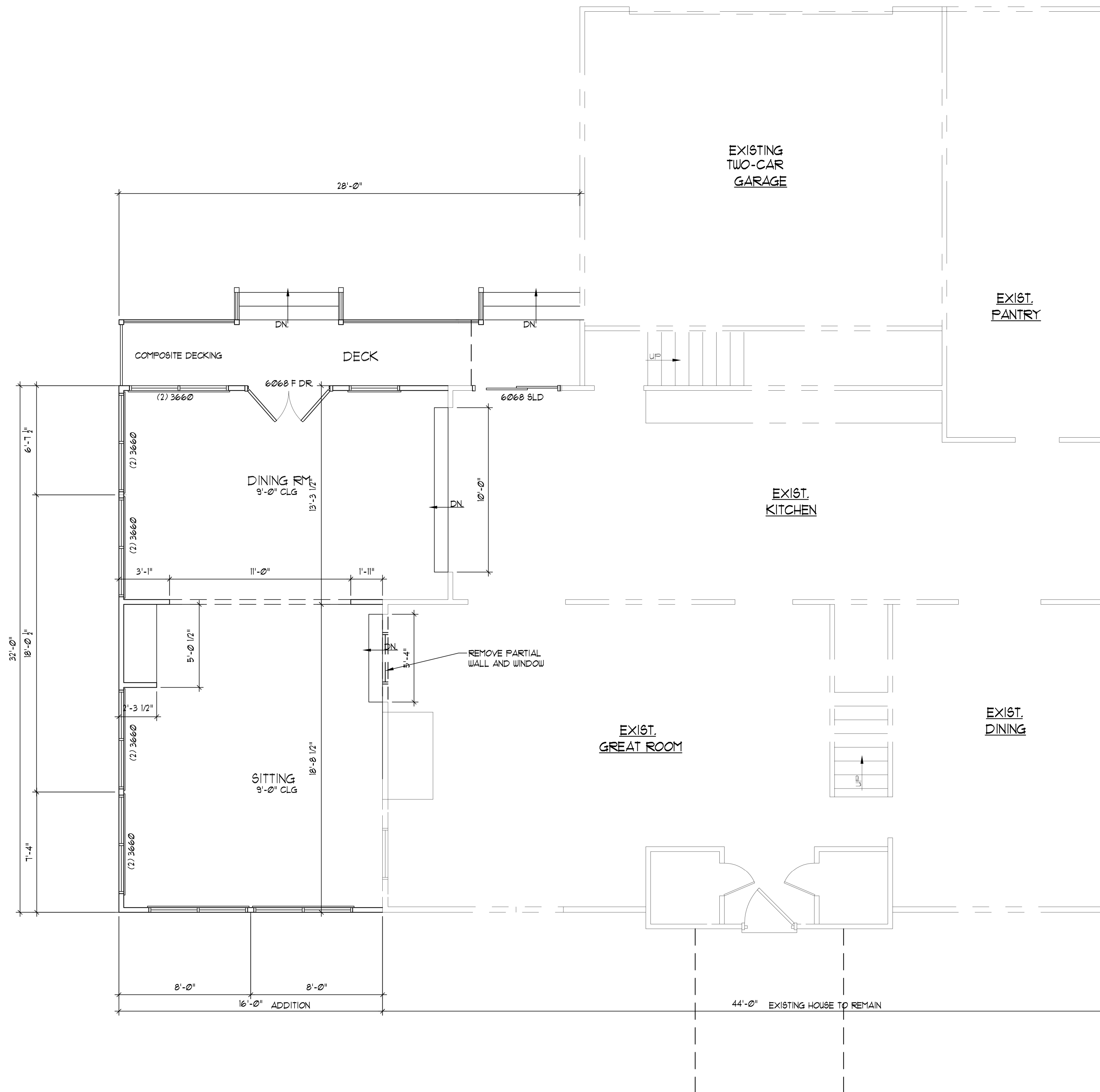
SCALE:

3/8" = 1'

SHEET:

A2

REVISION TABLE		DESCRIPTION
NUMBER	DATE	REVISED BY



1st Floor Plan

1/4" = 1'-0"

REVISION TABLE		DESCRIPTION
NUMBER	DATE	REVISED BY



Potts Residence
6840 Linden Street
Prairie Village, KS

DRAWINGS PROVIDED BY:
SPRUCE DESIGN BUILD
913-912-4667 |
www.sprucedesignbuild.com

DATE:

5/20/2021

SCALE:

3/8" = 1'

SHEET:

A3

Exterior Finish Inspirations



REVISION TABLE		DESCRIPTION
NUMBER	DATE	REVISION BY



Potts Residence
6840 Linden Street
Prairie Village, KS

DRAWINGS PROVIDED BY:
SPRUCE DESIGN BUILD
913-912-4667 |
www.sprucedesignbuild.com

DATE:

5/20/2021

SCALE:

3/8" = 1'

SHEET:

A4

**PLANNING COMMISSION RESOLUTION PC2021-111
CITY OF PRAIRIE VILLAGE, KANSAS**

**REPLAT OF FONTICELLO GARDENS NO. 2 LT 3 PVC 439A 1 3
6840 Linden Street**

WHEREAS, Whittaker and Kelsey Potts, the owners of 6840 Linden Street in the Prairie Woods subdivision in the City of Prairie Village, Johnson County, Kansas, hereinafter referred to as (the "Lot"), have requested a building line modification to build an addition to the south portion of their existing home. The proposal would include an approximately 16 feet by 35 feet single-story addition with both a new room and an all-season enclosable deck.

The lot is located on the northwest corner of 69th Street and Linden, and has a platted building line of 40 feet at the side on 69th Street. This building line is in addition to and greater than required by the R-1A zoning (15 feet street side setback). The house orients directly to Linden, and has an attached, rear-entry garage accessed from the rear portion of the lot on 69th Street. The house meets all zoning setbacks for the R-1A zoning district, as well as the required platted setbacks, but the current south building line is at the 40' platted build line. The lot also has a 35-foot platted front building line on Linden. Due to the orientation of the house to Linden, any proposed expansion to the side would extend beyond the platted building lines. The proposed side addition would extend to 24 feet from the side lot line on 69th street, which is 16 feet into the platted build line, but 9 feet from the setback that would be required by the zoning ordinance.

WHEREAS, a corner location of the existing building and proposed addition does not violate the Zoning Ordinance of the City of Prairie Village, Kansas;

WHEREAS, the requested modification to the setback line affects only this Lot, and no other lots of Prairie Woods; and

WHEREAS, the Planning Commission has found that no property will be injured as a result of the requested modification; and

WHEREAS, the owner of the Lot has given notice of the requested modification to the owners of the adjacent properties, giving them an opportunity to object in writing to the requested modification of the platted building setback line; and

WHEREAS, it is in the best interest of the City of Prairie Village and all other interested parties for the requested modification to be granted in order to allow for the expansion of the single family residence.

NOW, THEREFORE, BE IT HEREBY RESOLVED, that the Final Plat shall be, and is hereby amended to extend the property to 24 feet from the side lot line on 69th street, which is 16 feet into the platted build line, but 9 feet from the setback that would be required by the zoning ordinance.

BE IT FURTHER RESOLVED that this resolution shall be recorded in the real property records in the Office of the Recorder of Deeds of Johnson County, Kansas, and shall thereafter be binding and relied upon by all interested persons and property.

ADOPTED by the Planning Commission of the City of Prairie Village, Johnson County, Kansas this 1st day of June, 2021.

Gregory T. Wolf, Chairman

Adam Geffert, Secretary

ACKNOWLEDGED before me this ____ day of June 2021.

STATE OF KANSAS)
) ss.
COUNTY OF JOHNSON)

This instrument was acknowledged before me on _____, 2021 by Gregory T. Wolf and Adam Geffert.

(seal)

My appointment expires: _____

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Chris Brewster, Gould Evans, Planning Consultant
DATE: June 1, 2021 Planning Commission Meeting

Application: PC 2021-112

Request: Site plan review for a fence, with an exception

Action: *A Site Plan requires the Planning Commission to apply the facts of the application to the standards and criteria of the ordinance, and if the criteria are met to approve the application. Fence standards have specific criteria to evaluate for granting exceptions.*

Property Address: 7301 Belinder Avenue

Applicant / Owner: Alex Ketzner

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

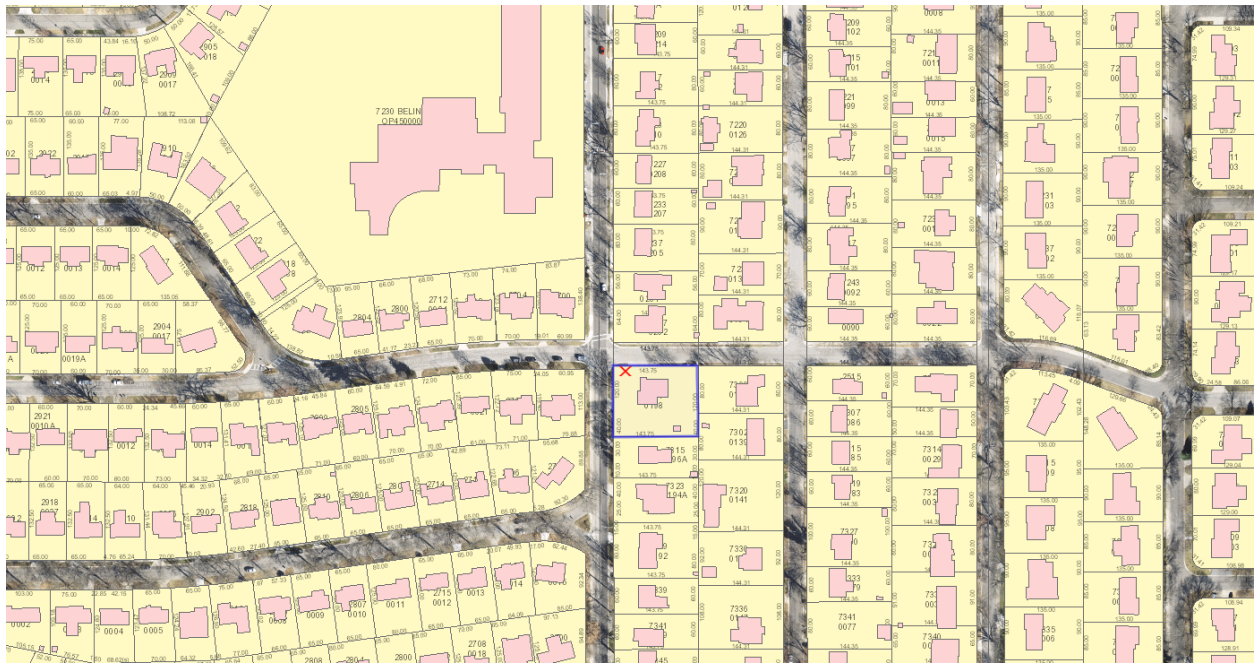
Surrounding Zoning and Land Use: **North:** R-1B Single-Family District – Single-Family Dwellings
East: R-1B Single-Family District - Single-Family Dwellings
South: R-1B Single-Family District – Single-Family Dwellings
West: R-1B Single-Family District - Single-Family Dwellings

Legal Description: COUNTRY CLUB VIEW ALL LOTS 198 199 & 200 – PVC 1710

Property Area: 17,338.13 sq. ft. (0.40 ac.)

Related Case Files: none

Attachments: Application, Lot Plan with fence diagram, Existing condition photos



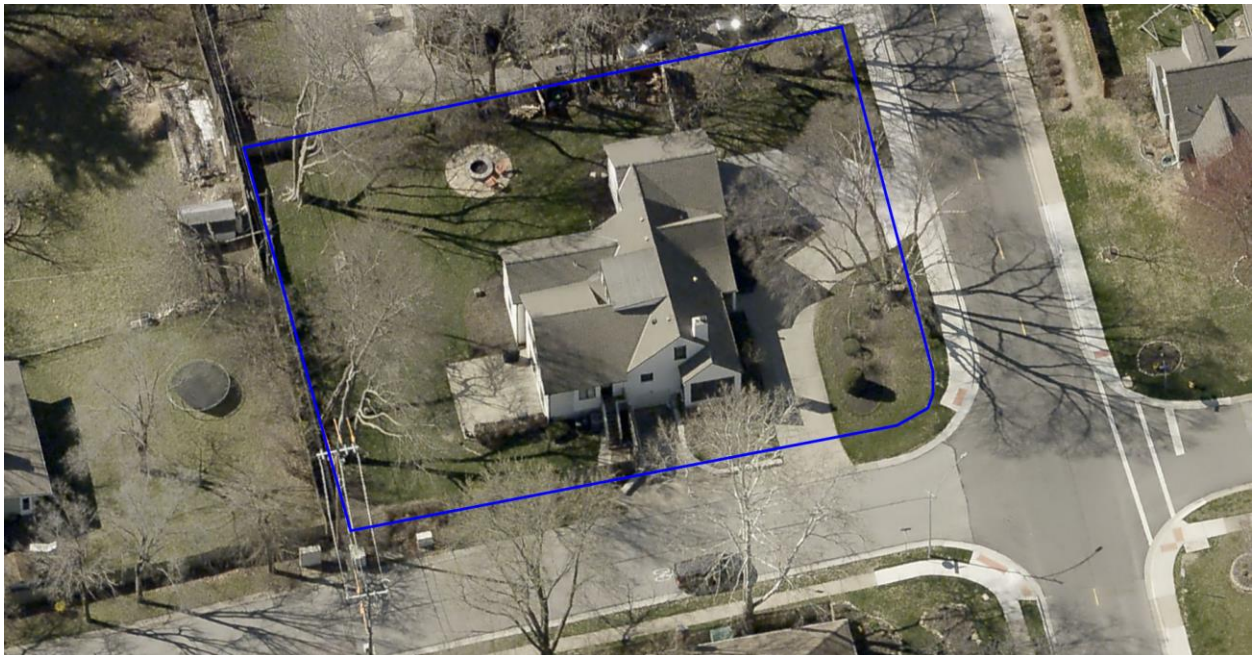
General Location – Map



General Location – Aerial



Site – Aerial



Birdseye



Street View (looking southeast from 73rd Street)



Street View (looking southwest from 73rd Street)

BACKGROUND:

The applicant is requesting to replace an existing fence that does not conform to the standards. Specifically the request is for an exception to the required setback on 73rd Street, allowing replacement of a 6-foot wood fence located at the property line, rather than 5' from the property line.

The property is a corner lot on the southeast corner of 73rd Street and Belinder Avenue, and 73rd Street is the side street along the north property boundary. The east property boundary is the rear lot line of the subject lot and the rear lot line of the adjacent house to the east, making this configuration a "standard corner" for purposes of the fence standards. Houses on the opposite corners have the same configuration with side lot lines along 73rd Street, and houses on the next block to the west begin to front on 73rd Street.

In this circumstance, the zoning ordinance requires the fence to be setback from the lot line on 73rd Street at least 5 feet [19.44.025.C.3]. Since the proposed fenced area is in the side and rear there are no restrictions on the design of the fence, other than the general height and design standards. ("Decorative" fence standard only apply to those permitted in the front yard areas.)

The proposal is to build a 6-foot wood privacy fence on the property line, rather than at the 5-foot setback as required by the ordinance. This location aligns approximately with the wood fence on the property to the east (rear), reflecting the existing continuous fence line along 73rd Street. The fence would be approximately 10 feet from the curb of 73rd Street, with a landscape area between the fence and the curb. There is no sidewalk on this side of the street, and there is a sidewalk on the north side of 73rd Street. Three utility boxes occupy this area just off the northeast corner of the lot.

ANALYSIS:

This property is zoned R-1B. The fence standards in section 19.44.025 apply to this property, and the following specific section is the subject of this application:

C. Location.

3. Fences located on the side street of a corner lot shall not be less than five (5) feet from the right-of-way line except that if an adjacent lot faces the side street, the fence shall be setback from the right-of-way line a distance of fifteen (15) feet or not less than one-half the depth of the front yard of an adjacent building, whichever is the greater setback. [19.44.025.C.3]

This section intends to preserve the relationship of buildings, lots and yards to the streetscape, recognizing the different situations that typically arise on corner lots.

The factors that affect this particular situation are the following:

- This proposal is to replace an existing fence in the same location, with a similar size and style of fence.
- The lot has a standard corner orientation, with a street side yard on 73rd Street. All lots on this corner have the same configuration.
- The proposed fence at the lot line, rather than the required 5' setback, aligns with an existing wood fence around the rear yard of the lot to east.
- The proposed fenced area is in the rear yard, behind the front building line and approximately at the mid-point of the house on the street side of the house.
- The proposed fence generally meets all other fence requirements in Section 19.44.025, except for the location.

The fence standards allow the Planning Commission, through site plan review, to approve adjustments to the height and location of fences if it "results in a project that is more compatible, provides better screening, provides better storm drainage management, or provides a more appropriate utilization of the site." [19.44.025.G.1.]

The applicant held a neighborhood meeting on May 22nd, 2021 as required by the Prairie Village Citizen Participation Policy, and has provided background on that meeting to supplement the application.

CRITERIA:

The following are the Site Plan review criteria: [Section 19.32.030.]

A. Generally.

1. The plan meets all applicable standards
2. The plan implements any specific principles or policies of the comprehensive plan that are applicable to the area or specific project.
3. The plan does not present any other apparent risks to the public health, safety, or welfare of the community.

The nature of this application is that it does not meet applicable standards, and is requesting an exception subject to specific criteria discussed below. Otherwise, this site is capable of meeting all requirements for residential property.

B. Site Design and Engineering.

1. The plan provides safe and easy access and internal circulation considering the site, the block and other surrounding connections, and appropriately balances vehicle and pedestrian needs.
2. The plan provides or has existing capacity for utilities to serve the proposed development.
3. The plan provides adequate stormwater runoff.
4. The plan provides proper grading considering the prevailing grades and the relationship of adjacent uses.

This site is currently served by utilities and this plan does not affect any utility, access or runoff issues not already addressed through the building permit. No changes to the grade, building footprint or impervious surface are proposed or impacted by consideration of this application, and therefore stormwater runoff will not be affected. There is no sidewalk along this segment of 73rd Street and utility boxes occupy the landscape area off the northeast corner of the lot.

C. Building Design.

1. The location, orientation, scale, and massing of the building creates appropriate relationships to the streetscape and to adjacent properties.
2. The selection and application of materials will promote proper maintenance and quality appearances over time.
3. The architectural design reflects a consistent theme and design approach. Specifically, the scale, proportion, forms and features, and selection and allocation of materials reflect a coordinated, unified whole.
4. The building reinforces the character of the area and reflects a compatible architectural relationship to adjacent buildings. Specifically, the scale, proportion, forms and features, and materials of adjacent buildings inform choices on the proposed building.

This plan does not affect building design criteria not already addressed through the building permit.

D. Landscape Design.

1. The plan creates an attractive aesthetic environment and improves relationships to the streetscape and adjacent properties.
2. The plan enhances the environmental and ecological functions of un-built portions of the site.
3. The plan reduces the exposure and adverse impact of more intense activities or components of the site or building.

The intent of the proposed location standards for fences is to improve and preserve the relationship of sites and buildings to the neighborhood street frontages. In this case, the fence will be approximately 10 feet from the street. The proposed fence is a 6' tall wood privacy fence and it is entirely behind the front building line (the fenced area begins at approximately the mid-point of the street side yard). It will not affect any

sight distances related to street corners or driveway entrances, or views and frontages of adjacent houses along the streetscape. All lots on both sides of 73rd Street have a similar configuration.

The fence standards also have the following specific criteria for the Planning Commission to approve exceptions [Section 19.44.G.1.]:

- **Project that is more compatible,**
- **Provides better screening,**
- **Provides better storm drainage management, or**
- **Provides a more appropriate utilization of the site.**

RECOMMENDATION:

Staff recommends approval of this fence site plan with the exception given the following considerations:

- This is a replacement of an existing non-conforming fence, and it aligns with a similar fence on the property to the east.
 - Both lots on this corner have a similar side yard configuration.
 - The proposed fence is located in the rear yard of the lot and entirely behind the front building line on this side.
 - The proposed fence will meet all other standards other than the required setback.
-

Cust# 019545

App# 0025729



CITY OF PRAIRIE VILLAGE

The Star of Kansas

Planning Commission Application

For Office Use Only
Case No.: <u>PC2021-112</u>
Filing Fee: <u>100.00</u>
Deposit:
Date Advertised:
Date Notices Sent:
Public Hearing Date:

Please complete this form and return with Information requested to:

Assistant City Administrator
 City of Prairie Village
 7700 Mission Rd.
 Prairie Village, KS 66208

Applicant: Alex Ketner Phone Number: 785-766-0754Address: 7301 Belinder Ave, Prairie Village, KS E-Mail: aketner@gmail.comOwner: Alex Ketner Phone Number: 785-766-0754Address: 7301 Belinder Ave, Prairie Village, KS Zip: 66208Location of Property: 7301 Belinder Ave, Prairie Village, KS

Legal Description: _____

Applicant requests consideration of the following: (Describe proposal/request in detail) See attached proposal description

AGREEMENT TO PAY EXPENSES

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) for waiver from additional offset for fence replacement.

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.

[Signature] 5/1/21
 Applicant's Signature/Date

[Signature] 5/1/21
 Owner's Signature/Date

City of Prairie Village Building Permit Application
7700 Mission Rd, Prairie Village KS 66208
Phone 913-385-4604 Fax 913-385-4654 E-mail permits@pvkansas.com

Application # _____

Permit # _____

Project Address 7301 Belinder Ave. Application Date 4/1/21

Property Owner's Name Ketzner Phone _____

CHECK WITH YOUR HOMES ASSOCIATION REGARDING DEED RESTRICTIONS

Use Code: (circle one)

ACC accessory structure
CC country club
CON condominium

FS fire station
MUN municipal facilities
OFF commercial office

SFR single family residence
RET commercial retail
APT apartment

CHU church
DUP duplex
POO pool

PRK park
REC recreation
SCH school

Permit Type: (circle one)

BR Building Residential
ER Electrical Residential
PR Plumbing Residential

MR Mechanical Residential
FF Footing / Foundation
DP Demo / Move

BC Building Commercial
EC Electrical Commercial
PC Plumbing Commercial

MC Mechanical Commercial
SB Sign / Banner
AS Accessory Structure

General Contractor Prime Fence Co. Phone 913-735-5875

Customer # _____ (OFFICE USE ONLY) Email info@primefencecompany.com

Address _____

Electrical Contractor _____ Phone _____

Customer # _____ (OFFICE USE ONLY) Email _____

Address _____

Plumbing Contractor _____ Phone _____

Customer # _____ (OFFICE USE ONLY) Email _____

Address _____

Mechanical Contractor _____ Phone _____

Customer # _____ (OFFICE USE ONLY) Email _____

Address _____

TOTAL VALUE OF ALL WORK INCLUDING LABOR: \$5,680.00

DESCRIPTION OF WORK TO BE DONE:

tear out & haul away existing fence, install approx. 285ft+ of wpt tall cedar privacy, 1-4ft+ wide gate

I have read and examined this application and declare my responses to be true and correct. All laws and ordinances governing this work will be followed whether specified herein or not. I understand this permit does not grant authority to violate or cancel any state or local law. I agree to pay a plan review fee even if this application is not approved. I understand that the City may contract with outside consultants for plan reviews and/or inspections associated with this permit. When consultants are utilized, I understand that I am responsible for all City costs incurred by the use of these services. I further understand that these costs will be significantly higher than the City fee schedule, and will be in addition to permit fees. If I am to be charged for these services, the City will make a reasonable attempt to inform me prior to the provision of these services.

Applicant's Name (Please Print) Amanda Angele Permit Fee _____

Signature of Contractor/Authorized Agent Amanda Angele Plan Review Fee _____

Designated Architect or Engineer of Record _____ Stop Work Fee _____

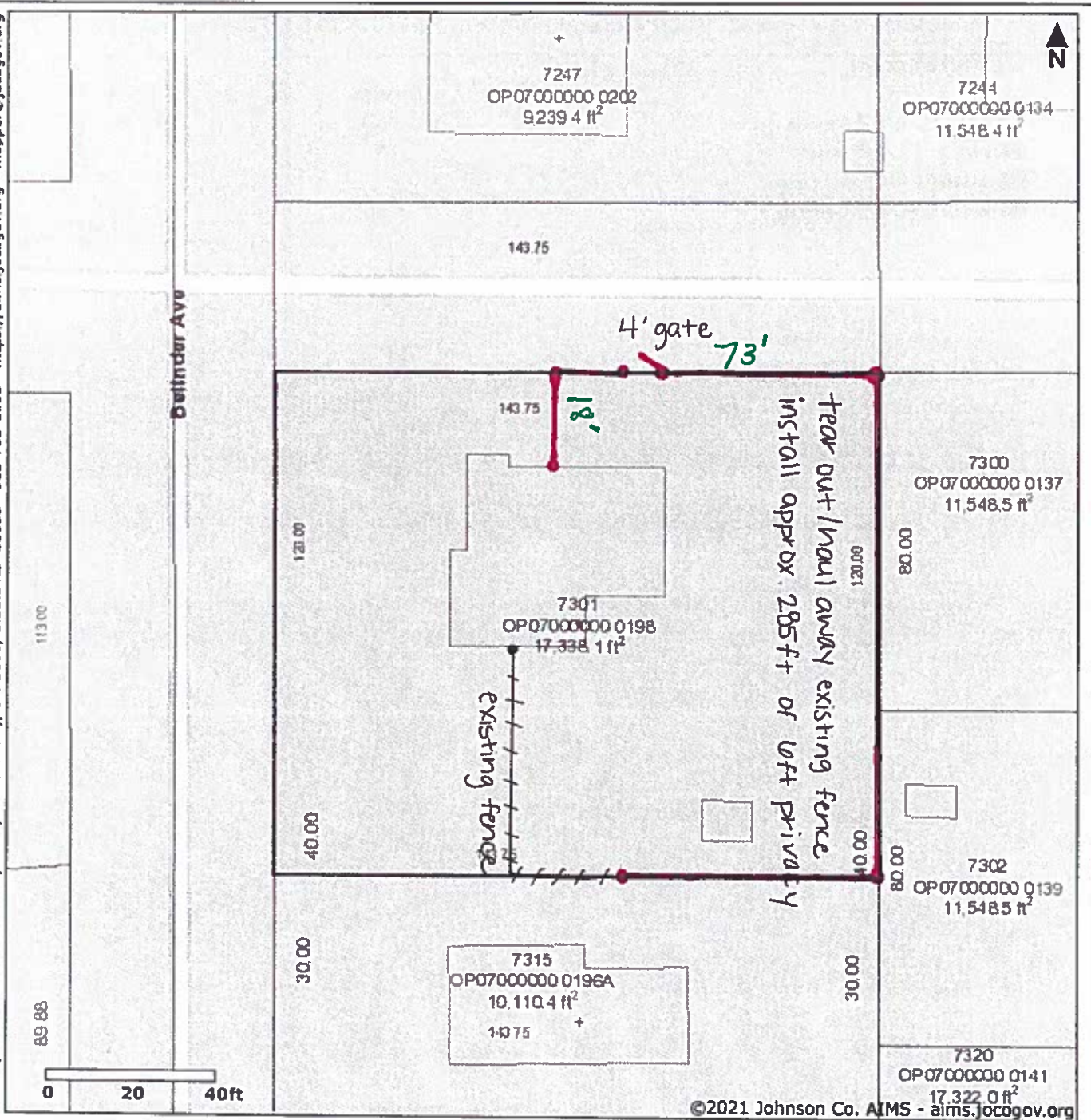
HOA Notification(OFFICE USE) _____ License Fee _____

YES N/A TOTAL FEES _____

Please complete your payment method below if you are using Visa, MasterCard or Discover, AMEX - email required if not applying in person

Name on Card George Macan Signature George Macan

Amount shown as TOTAL of
amount shown as TOTAL of



OP07000000 0198

Cindy Gaunt

From: David McAuliffe
Sent: Wednesday, April 14, 2021 12:28 PM
To: Cindy Gaunt
Subject: RE: 7301 Belinder - measure for fence on 4-14-21

The existing fence is on the property line. The new fence would need to be 5' to the south of the existing fence to have the appropriate setbacks.

From: Cindy Gaunt <cgaunt@pvkansas.com>
Sent: Tuesday, April 6, 2021 11:06 AM
To: David McAuliffe <dmcauliffe@pvkansas.com>
Subject: 7301 Belinder - measure for fence on 4-14-21

See attached app and plot plan for fence on corner lot.

Planning Commission Application – Alex Ketzner

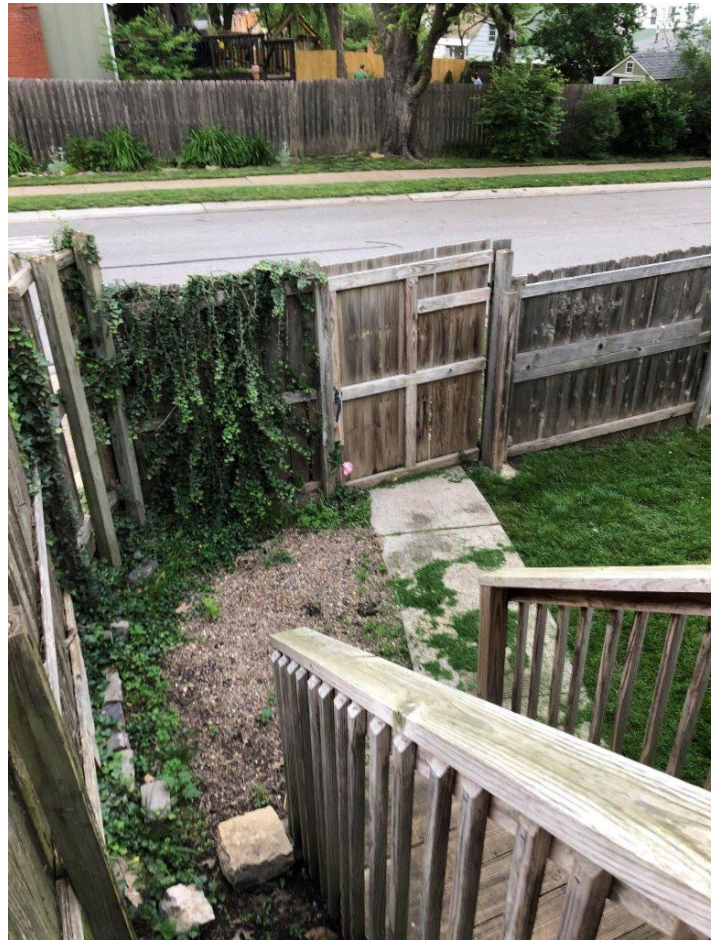
Proposal Description

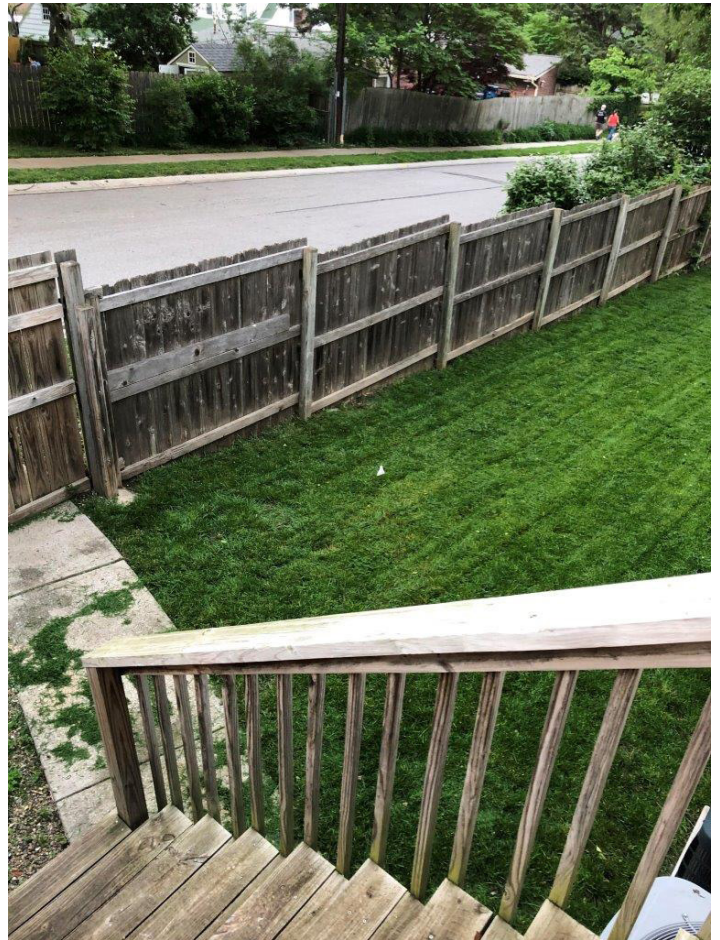
My wife, Carolyn Lehman, and I reside at 7301 Belinder Avenue. We purchased the house, located on the southeast corner of Belinder Avenue and 73rd Street, in July 2020. We recently engaged Prime Fence Company, LLC (“Prime Fence”) to replace a vertical picket privacy fence that surrounds the backyard of the property with a new vertical picket privacy fence. While securing permits for this project, Prime Fence was notified of the need to offset the new fence by an additional distance from the location of the existing fence along 73rd Street.

This application represents our request for the Planning Commission to grant a waiver from this additional offset and to allow us to place the new fence on the same line as the existing fence along 73rd Street. This application is made considering the following factors:

- The existing fence is in a dilapidated condition. Replacement of the fence, even without the additional offset, will enhance the overall aesthetics of the neighborhood.
- The existing fence abuts a fence maintained by our neighbor directly to the east. These fences run along the same line. Offsetting the new fence will also offset it against our neighbor’s fence.
- We currently have little space between the north side of our house and the existing fence. Further complicating matters is the fact that we have a door that exits to the north of the house. This door leads down a set of stairs to the backyard. Offsetting the new fence will place it in conflict with these stairs and will impair our ability to fully utilize this door, which is one of only two access points from inside the house to the backyard.

We appreciate your consideration of this matter and are available to answer any questions that you may have.





From: Alex Ketzner <aketzner@gmail.com>
Sent: Sunday, May 23, 2021 5:52 PM
To: Adam Geffert <ageffert@pvkansas.com>
Cc: Carolyn Lehman <clehman0414@gmail.com>
Subject: Re: Planning Commission Site Plan Application for Fence

Hi Adam,

We didn't have anyone join us for the meeting. Overall, I wasn't too surprised by that given the issue at hand. With that said, we did get informal feedback from the following neighbors. All were supportive of our proposed placement of the fence.

- Richard Magoon (2701 W 73RD ST)
- Brent & Whitney Hoskins (7247 BELINDER AVE)
- Tony & Kim Biagioli (7329 BELINDER AVE)
- Ryan Allen (7302 SPRINGFIELD ST)

Hopefully this is helpful and covers our due diligence on this point. However, I'm happy to do whatever else might be needed with respect to the neighbors.

I'll keep an eye out for the Zoom instructions. In the meantime, I'll send you some pictures of the current fence this week. I also just thought about the fact that we'll need to reposition sprinkler heads in our backyard if we do need to move the fence. This could be a bit of a challenge. Let me know if I should append our application to note this or if it is something that we can cover during the meeting.

Finally, thanks for your note of support!

Alex

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Chris Brewster, Gould Evans, Planning Consultant
DATE: June 1, 2021 Planning Commission Meeting

Application: PC 2021-113

Request: Site plan review for a fence, with an exception

Action: *A Site Plan requires the Planning Commission to apply the facts of the application to the standards and criteria of the ordinance, and if the criteria are met to approve the application. Fence standards have specific criteria to evaluate for granting exceptions.*

Property Address: 1901 W. 73rd Street

Applicant / Owner: Jennifer Allen / Linda Ciskey

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

Surrounding Zoning and Land Use: **North:** R-1B Single-Family District – Single-Family Dwellings
East: R-6 (Kansas City, MO) Residential- Single-Family Dwellings
South: R-1B Single-Family District – Single-Family Dwellings
West: R-1B Single-Family District - Single-Family Dwellings

Legal Description: GRANTHURST LOT 217 – PVC 3680

Property Area: 5.888.28 sq. ft. (0.14 ac.)

Related Case Files: none

Attachments: Application, Lot Plan with fence diagram, Existing condition photos

An aerial photograph of a suburban neighborhood. The image shows a grid of streets with houses and trees. A blue rectangle is drawn around a specific property in the center-right of the image. The property appears to be a single-story house with a dark roof and a small driveway. The surrounding area includes other houses, lawns, and bare trees, suggesting a late autumn or winter setting.

General Location – Aerial



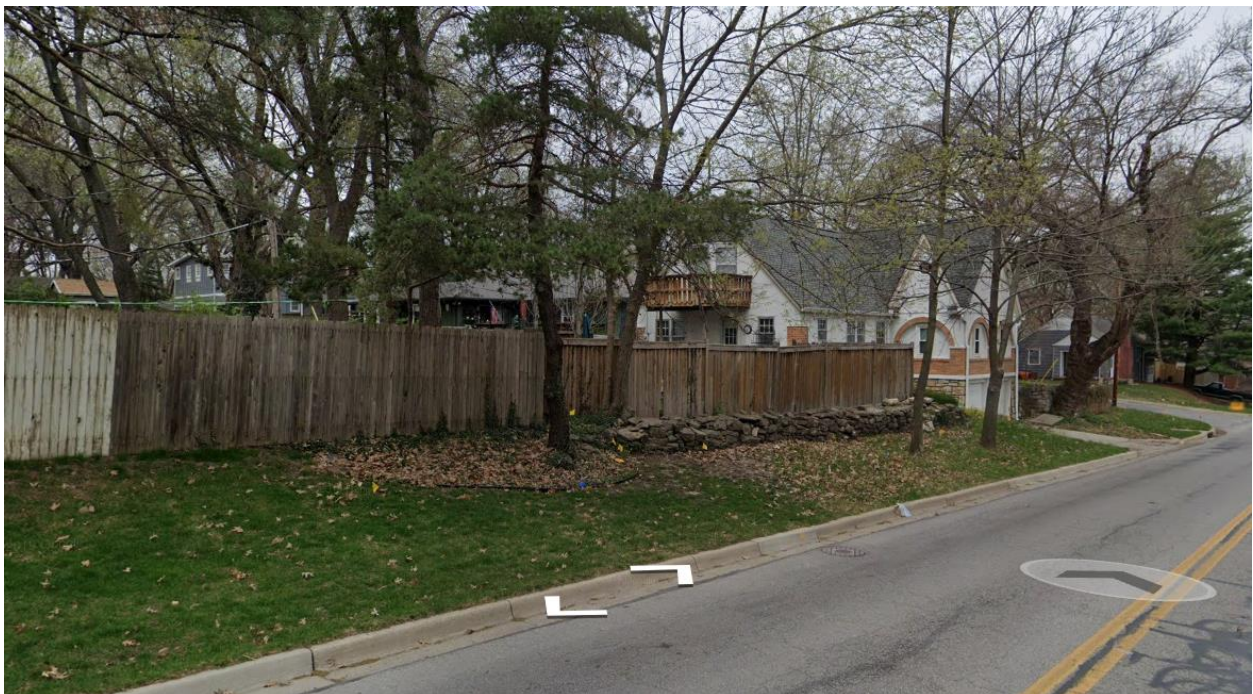
Site – Aerial



Birdseye



Street View (looking southwest from State Line Road)



Street View (looking northwest from State line Road)

BACKGROUND:

The applicant is requesting to replace an existing fence that does not conform to the standards. Specifically the request is for an exception to the required setback on State Line Road, allowing replacement of a 6-foot wood fence located at the property line, rather than 5' from the property line.

The property is a corner lot on the southwest corner of 73rd Street and State Line Road, and State Line Road is the side street along the east property boundary. The south property boundary is the rear lot line of the subject lot and the rear lot line of the adjacent house to the south, making this configuration a "standard corner" for purposes of the fence standards. The lot is a legal non-conforming lot. It is approximately 45 feet by 130 feet, where the required lot width for R-1B is 60 feet. This long and narrow configuration on a corner lot results in a narrower rear yard, and the non-conforming situations places further constraints on this. Houses on the opposite corners have the same configuration with side lot lines along State Line Road, however houses on the east side (Kansas City, MO) and further south front on State Line Road.

In this circumstance, the zoning ordinance requires the fence to be setback from the lot line on State Line Road at least 5 feet [19.44.025.C.3]. Since the proposed fenced area is entirely in the rear yard, there are no restrictions on the design of the fence, other than the general height and design standards. ("Decorative" fence standard only apply to those permitted in the front yard areas.)

The proposal is to build a 6-foot wood privacy fence on the property line, rather than at the 5-foot setback as required by the ordinance. This location aligns approximately with the wood fence on the property to the south (rear), reflecting the existing continuous fence line along State Line Road. The fence would be approximately 16 feet from the curb of State Line Road. There is a tree-lined landscape area between the fence and the curb. There is no sidewalk, and no immediate plans to construct a sidewalk in this location. Three lots on the east side of State Line Road front the street opposite this fence line.

ANALYSIS:

This property is zoned R-1B. The fence standards in section 19.44.025 apply to this property, and the following specific section is the subject of this application:

C. Location.

3. Fences located on the side street of a corner lot shall not be less than five (5) feet from the right-of-way line except that if an adjacent lot faces the side street, the fence shall be setback from the right-of-way line a distance of fifteen (15) feet or not less than one-half the depth of the front yard of an adjacent building, whichever is the greater setback. [19.44.025.C.3]

This section intends to preserve the relationship of buildings, lots and yards to the streetscape, recognizing the different situations that typically arise on corner lots.

The factors that affect this particular situation are the following:

- This proposal is to replace an existing fence in the same location, with a similar size and style of fence.
 - The lot has a standard corner orientation, with a street side yard on State Line Road. All lots on this corner have the same configuration.
 - The lot is a legal, non-conforming lot with a long and narrow configuration (45' x 130')
 - The proposed fence at the lot line, rather than the required 5' setback, aligns with an existing wood fence around the rear yard of the lot to south.
 - The proposed fenced area is entirely in the rear yard, behind the rear building line on the street side of the house.
 - The proposed fence generally meets all other fence requirements in Section 19.44.025, except for the location.
-

The fence standards allow the Planning Commission, through site plan review, to approve adjustments to the height and location of fences if it “results in a project that is more compatible, provides better screening, provides better storm drainage management, or provides a more appropriate utilization of the site.” [19.44.025.G.1.]

The applicant held a neighborhood meeting on May 21st, 2021 as required by the Prairie Village Citizen Participation Policy, and has provided background on that meeting to supplement the application.

CRITERIA:

The following are the Site Plan review criteria: [Section 19.32.030.]

A. Generally.

- 1. The plan meets all applicable standards**
- 2. The plan implements any specific principles or policies of the comprehensive plan that are applicable to the area or specific project.**
- 3. The plan does not present any other apparent risks to the public health, safety, or welfare of the community.**

The nature of this application is that it does not meet applicable standards, and is requesting an exception subject to specific criteria discussed below. Otherwise, this site is capable of meeting all requirements for residential property.

B. Site Design and Engineering.

- 1. The plan provides safe and easy access and internal circulation considering the site, the block and other surrounding connections, and appropriately balances vehicle and pedestrian needs.**
- 2. The plan provides or has existing capacity for utilities to serve the proposed development.**
- 3. The plan provides adequate stormwater runoff.**
- 4. The plan provides proper grading considering the prevailing grades and the relationship of adjacent uses.**

This site is currently served by utilities and this plan does not affect any utility, access or runoff issues not already addressed through the building permit. No changes to the grade, building footprint or impervious surface are proposed or impacted by consideration of this application, and therefore stormwater runoff will not be affected. There is no sidewalk along this segment of State Line Road, and the fence is approximately 16 feet from the curb.

C. Building Design.

- 1. The location, orientation, scale, and massing of the building creates appropriate relationships to the streetscape and to adjacent properties.**
- 2. The selection and application of materials will promote proper maintenance and quality appearances over time.**
- 3. The architectural design reflects a consistent theme and design approach. Specifically, the scale, proportion, forms and features, and selection and allocation of materials reflect a coordinated, unified whole.**
- 4. The building reinforces the character of the area and reflects a compatible architectural relationship to adjacent buildings. Specifically, the scale, proportion, forms and features, and materials of adjacent buildings inform choices on the proposed building.**

This plan does not affect building design criteria not already addressed through the building permit.

D. Landscape Design.

- 1. The plan creates an attractive aesthetic environment and improves relationships to the streetscape and adjacent properties.**

2. **The plan enhances the environmental and ecological functions of un-built portions of the site.**
3. **The plan reduces the exposure and adverse impact of more intense activities or components of the site or building.**

The intent of the proposed location standards for fences is to improve and preserve the relationship of sites and buildings to the neighborhood street frontages. In this case, the fence will be approximately 16 feet from the street. The proposed fence is a 6' tall wood privacy fence and it is entirely in the rear yard. It will not affect any sight distances related to street corners or driveway entrances, or views and frontages of adjacent houses along the streetscape.

The fence standards also have the following specific criteria for the Planning Commission to approve exceptions [Section 19.44.G.1.]:

- **Project that is more compatible,**
- **Provides better screening,**
- **Provides better storm drainage management, or**
- **Provides a more appropriate utilization of the site.**

RECOMMENDATION:

Staff recommends approval of this fence site plan with the exception given the following considerations:

- This is a replacement of an existing non-conforming fence, and it aligns with a similar fence on the property to the south.
 - This proposal has a side yard configuration; the lot is a narrow, legal non-conforming lot; and there is a 16-foot landscape area between the fence and the street
 - All lots on this corner have a similar side yard configuration; the 3 lots fronting on State Line Road opposite this fence line have a landscape buffer between the opposite side of the street and the fence.
 - The proposed fence is located in the rear yard of the lot and entirely behind the rear building line on this side.
 - The proposed fence will meet all other standards other than the required setback.
-



CITY OF PRAIRIE VILLAGE
The Star of Kansas

Cust # 22120
App # 0025807

Planning Commission Application

For Office Use Only
Case No.: <u>PC2021-113</u>
Filing Fee: <u>100.00</u>
Deposit:
Date Advertised:
Date Notices Sent:
Public Hearing Date:

Please complete this form and return with
Information requested to:

Assistant City Administrator
City of Prairie Village
7700 Mission Rd.
Prairie Village, KS 66208

Applicant: Jennifer P. Allen Phone Number: 816 699-5336
Address: 1901 W. 73rd St P.V. KS 66208 E-Mail: theallen3@hotmail.com
Owner: Jennifer P. Allen Phone Number: 816 699-5336
Address: 7340 Oliver St KCKS ~~66106~~ Zip: 66106
Location of Property: 1901 W 73rd St P.V. KS 66208
Legal Description: _____

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

I am requesting that the new fence be placed in the same place as the old fence.
AGREEMENT TO PAY EXPENSES

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) for exception for a fence.

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.

Jennifer P. Allen
Applicant's Signature/Date

Owner's Signature/Date

City of Prairie Village Building Permit Application
7700 Mission Road Prairie Village KS 66208
913-385-4604 permits@pvkansas.com

Application # _____

Permit # _____

Project Address 1901 W 73rd St Application Date 5/3/21

Property Owner's Name Jennifer Allen Phone 816-699-5336

Property Owner's Email Address theallen3@hotmail.com

CHECK WITH YOUR HOMES ASSOCIATION REGARDING DEED RESTRICTIONS

General Contractor Bramble Built LLC Phone 816-365-3772

Customer # _____ (OFFICE USE ONLY) Email bramblebuilt@gmail.com

Address PO Box 287 Raymore Mo 64083

Electrical Contractor _____ Phone _____

Customer # _____ (OFFICE USE ONLY) Email _____

Address _____

Plumbing Contractor _____ Phone _____

Customer # _____ (OFFICE USE ONLY) Email _____

Address _____

Mechanical Contractor _____ Phone _____

Customer # _____ (OFFICE USE ONLY) Email _____

Address _____

TOTAL VALUE OF ALL WORK INCLUDING LABOR: 4500.00

DESCRIPTION OF WORK TO BE DONE: Remove existing fence, provide and build new Cedar 6 foot horizontal fence

I have read and examined this application and declare my responses to be true and correct. All laws and ordinances governing this work will be followed whether specified herein or not. I understand this permit does not grant authority to violate or cancel any state or local law. I agree to pay a plan review fee even if this application is not approved. I understand that the City may contract with outside consultants for plan reviews and/or inspections associated with this permit. When consultants are utilized, I understand that I am responsible for all City costs incurred by the use of these services. I further understand that these costs will be significantly higher than the City fee schedule, and will be in addition to permit fees. If I am to be charged for these services, the City will make a reasonable attempt to inform me prior to the provision of these services.

Applicant's Name (Please Print) Amber Bramble Permit Fee 45-

Signature of Contractor/Authorized Agent [Signature] Plan Review Fee _____

Designated Architect or Engineer of Record _____ Stop Work Fee 45-

Architect or Engineer Email Address _____ License Fee _____

HOA Notification(OFFICE USE) _____ YES N/A TOTAL FEES _____

Please complete your payment method below if you are using Visa, MasterCard or Discover, AMEX - email required if not applying in person

Name on Card	<u>Amber Bramble</u>	Signature	<u>[Signature]</u>
Card No			3
The issuer charges di		TOTAL of	of such



LOCATES

5/3 211 95584

INSTALL

5/4

GOT FENCE?

BRAMBLEBUILT.COM

CUSTOMER *very*

Jennifer Allen 816-699-5336

ADDRESS

1901 W 73rd St PV K866208

CONTACT

jreallen3@hotmail.com

FENCE STYLE

Corner 73rd &

PERMIT

stateline

PROP LINES

rear.

DESCRIPTION

6" solid

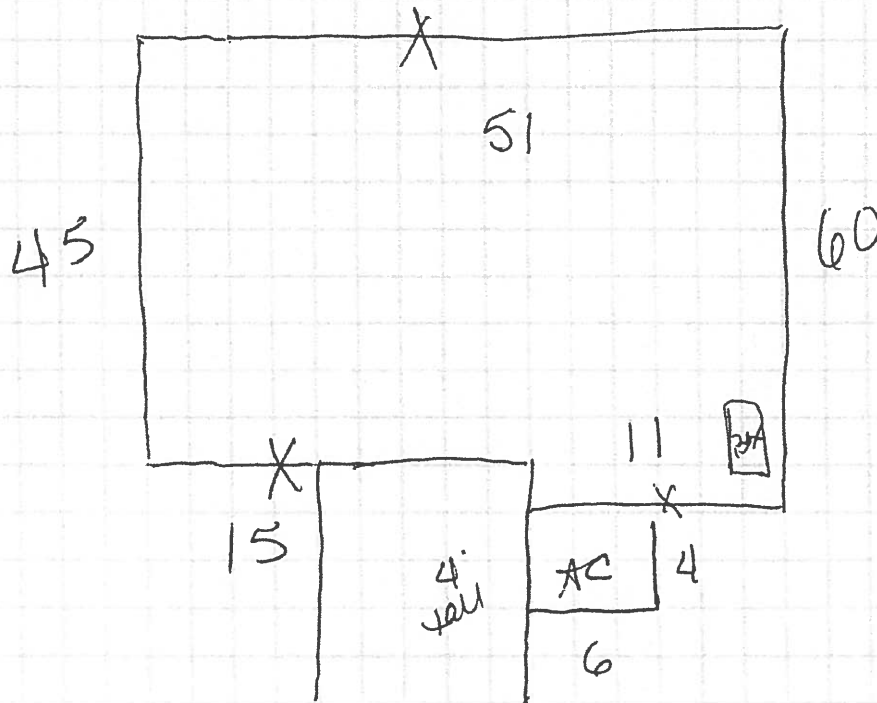
3 gates

picture frame w/ vines top

3 gates

AC fence too

182- 6' solid horizontal

10- 4' ~~solid~~ & space top *

7065

Cindy Gaunt

From: David McAuliffe
Sent: Thursday, May 6, 2021 4:52 PM
To: Cindy Gaunt
Subject: FW: 1901 W 73rd St. fence locate

60' row on state line 30' from centerline and 5' setback. Posts will need to move back to the flags.cc

From: David <davidcmcauliffe@gmail.com>
Sent: Thursday, May 6, 2021 4:42 PM
To: David McAuliffe <dmcauliffe@pvkansas.com>
Subject: 1901 W 73rd St. fence locate

This is an EXTERNAL email. Please use caution. DO NOT open attachments or click links in unexpected emails or from unknown senders.







Good Morning Adam,

I sent all of the meeting invites to each person on the list you provided me on May 12th 2021. The meeting was held at 1901 West 73rd Street on May 21st 2021 at 2:00 in the afternoon. One neighbor at 1909 West 73rd Terrace came to the meeting looked at the area and had no objections to the original fence placement. Please let me know if you have any questions.

Thank you,

Jennifer Allen
816-699-53336