
Fwd: FW: Help needed with setback requirement

Christopher Brubeck <cbrubeck@drippéhomes.com>
To: Nichol Gallegos <ngallegos@drippéhomes.com>

Thu, Jan 19, 2023 at 8:56 AM

----- Forwarded message -----

From: **Christopher Brubeck** <cbrubeck@drippéhomes.com>
Date: Tue, Dec 13, 2022 at 8:48 AM
Subject: Re: FW: Help needed with setback requirement
To: Brandon Kalwei <Brandon.Kalwei@cityofls.net>

10-4. Have a good one!

On Tue, Dec 13, 2022 at 8:47 AM Brandon Kalwei <Brandon.Kalwei@cityofls.net> wrote:

The setback portion is approved, we will do a full plot plan review whenever the permit is applied for.

From: Christopher Brubeck <cbrubeck@drippéhomes.com>
Sent: Tuesday, December 13, 2022 8:46 AM
To: Brandon Kalwei <Brandon.Kalwei@cityofls.net>
Subject: Re: FW: Help needed with setback requirement

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Thank you, Brandon. No worries on the delay. As I understand it then, this is approved as we have planned, correct?

On Tue, Dec 13, 2022 at 8:40 AM Brandon Kalwei <Brandon.Kalwei@cityofls.net> wrote:

Good morning,

So sorry for the delay. Please see the response below and attached approved prelim plot plan. Let me know if you have any questions.

Thanks!

From: Shannon McGuire <Shannon.McGuire@cityofls.net>
Sent: Monday, December 12, 2022 5:17 PM
To: Brandon Kalwei <Brandon.Kalwei@cityofls.net>
Subject: RE: Help needed with setback requirement

Approved. See attached

Yours Truly,

Shannon McGuire | Planner
220 SE Green Street | Lee's Summit, MO 64063
816.969.1237 | cityofLS.net | Shannon.McGuire@cityofls.net



From: Brandon Kalwei <Brandon.Kalwei@cityofls.net>
Sent: Monday, December 12, 2022 10:30 AM
To: Shannon McGuire <Shannon.McGuire@cityofls.net>
Subject: FW: Help needed with setback requirement

Did you help this guy out?

Yours Truly,

Brandon Kalwei | Development Technician
220 SE Green Street | Lee's Summit, MO 64063
816.969.1210 | cityofLS.net | Brandon.Kalwei@cityofls.net



From: Christopher Brubeck <cbrubeck@drippehomes.com>
Sent: Monday, December 12, 2022 10:24 AM
To: Dev Tech <DevTech@cityofls.net>
Subject: Fwd: Help needed with setback requirement

CAUTION! This is an EXTERNAL email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning,

Just wanted to follow up on my email below sent on Tuesday, Dec. 6. I am not sure if this is the correct place to answer my questions or help in this matter, but if not could you point me in the right direction?

Thank you so much. Have a great day!

----- Forwarded message -----

From: Christopher Brubeck <cbrubeck@drippedhomes.com>

Date: Tue, Dec 6, 2022 at 4:03 PM

Subject: Help needed with setback requirement

To: <devtech@cityofls.net>

Hello -

Just need a bit of guidance on a setback for a new construction home we are preparing for permitting at Lot 105 in Summit View Farms. We are getting the plot plan developed and have run into a challenge as the shape of the lot is somewhat irregular.

I have attached the current plot plan showing the rear deck into the rear setback by approx 5'. In reading the requirements I misread the covered vs uncovered deck portion and the allowance of the 5' encroachment on a setback. This home does have a covered rear deck.

We have just been approved for the neighboring lot to the north (lot 104) as a spec home and this home is located directly south. As the front radius makes this fit a challenge, is there a process to get an exemption to reduce the front setback a few feet to allow the fit? The home in need of some help is currently under contract and I am looking for any option to maintain the current home as planned.

I have also attached the plot plan for the home that will neighbor to the north as mentioned above. As that radius creates some character in the home placement in question, my hope would be to move this home forward a bit to blend a bit more with the front of the neighboring home to the north. This is platted as a "dead end" street with private land to the south of the property in question. In reading the UDO Article 6 regarding setbacks, it seems there may be some exemptions for other unique situations.

Thank you for your consideration on this matter. My phone number is below and would like to discuss what this may look like to get remedied.

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CHRIS BRUBECK, SALES MANAGER

Cell 785-230-7422 | Fax 785-321-1116

[919 E Jesuit Lane, St. Mary's, KS 66536](mailto:919.E.Jesuit.Lane@St.MarysKS.com)

[w-www.drippedhomes.com](http://www.drippedhomes.com)

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