

Additional Information for Lot Split Application, Planning Case Number 18-01

Prepared by David Bennier on 3/25/18

Contents:

- Average Lot Width Calculation
- Chimney Projection into Side Yard
- Neighborhood Compatibility of the Proposed Lots

Average Lot Width Calculation

From Municipal Code 410.010.1.2, Minimum Lot Size:

Any lot may be split to a minimum width of sixty (60) feet and depth of one hundred ten (110) feet if it complements the overall character of the adjacent neighborhood. In considering applications for a lot split to a width of less than seventy (70) feet, the lot width of any newly created lot may not be less than seventy-five percent (75%) of the average front lot width of lots within the subject property's block.

The minimum permitted lot width is 60' wide. The proposed split lots may not be less than the width of 75% of the average lot width on the block. From 405.020.B a "block" is a "piece or parcel of land entirely surrounded by public highways or streets..." The following calculation shows that 75% of the average lot width of the subject block is 54.24', so the minimum lot width of 60' controls. The proposed lot widths of 60' satisfactorily fit the minimum lot widths of the block.

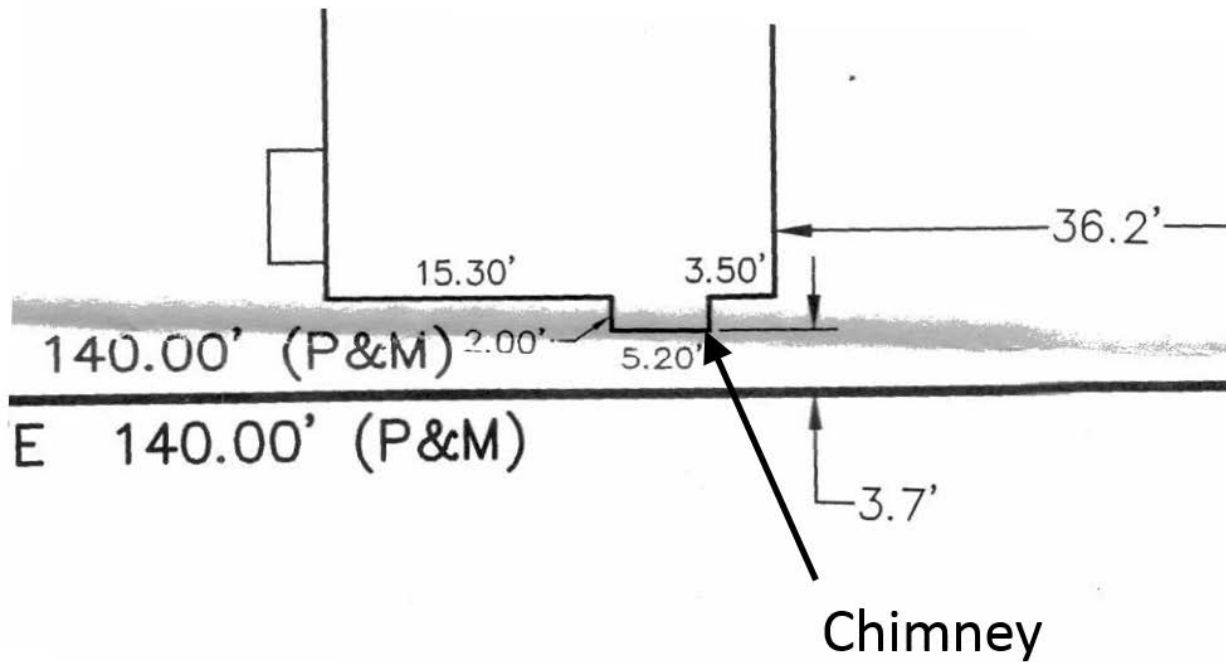
Address	Lot Width	Address	Lot Width
5500 Maple St	102.00 ft	5501 Reeds Rd	60.00 ft
5508 Maple St	80.00 ft	5505 Reeds Rd	60.00 ft
5512 Maple St	62.50 ft	5509 Reeds Rd	62.50 ft
5518 Maple St	60.00 ft	5513 Reeds Rd	62.50 ft
5522 Maple St	65.00 ft	5515 Reeds Rd	62.50 ft
5532 Maple St	62.50 ft	5519 Reeds Rd	62.50 ft
5536 Maple St	62.50 ft	5529 Reeds Rd	62.50 ft
5538 Maple St	120.00 ft	5531 Reeds Rd	62.50 ft
		5539 Reeds Rd	120.00 ft
Block Average Lot Width =			72.32 ft
75% of Block Average Lot Width =			54.24 ft

The lot width's above were taken from AiMS on 3/15/18 (<https://maps.jocogov.org/>).

Chimney Projection into Side Yard

Municipal Code Section 415.010 allows for a chimney to project up to 30" into the 5' side yard. According to the survey the existing chimney only projects 24" and would qualify for this exemption.

Below is a snippet from the survey, showing the chimney projection from the south side of the existing house.



Neighborhood Compatibility of the Proposed Lots

The table below summarizes the house styles and lot widths for the 5500 and 5600 block of Maple street, the neighborhood in which the proposed lot split is located. Note that the proposed 60’ wide lot at 5538 Maple St matches (3) other lots within the neighborhood, with similar split level house styles and 2 car garages, on lot widths equal to or near 60’ wide. The proposed 5540 Maple St lot is proposed to have a 2 story house with a 2 car garage. The proposed house fits into the neighborhood, in which there are already (7) 2 story houses. The 2 car garage fits in well also, in a neighborhood with (5) 2 car garages. Most of the 2 story houses in the neighborhood have lot widths equal to or near 60’ wide.

Address	Lot Width	House Style			Attached Garage	Description
		1 Story	2 Story	Split level		
5500 Maple St	102.00 ft		X		None	2 story without a garage
5508 Maple St	80.00 ft	X			None	1 story without a garage
5512 Maple St	62.50 ft	X			None	1 story without a garage
5518 Maple St	60.00 ft	X			None	1 story without a garage
5522 Maple St	65.00 ft		X		1 car	2 story with 1 car garage
5532 Maple St	62.50 ft	X			1 car	1 story with 1 car garage
5536 Maple St	62.50 ft	X			1 car	1 story with 1 car garage
5538 Maple St	60.00 ft			X	2 car	Split level with 2 car garage
Proposed 5540 Maple St	60.00 ft		X		2 car	Proposed 2 story with 2 car garage
5600 Maple St	60.00 ft	X			None	1 story without a garage
5602 Maple St	60.00 ft		X		1 car	2 story with 1 car garage
5606 Maple St	60.00 ft			X	2 car	Split level with 2 car garage
5608 Maple St	62.50 ft			X	2 car	Split level with 2 car garage
5618 Maple St	62.50 ft		X		None	2 story without a garage
5622 Maple St	62.50 ft		X		1 car	2 story with 1 car garage
5628 Maple St	62.50 ft			X	2 car	Split level with 2 car garage
5632 Maple St	62.50 ft	X			None	1 story without a garage
5638 Maple St	60.00 ft		X		1 car	2 story with 1 car garage
5642 Maple St	60.00 ft		X		None	2 story without a garage

The lot width’s above were taken from AiMS on 3/15/18 (<https://maps.jocogov.org/>). House descriptions by David Bennier, 3/24/18.



Front Elevation

Elevation 3

Roof Pitch 8/12
 Asphalt 30 Yr Architectural Shingles
 12" Soffits
 8" Fascia

8' wall

2x10 Floor Joist

9' Wall

2x10 Floor Joist

9' Foundation

House Sq Ft:
 First Floor 1189
 Second Floor 1466
 Basement 1080
 Garage 714
 Porch 95

All work shall conform to the 2012 IRC
 as adopted by the City of Mission
 and the Mission Municipal Code

908 Sq' of Wall Area
 193 Sq' Windows and Doors
 =21%

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
Front Elevation

PROJECT DESCRIPTION:
Klassen Residence
5540 Maple St.
Mission, KS

DRAWINGS PROVIDED BY:
Klassen Construction
9901 Connell Dr.
Overland Park, KS 6612

DATE:

3/13/2018

SCALE:

1/4"=1'

SHEET:

A-1



Elevation 4



Elevation 6



Elevation 5

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
Rear and Side Elevations

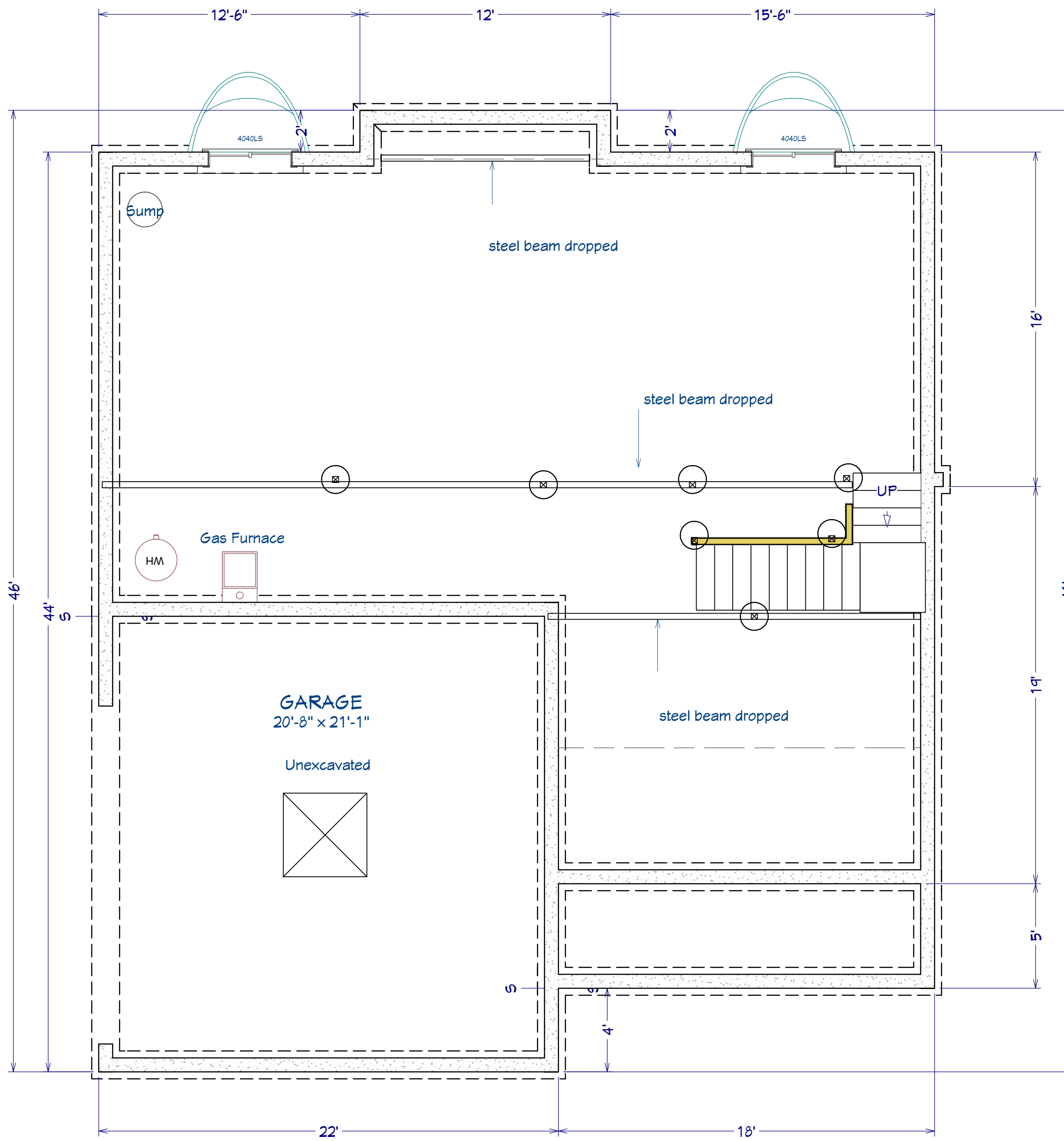
PROJECT DESCRIPTION:
Klassen Residence
5540 Maple St.
Mission, KS

DRAWINGS PROVIDED BY:
Klassen Construction
9901 Connell Dr.
Overland Park, KS 6612

DATE:
3/13/2018

SCALE:
1/8"=1'

SHEET:
A-2



LIVING AREA
1030 sq ft

Foundation

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NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
Foundation Floor Plan

PROJECT DESCRIPTION:
**Klassen Residence
5540 Maple St.
Mission, KS**

DRAWINGS PROVIDED BY:
**Klassen Construction
9901 Connell Dr.
Overland Park, KS 6612**

DATE:

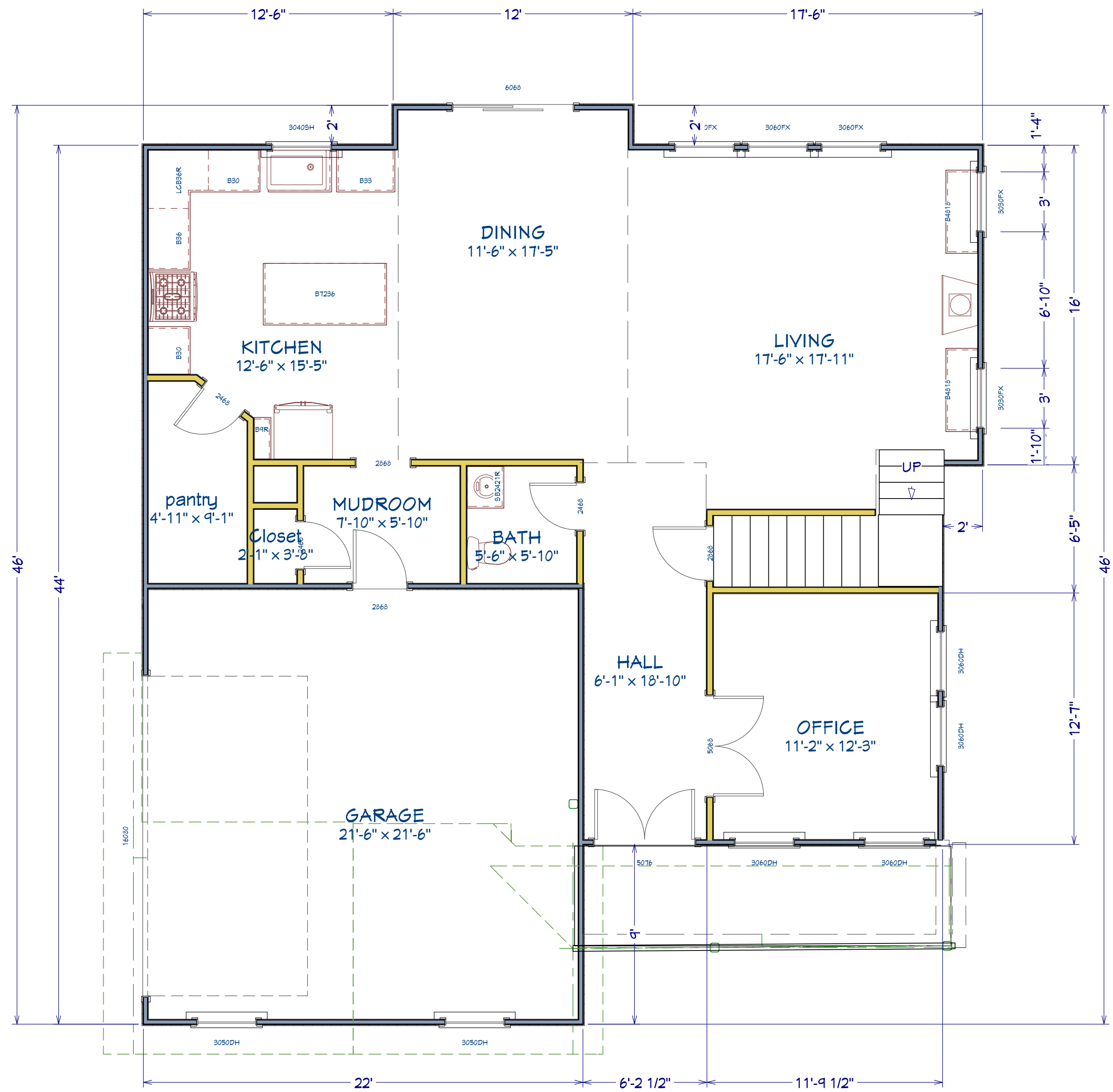
3/13/2018

SCALE:

1/4"=1'

SHEET:

A-5



LIVING AREA
1177 sq ft

1st Floor

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NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
First Floor Plan

PROJECT DESCRIPTION:
**Klassen Residence
5540 Maple St.
Mission, KS**

DRAWINGS PROVIDED BY:
**Klassen Construction
9901 Connell Dr.
Overland Park, KS 6612**

DATE:

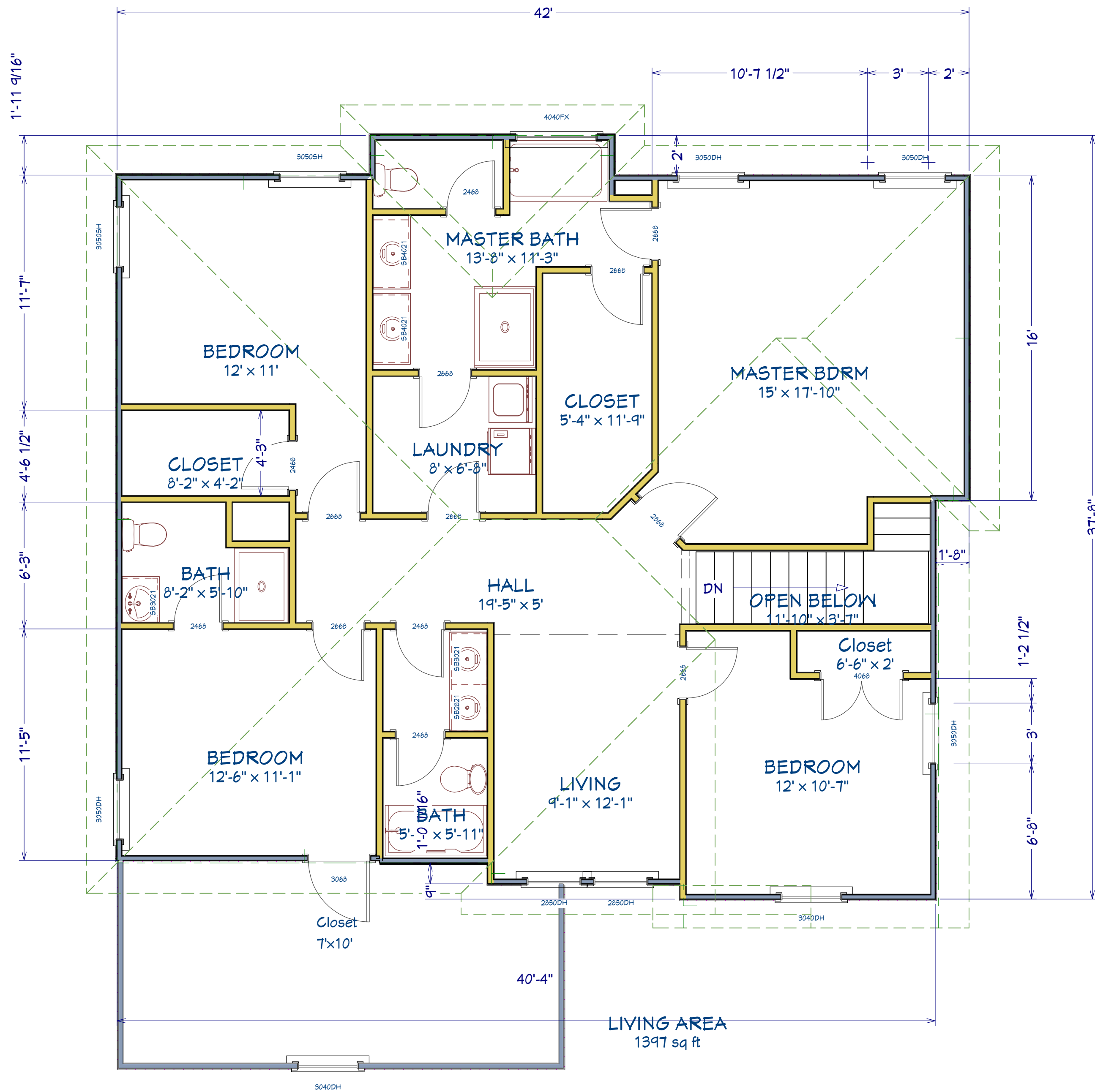
3/13/2018

SCALE:

1/4"=1'

SHEET:

A-3



2nd Floor

NO.	DESCRIPTION	BY	DATE

PROJECT DESCRIPTION:			
Klassen Residence			
5540 Maple St.			
Mission, KS			

DRAWINGS PROVIDED BY:			
Klassen Construction			
9901 Connell Dr.			
Overland Park, KS 6612			

SHEET TITLE:			
Second Floor Plan			

DATE:			
3/13/2018			
SCALE:			
1/4"=1'			
SHEET:			
A-4			