

Request for Variance to rear setback for 241 Allcutt Avenue, Bonner Springs KS 66012
**BONNER SPRINGS & 1885 & 1886, S29, T11, R29, ACRES 0.17, B5 L24 & S 10FT OF W 110FT
L25**

Dear Board of Zoning Appeals,

We are respectfully requesting a variance to build a small corner of our garage on the rear property line. The previous cinder block garage that was in place had a dirt floor, no footings, and the homes sump pump was ejecting in front of it and causing major erosion. The garage was not structurally sound and had to be removed. In order to build our garage in the same spot, we acquired 10' x 110' of our north neighbors lot to accommodate the 7'6" side setback. We were unaware that the lot to the north east of us was annexed into both of our lots many years ago. There is a 10'x14' section that cannot be included in our lot for the setback since it's now a part of the annexed lot. The need for a variance arises from a 2'6" section of the new garage that will need to rest exactly on the property line. There will not be an adverse effect for the adjoining neighbor, as we plan to privacy fence the back yard once the garage is built, and if the garage doesn't sit on the property line, the fence will, so the neighbors lot will still be exactly the same size. We do not plan to have any windows overlooking the 2'6" section that would rest on the property line, so privacy would be established the same as with the fence. If we were not approved for the variance, we would have to rotate the garage at an angle on our lot, which would not be aligned with the driveway or home, and less visually appealing. It would cause additional expense as there would be need for a retaining wall and more fence, and the rotation to accommodate the 5ft rear setback. The back yard would be significantly smaller, affecting marketability and resale potential in the future. The variance will not affect public health, safety or welfare. Thank you for your consideration.

Sincerely,

Phil and Jesse Blacklaw, residents in Bonner Springs for 9 years