

**Board of Zoning Appeals
City of Basehor, Kansas**

Thursday, March 3, 2016

FILE COPY



City Hall Council Chambers

6:00 p.m.

AGENDA

CITY OF BASEHOR BOARD OF ZONING APPEALS

March 3, 2016

6:00 P.M.

Basehor City Hall

1. Call to Order
2. Roll Call
3. Approval of the Minutes of the November 5, 2015 Board of Zoning Appeals Meeting.
 - a. Please review the Minutes from this meeting and make any changes you feel necessary.
4. New Business
 - a. **Public Hearing**—A request for variance from the required yard setback as stated in the Prairie Lake Estates Phase 3 subdivision.
5. Old Business

None
6. Open Agenda
7. Reports from Special Committees
8. Notices and Communications
9. Adjournment

Minutes
Basehor Board of Zoning Appeals
November 5, 2015
Basehor City Hall

A. Call To Order

Chair Jeff Scherer called the meeting to order at 6:00 p.m.

B. Roll Call

Present: Ken Massingill, Bill Robinson, Kevin Jones and Jeff Scherer, & John Dockendorff
Staff: Mark Lee, Planning Director and Connie Leggett, Utility Billing Clerk.

C. Approval of Minutes

A motion from Kevin Jones to approve the August 20, 2015 minutes and Bill Robinson seconded. Voting members approving in favor of the motion, the majority vote rules and the motion passed 5-0.

D. New Business

1. Public Hearing - A request for variance from the rear setback, as approved by the City of Basehor in the Prairie Lake Estates Phase 3 Subdivision for the property located at 15009 Josh Street (Lot 75).

Bill Robinson excused himself from the discussion as he is a resident of Prairie Lake Estates subdivision.

Mark Lee spoke about the variance and presented information pertaining to the property and subdivision.

Jim Perry from Tree House Homes spoke about the size of the property and the size of the home and what was planned for the property.

Ken Massingill asked if the deck would be open and Jim Perry replied that it would be just covered but open on the sides, excluding house side.

Kevin Jones made the motion to accept the request for variance and Ken Massingill seconding the motion. Voting members approving in favor of the motion, the majority vote rules and the motion passed 4-0.

2. A request for variance from the rear setback, as approved by the City of Basehor in the Prairie Lake Estates Phase 3 Subdivision for the property located at 15011 Josh Street (Lot 76).

Mark Lee spoke about the variance and presented information pertaining to the property and subdivision.

Casey Conus of C.L. Conus Builders, Evans Road, Tonganoxie spoke about the size of the property and the size of the home and what was planned for the property.

Ken Massingill made the motion to accept the request for variance and Kevin Jones seconded the motion. Voting members approving in favor of the motion, the majority vote rules and the motion passed 4-0.

E. Old Business – None

F. Open Agenda – None

G. Reports from Special Committees – None

H. Notices and Communications – None

I. Adjournment

Bill Robinson made the motion to adjourn with Ken Massingill seconding. There being no further business, voting members approving in favor of the motion, the majority vote rules and the motion passed 5-0 and the meeting adjourned at 6:16 p.m.

Submitted for approval with/without additions or corrections this 3rd day of March 2016.

Jeff Scherer, Chairman

Connie Leggett, Utility Billing Clerk, BZA Secretary

STAFF REPORT

Meeting Date: March 3, 2016
Report Prepared: February 16, 2016

Subject: Request for variance from the platted front yard or rear yard setbacks in Prairie Lake Estates Phase 3.

File Number: V-1-16

GENERAL INFORMATION

Applicant: Community National Bank
Address: PO Box 437
Basehor, KS 66007

Owner: Same
Address:

Agent: None

STAFF ANALYSIS

Site Characteristics

Location: 1405 N. 151st Terrace
Lot 87, Prairie Lake Estates Phase 3

Area of Property: 12,215 Square Feet

Zoning: R-1 Single Family Residential

Future Land Use Map: Low Density Residential

Adjacent Property:

	ZONING	USE
North:	R-1	Single Family Residential
South:	R-1	Single Family Residential
East:	R-1	Single Family Residential
West:	R-1	Single Family Residential

Narrative/Background

Community National Bank has submitted an application for a variance for the property located at 1405 N. 151st Terrace (Lot 87, Prairie Lake Estates Phase 3). The requested variance is to allow the encroachment of a home into the required yard setbacks. The surveyor has provided staff with two different scenarios, one indicates the home encroaching into the rear yard setback approximately ten (10') feet leaving a rear yard setback of twenty (20') feet; the second scenario maintains the thirty (30') foot rear yard setback but encroaches into the front yard setback approximately ten (10') feet.

The encroachment would be to allow for a new single family dwelling to be constructed. The property is zoned R-1, Single Family Residential and consists of approximately 12,215 square feet. All other aspects of this home shall comply with the Zoning Regulations and all applicable Building Codes adopted by the City of Basehor.

The Prairie Lake Estates Phase 3 plat was approved by the City Council in April 2006. The plat established side-yard setbacks of ten (10') feet, front yard setbacks of thirty-five (35') feet and rear yard setbacks of thirty (30') feet, of which all are consistent with the Zoning Ordinances as adopted.

Conformance with the Zoning Ordinance

Section 17 states: *The board shall have the power to hear and decide variances from the specific terms of this Ordinance in an individual case provided that the spirit and intent of this Ordinance be observed, public safety and welfare are secured, adjoining property owners are not adversely affected and the strict application of the Zoning Ordinance will result in an unnecessary hardship on the property owner/applicant. Such variance shall not permit any use not permitted in the Zoning Ordinance in such district.*

A variance may be granted in each case, upon finding by the board that all of the following conditions have been met:

- 1. 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 zoning district; and is not created by an action or actions of the property owner or the applicant.**

Several subdivisions in the City of Basehor have setbacks that are less than what is required by the Zoning Ordinance. This is not the case in Prairie Lake Estates though, which can prove to be a disadvantage for the builder and property owner, because there is less buildable area for each property. The front yard and rear yard setbacks in Prairie Lake Estates Phase 3 have not been reduced below our requirements of thirty-five feet (35') and thirty feet (30') respectfully as stated in the Zoning Ordinance. It cannot be determined by staff that the variance arises from any unique condition in this zoning district but it does arise from the unique layout of this platted lot.

- 2. The granting of the variance request will or will not adversely affect the rights of the adjacent property owners or residents.**

Granting the variance should not harm any of the surrounding homeowners or property owners. The required front yard setback is thirty-five (35') feet due to the placement of the home at the end of a row of houses to the south and bordered by the community pool on the north side. It would only be largely distinguishable that the home is encroaching into the required setback looking down the row of houses from the south looking north.

- 3. That the strict application of the provisions of the Zoning Ordinance of which variance is requested will constitute unnecessary hardship upon the property owner represented in the application.**

Staff finds that the potential exists for a hardship to result from the denial of this variance request. If the Zoning Ordinances were to be followed then the setbacks, being the most stringent code allows, would require a unique custom home to be constructed upon the lot, the northern end of the lot would only allow for a home with a depth of thirty-one (31') feet. The proposed home is of a similar design to other homes located within the subdivision.

- 4. That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, the general welfare or the harmonious development of the city.**

Granting the variance will not adversely affect the health, safety, morals or general welfare of the public in any way. The setbacks set forth by the Zoning Ordinance or plat restrictions are intended to 1) provide sufficient open spaces between structures; and 2) provide sufficient separation between structures for emergency purposes (fire fighting). In the event that a variance is granted, the required spaces will not be intruded upon.

- 5. That granting of the variance desired will not be opposed to the general spirit and intent of the Zoning Ordinance.**

Granting the variance from the required yard setbacks may be opposed to the general spirit and intent of the Zoning Ordinance. The Zoning Ordinance provides setback requirements in all zoning districts that are intended to 1) provide sufficient open spaces between structures; and 2) provide sufficient separation between structures for emergency purposes (fire fighting).

In the event that this variance is granted the intent of the Zoning Ordinance shall not be affected.

- 6. That the variance, if granted, is the minimum variance that will afford relief and is the least modification possible of the Zoning Ordinance provisions, which are in question.**

The requested variance shall be the minimum variance required to remedy the situation as it relates to the proposed home and lot.

Conformance with the Future Land Development Plan:

The Future Development Plan identifies this area as “Low Density Residential”. This property is typical of other lots in the area and is in conformance with the density shown on the Future Development Plan.

Traffic Impact:

The proposed variance request will have no impact on the current street network.

Drainage Impact:

The proposed variance request will have no impact on drainage.

STAFF RECOMMENDATION

Staff feels that with the unusual shape of the lot and the strict setback requirements it would make it difficult to construct a home upon the lot in question without certain variances being approved or without a unique custom home being built on the property. Staff’s recommendation is to approve a front yard setback of twenty-five (25’) feet, effectively approving Option #2 and allow the home to encroach into the front yard setback. Staff feels that there is a potential for a needed variance on lot 86, located directly to the east of this lot, in the future. If the rear yards were allowed to be reduced this may lead to only allowing for forty (40’) feet in between the two homes thus making the homes obviously appear very close.

BOARD OPTIONS

- 1. Approve the variance request, with or without conditions/changes.**
- 2. Deny the variance request**
- 3. Continue the Public Hearing to another date, date, time, and/or place**

Affidavit of Publication

STATE OF KANSAS }
COUNTY OF } SS
LEAVENWORTH }

PUBLIC HEARING NOTICE
CITY OF BASEHOR
BOARD OF ZONING APPEALS

Notice is hereby given that the Board of Zoning Appeals of the City of Basehor, Kansas will hold the following Public Hearing on Thursday, March 3, 2015 beginning at 6:00 PM in the City Council chambers of City Hall to consider the following item:
1. A request for variance from the allowed setbacks, as approved by the City of Basehor in the Prairie Lake Estates subdivision for the property located at 1405 N. 151st Terrace (Lot 87).

All persons who desire to comment for or against said variance request are invited to appear at the time and place mentioned above. Copies of the application and full legal description are available for review during normal business hours at Basehor City Hall.

BOARD OF ZONING APPEALS
CITY OF BASEHOR, KANSAS
Published in the Leavenworth Times, February 10, 2016.

Tammy Lawson, being duly sworn, says:

That she is Tammy Lawson of the Leavenworth Times, a daily newspaper of general circulation, printed and published in Leavenworth, Leavenworth County, Kansas; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

February 10, 2016

That said newspaper was regularly issued and circulated on those dates.

SIGNED:

Tammy Lawson
Tammy Lawson

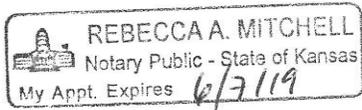
Subscribed to and sworn to me this 10th day of February 2016.

Rebecca A. Mitchell
Rebecca A. Mitchell, , Leavenworth County, Kansas

My commission expires: June 07, 2019

00000335 00021377

City of Basehor
PO Box 406
BASEHOR, KS 66007



APPLICATION FORM

CITY OF BASEHOR

Planning & Zoning Department
 2620 N. 155th Street, PO Box 406, Basehor, KS 66007
 Phone: 913-724-1370 Fax: 913-724-3388
 www.basehor.org



Project Name & Description Lot 87 VARIANCE		Total Site Acreage	Present Zoning
Legal Description (May be attached as separate sheet) Lot 87, PRAIRIE LAKES ESTATES #3		Proposed Zoning	
Project Address / General Location 00000 151st TERR		Presubmittal Date	
Parcel ID Number (CAMA Number) 181-02-0-06-00-101		Floor Area Classification	
Property Owner Name COMMUNITY NATL BANK	Phone	Fax	
Property Owner Address PO BOX 437	City BASEHOR	State KS	Zip 66007
Applicant's Name (if different from above) JOE HERRICK	Phone 913-651-3858	Fax	
Applicant's Address 315 N. 5th ST.	City LEAW	State KS	Zip 66048
Applicant's mobile phone 913-547-2881	Property Owner and/or Applicant's E-mail address survey@teamcash.co		

APPLICATION TYPE	
<input type="checkbox"/> Annexation	<input type="checkbox"/> Preliminary Development Plan (Submit Sheet A)
<input type="checkbox"/> Rezoning (Submit Sheet A)	<input type="checkbox"/> Final Development Plan (Submit Sheet A)
<input type="checkbox"/> Conditional Use Permit (Submit Sheet A)	<input type="checkbox"/> Lot Split
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Preliminary Plat
<input checked="" type="checkbox"/> Variance (Submit Sheet B)	<input type="checkbox"/> Final Plat / Replat

PROJECT INFORMATION	
Existing Use <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Office <input type="checkbox"/> Agriculture <input type="checkbox"/> Vacant <input type="checkbox"/> Other _____	
Proposed Use <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Office <input type="checkbox"/> Agriculture <input type="checkbox"/> Other _____	

COMPLETE THIS AREA IF APPLYING FOR SITE PLAN, CONDITIONAL USE PERMIT, AND PRELIMINARY OR FINAL DEVELOPMENT PLANS (in acres)			
Total Site Area 12215 sq. ft	Existing Floor Area NA	Existing Building Footprint NA	Open Space Area
No. of Buildings	Proposed Floor Area	Proposed Building Footprint	Pavement Coverage

COMPLETE THIS AREA IF SUBDIVIDING PROPERTY			
Proposed Number of Lots	Maximum Lot Size	Minimum Lot Size	Average Lot Size

Property Owner/Agent Consent – I am the legal owner of record of the land specified in this application or am authorized and empowered to act as an agent on behalf of the owner of record on all matters relating to this application. I declare that the foregoing is true and correct and accept that false or inaccurate owner authorization may invalidate or delay action on this application.

X 	1-21-16	Office Use Only	
Signature	Date	<input checked="" type="checkbox"/> Filing Fee \$ 150.00	<input checked="" type="checkbox"/> Received by MJL <input type="checkbox"/> # of Plans _____
		<input type="checkbox"/> Attached Legal Description	<input type="checkbox"/> Property Ownership List

CITY OF BASEHOR

Planning & Zoning Department
2620 N. 155th Street, PO Box 406, Basehor, KS 66007
Phone: 913-724-1370 Fax: 913-724-3388
www.basehor.org



GENERAL REASON FOR APPEAL, EXCEPTION, OR INTERPRETATION

REASON FOR REQUEST

Is this a request for:

- [] an interpretation of the zoning ordinance text, maps, or boundaries according to Article 17(6)A?
[] a special exception as allowed in Article 17(10)A in the Zoning Ordinance?
[X] a request for a variance from the Zoning ordinance as allowed in Article 17(14)A?

Explain, including the interpretation, exception or applicable section of the Zoning Ordinance.

REDUCE REAR YARD BUILDING SETBACK LINE FROM PLATTED 30' TO 15'

REQUEST FOR VARIANCE

A request for a variance from the zoning ordinance may be granted upon the finding of the board that all of the following conditions have been met: (Explain in detail how each of the following conditions have been met)

a. 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. APPROVED PLAT HAS MULTIPLE ERRORS ALONG WITH SEVERAL LOTS WITH SIDE RESTRICTIONS THAT DONT ALLOW STRUCTURES THAT FIT WITH NEIGHBORING STRUCTURES + DESIGN + VALUE

b. That the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents. IT WILL NOT

c. That the strict application of the provisions of the Zoning Ordinance of which variance is requested will constitute unnecessary hardship upon the property owner represented in the application. PROHIBIT THE CONSTRUCTION OF A STRUCTURE THAT COMPLIMENTS THE NEIGHBORHOOD

d. That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, general welfare or the harmonious development of the city. IT WILL NOT

e. That granting the variance desired will not be opposed to the general spirit and intent of the Zoning Ordinance. IT DOES NOT

f. That the variance, if granted, is the minimum variance that will afford relief and is the least modification possible of the Zoning Ordinance provisions which are in question. IT DOES. LOT DIMENSIONS ARE SMALL. THIS ALLOWS FOR A STRUCTURE TO BE PLACED ON THE SOUTH SIDE OF THE LOT - AWAY FROM COMMON POOL AREA. COULD WORK W/ A 20' BSL BUT THE 15' GIVES SOME ROOM FOR A DECK, ETC + THE ABILITY TO MOVE THE HOUSE TO THE NORTH IF REQUESTED.

City of Basehor

2620 N 155th St

Basehor, KS 66007

Ph: (913) 724-1370

Fax: (913) 724-3388

COMMUNITY NATIONAL BANK

PO BOX 437

BASEHOR, KS 66007

Pay by Account In Full



TOTAL AMOUNT DUE

\$ 150.00

Pay by Invoice Code	Type	Record No.	Invoice No.	Address	Amount Due
	PZE Process	PV-001-16	00000532	151ST TER	\$ 150.00
Effective Date:		01/26/2016	Amount Cost: \$150.00		
Total Amount Due					\$ 150.00

City of Basehor

Received From: COMMUNITY NATIONAL BANK
Date: 01/26/2016 Time: 4:15:50 PM
Receipt: 52120
Cashier: cleggett

ITEM REFERENCE	AMOUNT
BDINV Building Dept. Invoice 00000532	\$150.00
TOTAL	\$150.00
Check 6547	\$150.00
Total Tendered:	\$150.00
Change:	\$0.00

PRAIRIE LAKE ESTATES PH. 2

PRAIRIE LAKE ESTATES

NE CORNER SE 1/4 OF FR. SEC. 2-11-22
FND. REBAR & ALUM. CAP
SET BY KDOT SURVEYOR

FINAL PLAT OF

PRAIRIE LAKE ESTATES PHASE 3

A REPLAT OF LOT 48, PRAIRIE LAKE ESTATES PHASE 2

A SUBDIVISION OF LAND IN THE CITY OF BASEHOR, LEAVENWORTH COUNTY
Section 2, Township 11 South, Range 22 East



LOT SIZES table with columns: LOT, SQ FEET, ACRES. Lists lots 48 through 71 with their respective areas.

CURVE TABLE with columns: CURVE, DELTA ANG. DELTA, CHORD DELTA, CHORD DELTA, TANGENT, RADIUS, ARC LENGTH, CHORD LENGTH. Lists curves C1 through C8.

"TRACT A" EXISTING LAKE & COMMON AREA

SECTION CORNER TIES
NE Cor SE 1/4 2-11-22 (21C)
19.85' E to 1/2" rebar at centerline 150th St.
51.05' NE to nail & washer in top fence post
26.63' NNW to 600 nail in S face 10' tree
10.42' W to 1/2" rebar & cap RLS #356

NOTES:
1. ALL BEARINGS ARE PER THE PLAT OF PRAIRIE LAKE ESTATES
2. 3" MINIMUM CHANGING CLASSIFICATION
3. SET 1/2" REBAR WITH SURVEY CAP RLS 492 AT ALL INTERIOR LOT CORNERS

FILING RECORD:
THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE OFFICE OF THE LEAVENWORTH COUNTY REGISTER OF DEEDS ON THIS 12th DAY OF JULY, 2006 AND IS FULLY RECORDED AT L.L. FILE NO. 112, PAGE 14.

DEDICATION:
BE IT KNOWN TO ALL MEN THAT I (WE), THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAVE HEREBY GRANTED FOR THE SAME TO BE SURVEYED AND PLATTED UNDER THE NAME OF PRAIRIE LAKE ESTATES PHASE 3 AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS AS SHOWN AND FULLY DEFINED ON THIS PLAT. ALL STREETS, DRIVES, AND ROADS ETC. SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED. AN EASEMENT IS HEREBY GRANTED TO THE CITY OF BASEHOR AND PUBLIC UTILITY COMPANIES TO ENTER UPON, CONSTRUCT AND MAINTAIN UTILITIES, CUES, AND UNDER THESE AREAS OUTLINED ON THIS PLAT AS 'UTILITY EASEMENT OR U/E'. (WE) CONFIRM THAT THE MARKING OF THE PLAT MEETS APPROVAL AND CONFORM THAT ALL PREVIOUS PAIDS HAVE BEEN PAID IN FULL.

OWNERS OF LOTS 51 THROUGH 104 (INCLUSIVE)
COLE'S PROPERTIES, L.L.C.
15115 CHESTNUT, BASEHOR, KS. 66007
Steve C. Cole (MANAGING MEMBER)
Mary J. Cole (MANAGING MEMBER)

ACKNOWLEDGMENT:
STATE OF KANSAS
COUNTY OF LEAVENWORTH
BE IT REMEMBERED THAT ON THIS 12th DAY OF JULY, 2006 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, STEVE C. COLE AND MARY J. COLE (WE) ARE (WE) KNOWN TO ME TO BE THE SAME PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND FULLY ACKNOWLEDGE THE EXECUTION OF THE SAME.

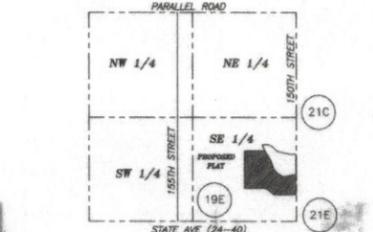
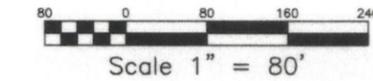
ACKNOWLEDGMENT:
STATE OF KANSAS
COUNTY OF LEAVENWORTH
BE IT REMEMBERED THAT ON THIS 12th DAY OF JULY, 2006 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, RONALD E. MCDOWELL AND SHARON LEE MCDOWELL (WE) ARE (WE) KNOWN TO ME TO BE THE SAME PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND FULLY ACKNOWLEDGE THE EXECUTION OF THE SAME.

ACKNOWLEDGMENT:
STATE OF KANSAS
COUNTY OF LEAVENWORTH
BE IT REMEMBERED THAT ON THIS 12th DAY OF JULY, 2006 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DAN L. SCHMITZ (WE) ARE (WE) KNOWN TO ME TO BE THE SAME PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND FULLY ACKNOWLEDGE THE EXECUTION OF THE SAME.

ENDORSEMENTS:
APPROVED BY:
THE CITY OF BASEHOR
PLANNING COMMISSION
ORDINANCE NO. 000000

County Surveyor's Certificate:
I hereby certify this plat meets the requirements of K.S.A. 58-2005. The face of this plat was reviewed for compliance with Kansas Minimum Standards for Boundary Surveys. No field verification is applied. This review is for survey information only.

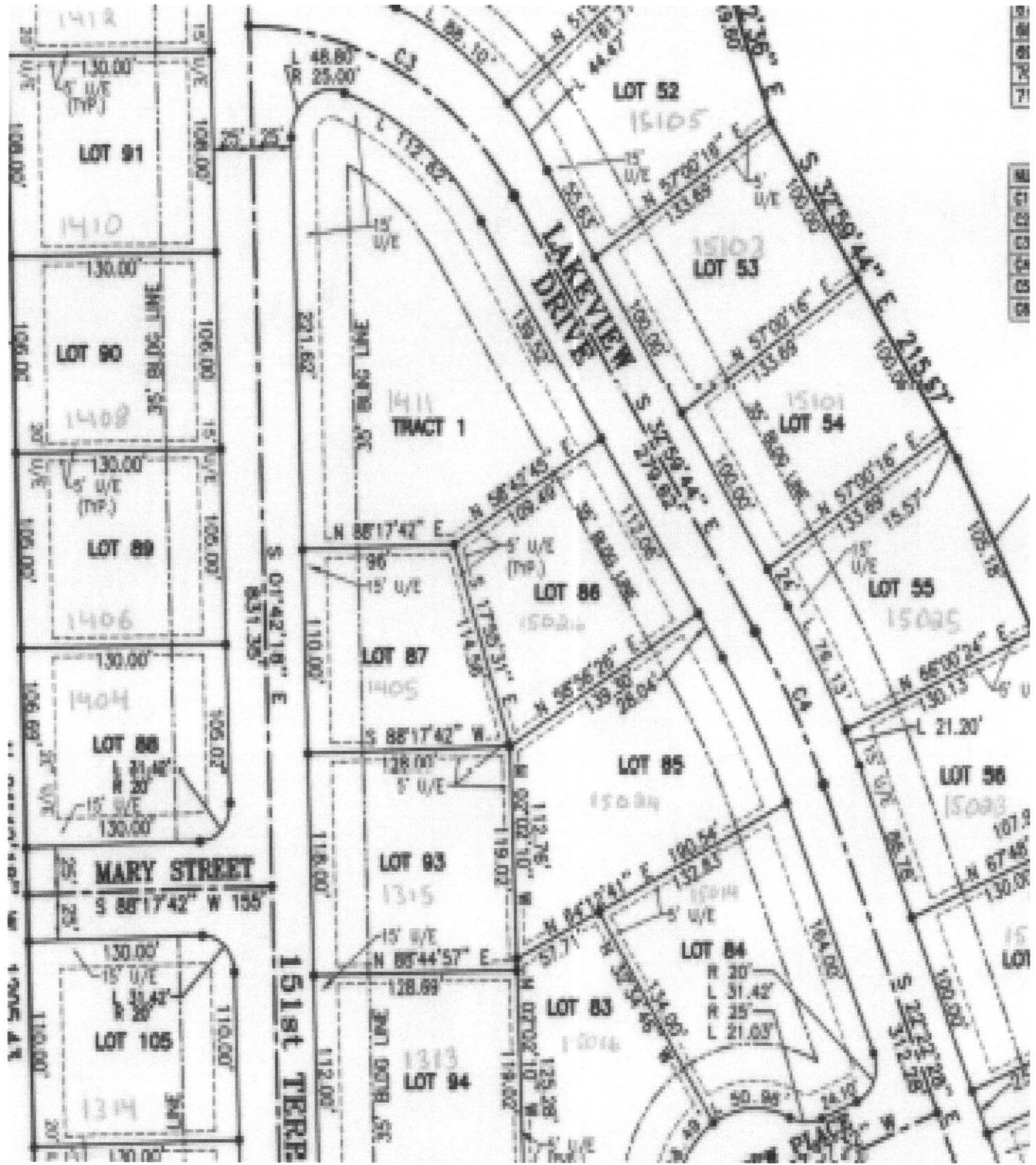
FLOOD PLANE INFORMATION:
THE DESCRIBED PROPERTY IS NOT IN ANY FLOOD PLANE ACCORDING TO THE CITY OF BASEHOR, KANSAS FIRM COMMUNITY NO. 200187 MAP 03 DATED DECEMBER 7, 1984.



LEGAL DESCRIPTION:
A tract of land in the Southeast Quarter of Fractional Section 2, Township 11 South, Range 22 East of the 5th Principal Meridian, City of Basehor, Leavenworth County, Kansas and a replat of Lot 48, PRAIRIE LAKE ESTATES PHASE 2, a subdivision of land in the City of Basehor, Leavenworth County, Kansas, all being described as follows:
Commencing at the southeast corner of said Southeast Quarter of Fractional Section 2-11-22; Thence North 01 degrees 52 minutes 19 seconds West, along the east line of said Southeast Quarter, 829.62 feet, to the Point of Beginning of the herein described tract of land;

Thence South 23 degrees 02 minutes 07 seconds West, 221.15 feet;
Thence South 88 degrees 07 minutes 41 seconds West, 403.69 feet;
Thence North 80 degrees 36 minutes 07 seconds West, 297.28 feet;
Thence North 74 degrees 54 minutes 08 seconds West, 122.29 feet;
Thence South 88 degrees 07 minutes 41 seconds West, 450.00 feet;
Thence North 01 degrees 42 minutes 18 seconds West, 1205.43 feet, to the southwest corner of Lot 50, PRAIRIE LAKE ESTATES PHASE 2;
Thence North 88 degrees 54 minutes 42 seconds East, along the south line of Lot 50 and the easterly extension of said south line, 185.00 feet, to a point on the west line of Lot 48, PRAIRIE LAKE ESTATES PHASE 2;
Thence South 01 degrees 42 minutes 18 seconds East, along the west line of Lot 49, 68.38 feet, to the southwest corner of Lot 48;
Thence Southeast, along the south line of Lot 49, along a nontangent curve to the right, having a radius of 180.00 feet, a chord bearing of South 76 degrees 55 minutes 50 seconds East, a chord length of 65.51 feet and an arc length of 65.84 feet, to the southeast corner of Lot 48;
Thence North 21 degrees 52 minutes 11 seconds East, along the east line of Lot 49, 91.68 feet;
Thence North 01 degrees 42 minutes 18 seconds West, continuing along the east line of Lot 49, 110.00 feet, to the northeast corner of Lot 49 and the northwest corner of Lot 48, on said lot was originally platted in PRAIRIE LAKE ESTATES PHASE 2;
Thence North 88 degrees 54 minutes 42 seconds East, along the north line of said Lot 48, 123.84 feet, to the northeast corner of Lot 48;
Thence South 01 degrees 05 minutes 18 seconds East, along the east line of Lot 48, 110.00 feet;
Thence South 47 degrees 05 minutes 45 seconds East, 54.33 feet;
The following 10 courses are along the westerly and southerly lines of Tract A, as established by the plat of PRAIRIE LAKE ESTATES, a subdivision of land in the City of Basehor, Leavenworth County, Kansas:
Thence South 20 degrees 22 minutes 36 seconds East, 119.80 feet;
Thence South 32 degrees 59 minutes 44 seconds East, 215.57 feet;
Thence South 27 degrees 10 minutes 23 seconds East, 109.35 feet;
Thence South 22 degrees 22 minutes 28 seconds East, 118.00 feet;
Thence South 20 degrees 42 minutes 08 seconds East, 95.25 feet;
Thence South 38 degrees 23 minutes 55 seconds East, 95.80 feet;
Thence South 52 degrees 46 minutes 48 seconds East, 96.03 feet;
Thence South 56 degrees 45 minutes 09 seconds East, 138.57 feet;
Thence North 77 degrees 17 minutes 59 seconds East, 229.08 feet;
Thence North 88 degrees 07 minutes 41 seconds East, 130.00 feet, to a point on the east line of said Southeast Quarter of Fractional Section 2-11-22;
Thence South 01 degrees 52 minutes 19 seconds East, along said east line of the Southeast Quarter, 379.42 feet, to the Point of Beginning.
Contains 1,137,042.9 square feet or 26.1 acres.
Error of closure: 1 in 1,000,000

SURVEYOR'S CERTIFICATE:
I hereby certify that during the month of August, 2005, under my direct supervision, this firm completed a survey of the above described plat. The results of that survey are herein accurately shown. This survey meets or exceeds the minimum technical standards for land boundary surveys, as established by Kansas Statute, to the best of my knowledge and belief.



151st Terrace

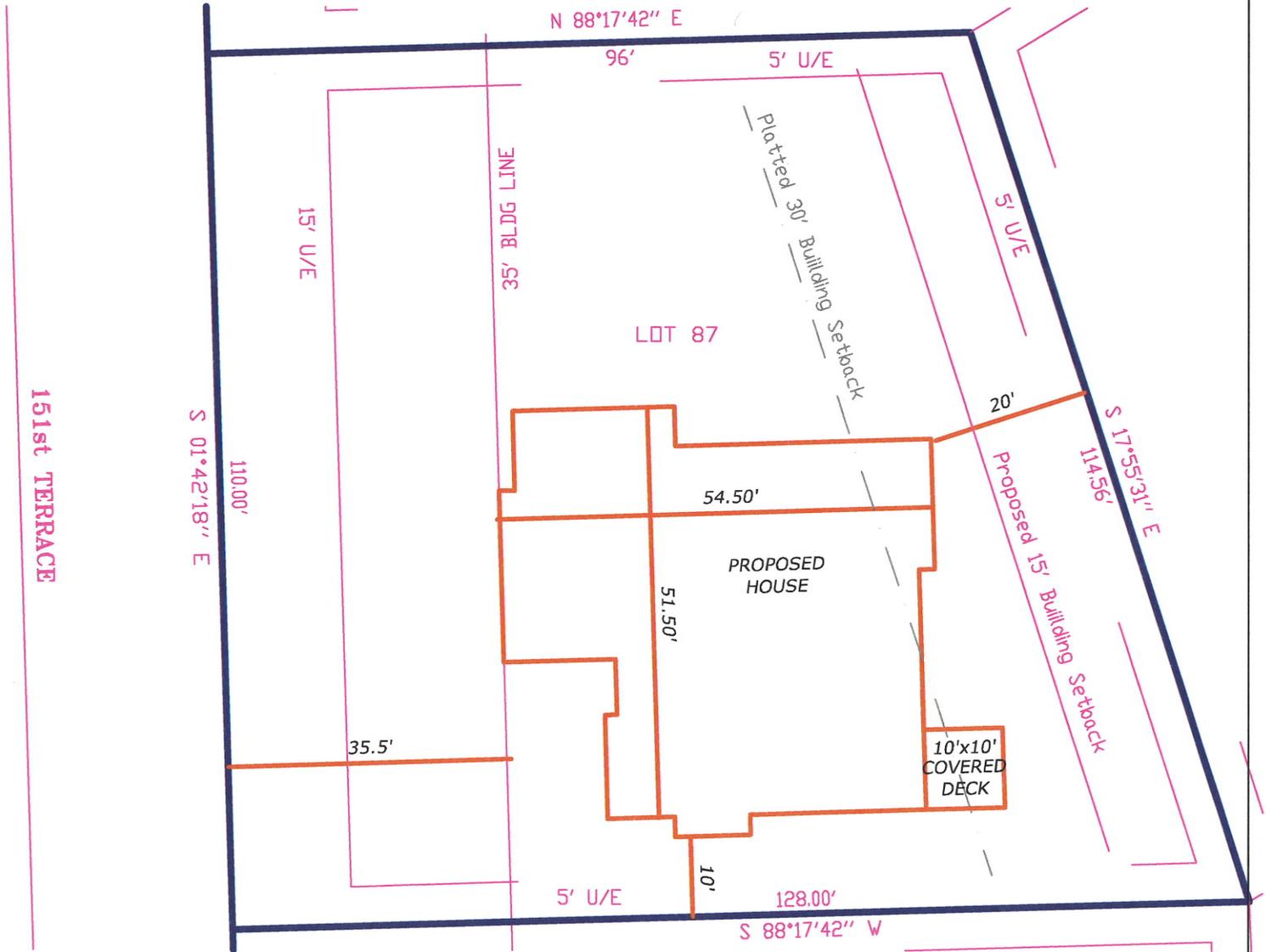
151st Terrace

VARIANCE EXHIBIT

Lot 87, Prairie Lakes Estates 3,
Basehor, Kansas.

PREPARED FOR:
Dan Lynch

OPTION #2



Scale 1" = 20'

K-16- Lynch
January 20, 2016

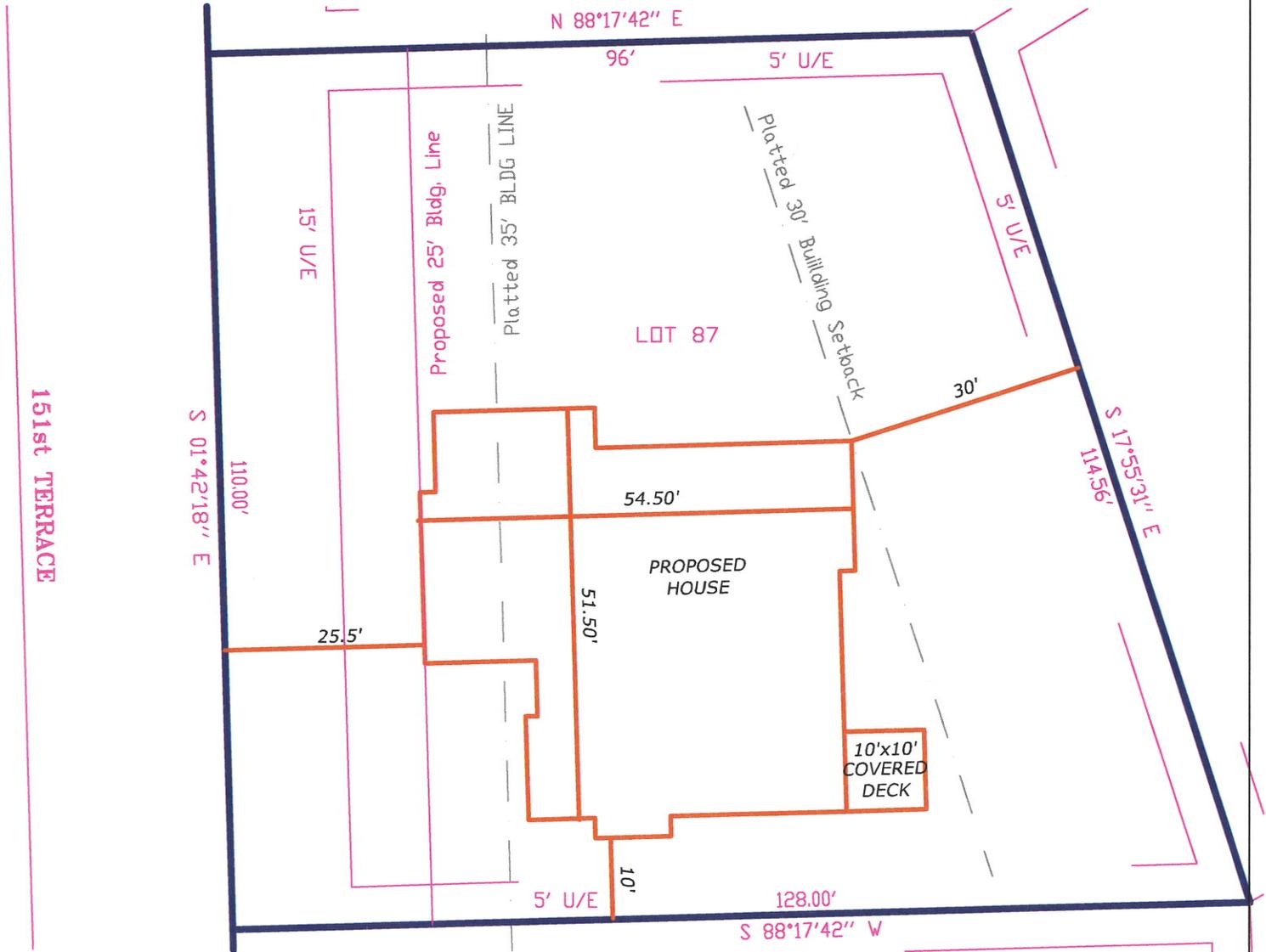
VARIANCE EXHIBIT

Lot 87, Prairie Lakes Estates 3,
Basehor, Kansas.

PREPARED FOR:
Dan Lynch

OPTION # 2

FRONT YARD OPTION



Scale 1" = 20'

K-16-976 Lynch
January 28, 2016

J.Herring, Inc. (dba)
HERRING
SURVEYING
COMPANY

315 North 5th Street, Leav., KS 66048
Ph. 913.661.3868 Fax 413.487.7256
Email - survey@teamcash.com

LUCAS,KURT M & TERI R
15105 LAKEVIEW DR
BASEHOR, KS 66007

PRAIRIE LAKES ESTATES HOMEOWNEI
PO BOX 467
BASEHOR, KS 66007

MC ALISTER,JEFFREY R & TERRI L
15103 LAKEVIEW DR
BASEHOR, KS 66007

PFANNES HOMES INC
23808 W 51ST LN
SHAWNEE, KS 66226

DUNHAM TRUST
15101 LAKEVIEW DR
BASEHOR, KS 66007

LEWIS,ROSE M; TRUST
15025 LAKEVIEW DR
BASEHOR, KS 66007

COMMUNITY NATIONAL BANK
PO BOX 437
BASEHOR, KS 66007

CL CONUS BUILDERS LLC
18090 EVANS RD
TONGANOXIE, KS 66086

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PO BOX 437
BASEHOR, KS 66007~~

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PO BOX 437
BASEHOR, KS 66007~~

MORSE,JEFF & MICHELE
1404 N 151ST TER
BASEHOR, KS 66007

BURKMAN, GORDON
1315 151ST ST
BASEHOR, KS 66007

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PO BOX 437
BASEHOR, KS 66007~~

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PO BOX 437
BASEHOR, KS 66007~~

BEEMAN,RANDALL & LINDA S
1314 N 151ST TER
BASEHOR, KS 66007

TIMMER,CHRISTOPHER & LAURA
1313 N 151ST TERR
BASEHOR, KS 66007

TOKIC,IVAN & DRAGA
3801 N 131ST ST
KANSAS CITY, KS 66109