




Department of Planning + Urban Design
 Unified Government of Wyandotte County • Kansas City, Kansas

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Narrow Lot Design Guidelines Application

Before completing this application, please review the Narrow Lot Design Guidelines, found [here](#).

	Case Number: _____ Staff Planner: _____
1	<p>Applicant(s) Name: _____ Company: _____</p> <p>Street Address: _____ City/State: _____ Zip: _____</p> <p>Telephone: _____ Email: _____</p> <p>Property Owner(s) Name (if different than applicant): _____</p> <p>Street Address: _____ City/State: _____ Zip: _____</p> <p>Telephone: _____ Email: _____</p> <p>Property Manager (if applicable): _____ Company: _____</p> <p>Street Address: _____ City/State: _____ Zip: _____</p> <p>Telephone: _____ Email: _____</p>
2	<p>Address or general location of property _____</p> <p>Land area (acres) _____ or Land area (square feet) _____</p>
<p>A narrow lot includes one or more of the following:</p> <p>1) A lot with less than 50 Feet of frontage</p> <p>2) A lot within the Northeast Area Master Plan, designated the Lower-Medium Density Land Use Category</p>	

Narrow Lot Design Guidelines Standards Checklist

*Before completing this application, please review the Narrow Lot Design Guidelines found [here](#).

Site Design Elements Questionnaire	
A	<p>Building Type:</p> <p><input type="checkbox"/> Single-Family Detached House</p> <p><input type="checkbox"/> Accessory Unit</p> <p><input type="checkbox"/> Paired House</p> <p><input type="checkbox"/> Flat over Flat</p> <p><input type="checkbox"/> Rowhouse</p> <p><input type="checkbox"/> Small Civic Building</p> <p>Other _____</p>
	<p>Frontage Type</p> <p><input type="checkbox"/> Front Yard</p> <p><input type="checkbox"/> Side Yard</p> <p><input type="checkbox"/> Door yard</p> <p><input type="checkbox"/> Corner Yard</p>
B	<p>Setback Information:</p> <p>Front Yard Setback _____ (Corner Lot, if applicable) _____</p> <p>Rear Yard Setback _____</p> <p>Side Yard Setback (Side 1) _____ (Side 2) _____</p> <p>Building Height _____</p>
C	<p>Parking (check all that apply):</p> <p><input type="checkbox"/> Alley <input type="checkbox"/> Without Alley <input type="checkbox"/> Difficult Topography* <input type="checkbox"/> In Garage</p> <p>Garage</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><input type="checkbox"/> Attached Garage <input type="checkbox"/> Detached Garage</p> <p>*Parking with difficult topography: Narrow lots with a back yard significantly higher than the front yard make it difficult to locate garages in the back of the building.</p> <p>*See Narrow Lot Design Guidelines Page 12-17*</p>

Front Yard Elements (check all that apply)

Raised Porch Raised Stoop Raised Lawn

D

List all transitional elements included in the site design

See Narrow Lot Design Guidelines page 18-19

List all landscaping elements included in the site design

See Narrow Lot Design Guidelines page 20-21

End of Site Design Elements Questionnaire

Proceed to next page for Architectural Elements Questionnaire

Architectural Design Elements Questionnaire

A	<p>Building Material (check all that apply):</p> <p> <input type="checkbox"/> Stone <input type="checkbox"/> Brick <input type="checkbox"/> Stucco <input type="checkbox"/> Cement Board <input type="checkbox"/> Horizontal Siding <input type="checkbox"/> Vertical Siding </p> <p><i>*See Narrow Lot Design Guidelines page 28-31*</i></p>	
B	<p>Roof Type:</p> <p> <input type="checkbox"/> Simple Hip Roof <input type="checkbox"/> Simple Gable <input type="checkbox"/> Simple overlapping gables <input type="checkbox"/> Other, explain _____ </p> <p><i>*See Narrow Lot Design Guidelines page 32-33*</i></p>	
C	<p>Parapets (if applicable):</p> <p> <input type="checkbox"/> Yes <input type="checkbox"/> No </p> <p><i>*See Narrow Lot Design Guidelines page 34-35*</i></p>	
D	<p>Front Porch:</p> <p> ____ Width ____ Length ____ Porch Beam Width ____ Porch Column Width </p> <p><i>*See Narrow Lot Design Guidelines page 36-37*</i></p>	
E	<p>Stoops:</p> <p> ____ Width ____ Length ____ Setback from Sidewalk </p>	<p>Is the stoop covered?</p> <p> <input type="checkbox"/> Yes <input type="checkbox"/> No </p> <p><i>*See Narrow Lot Design Guidelines page 38-39*</i></p>
F	<p>Balcony (if applicable):</p> <p> ____ Width ____ Length </p> <p><i>*See Narrow Lot Design Guidelines page 40-41*</i></p>	<p>Balcony Support Type (if applicable):</p> <p> <input type="checkbox"/> Cantilevered <input type="checkbox"/> Brackets <input type="checkbox"/> Hanger <input type="checkbox"/> Pier or Column </p>

<h1>G</h1>	<p>Bay Windows (if applicable):</p> <p>___ Projection Length</p> <p>Window Supports</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>Bay Window Type:</p> <p><input type="checkbox"/> Boxed Bay <input type="checkbox"/> Canted Bay</p> <p>*See Narrow Lot Design Guidelines page 42-43*</p>
<h1>H</h1>	<p>Chimney (if applicable):</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Chimney Type</p> <p><input type="checkbox"/> Traditional <input type="checkbox"/> Flute</p>	<p>Chimney Material:</p> <p><input type="checkbox"/> Brick <input type="checkbox"/> Stone <input type="checkbox"/> Metal</p> <p><input type="checkbox"/> Other, Explain _____</p> <p>*See Narrow Lot Design Guidelines page 44-45*</p>
<h1>I</h1>	<p>Front Door</p> <p>Front Door Material: _____</p> <p>Does the proposed front door meet these criteria?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>*See Narrow Lot Design Guidelines Page 46-47*</p>	
<h1>J</h1>	<p>Windows:</p> <p>Windows Material: _____</p> <p>Are any windows vertically proportioned?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>*See Narrow Lot Design Guidelines page 48-49*</p>	
<h1>K</h1>	<p>Window Casings</p> <p>Do the proposed window casings meet these criteria?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>*See Narrow Lot Design Guidelines Page 50-51*</p>	

L	Porch Railings: Railing Material: _____ Do the proposed railings meet these criteria? <input type="checkbox"/> Yes <input type="checkbox"/> No	Are the railings made with masonry? <input type="checkbox"/> Yes <input type="checkbox"/> No *See Narrow Lot Design Guidelines page 52-53*
	<h2 style="margin: 0;">End of Questionnaire</h2> <p style="margin: 0;">Proceed to next page for signatures</p>	

Application Declaration	<p>Applicant(s) Declaration:</p> <p>My application consists of the following items and information necessary for a complete application. Please check all that apply.</p> <p>Minimum Submission Materials:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Building Elevations <input type="checkbox"/> Site Plan / Landscape Plan(s) w/Dimensions <input type="checkbox"/> Plot Plan w/Dimensions <input type="checkbox"/> Building Elevations <input type="checkbox"/> Building Materials Specifications <input type="checkbox"/> Completed Application <p>The following declarations are hereby made:</p> <ul style="list-style-type: none"> • The undersigned is the owner or authorized agent of the owner or the offices of a corporation or partnership. • The information presented and contained within this application completed as required by this application and the required submission list is true and correct to the best of the undersigner(s) knowledge. • The proposed plan does not violate any existing Conditions, Covenants, or Restrictions and/or any Homeowners Associations agreements that are set forth on the property. <p>Please note: Any application missing any of the items above will be considered an incomplete application and will not be reviewed by staff until all of the required materials are submitted.</p>
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Signatures

Signature of Owner(s) or Applicant(s)

Signature _____ Printed Name _____

Date _____

Signature _____ Printed Name _____

Date _____

Signature _____ Printed Name _____

Date _____

Signature _____ Printed Name _____

Date _____

Subscribed and sworn before me on this _____ day of _____, 20____,

in the County of _____, State of _____

My commission expires _____ of _____, 20____.

Notary Public: _____

Stamp:

Property Owner Consent Form

Affidavit, Property Owner Consent Form

State of _____)
County of _____) SS:

Comes now _____.
(Property Owner)

of lawful age, sound mind and upon his/her oath states as follows:

1. That I am the property owner of _____ in Kansas City, Kansas.
2. That I have reviewed that application for _____ to add/alter/demo
(Applicant)
_____ on my property.
(Proposed Action)
3. That after discussing the matter and fully reviewing the application, I authorize this application and subsequent applications necessary to accomplish the plan/use noted above to be filed on my behalf.

Further affiant saith not.

Affiant

Subscribed in my presence and sworn before me on this _____, day of _____,
20____, in the County of _____, State of _____.

My commission expires _____ of _____, 20____.

Notary Public: _____ Stamp: _____