
AGENDA ITEM

TO: Tim Vandall, City Administrator
THRU: Matthew R. Schmitz, MPA – Director, Community and Economic Development
DATE: April 7, 2022
SUBJECT: Fence Request – 319 Fairlane



Brendan Hannigan and Megan Schlonga, property owners at 319 Fairlane, wish to expand their existing wood fence on the east side of their property into the building setback along Valley Dr., but not into the right of way. This meets the requirements of the code for the city, except for locating in the building setback.

The yellow line shown on the included map from Leavenworth County GIS is the approx. new location of the eastern fence to be installed, which would locate the fence within the 15' building setback shown on the plat.

Lansing Municipal Code Sec. 4-701 states “Applications for permits that contain unusual requests or invoice disputes of property lines shall be referred to the governing body for approval prior to a permit being issued.” It also states in Sec 4-705, B. Side or Rear yards, Item 1., “No solid fence in a side or rear yard of residential property shall be constructed to a height greater than 48 inches above the natural contour of the ground; provided that the City Inspector may issue a permit to authorize a solid fence to be constructed to a height not to exceed seven feet around paved patios and swimming pools, the fence shall not extend beyond the building setback lines as established by the platting and zoning regulations.”

In reviewing the application to place the fence with a reduced setback as shown in the attached drawing, staff finds no apparent conflicts with adjoining site triangles, or easements. Attached is the plat for Holiday Hills, which shows the owners property as Lot 25. An enlarged print of Lot 25 is also included.

Staff will approve or deny this building permit based on the City Council’s subsequent decision.

Action: Staff recommends the Council approve the fence request from Brendan Hannigan and Megan Schlonga, property owners of 319 Fairlane.

AGENDA ITEM

Leavenworth County, KS



Legend

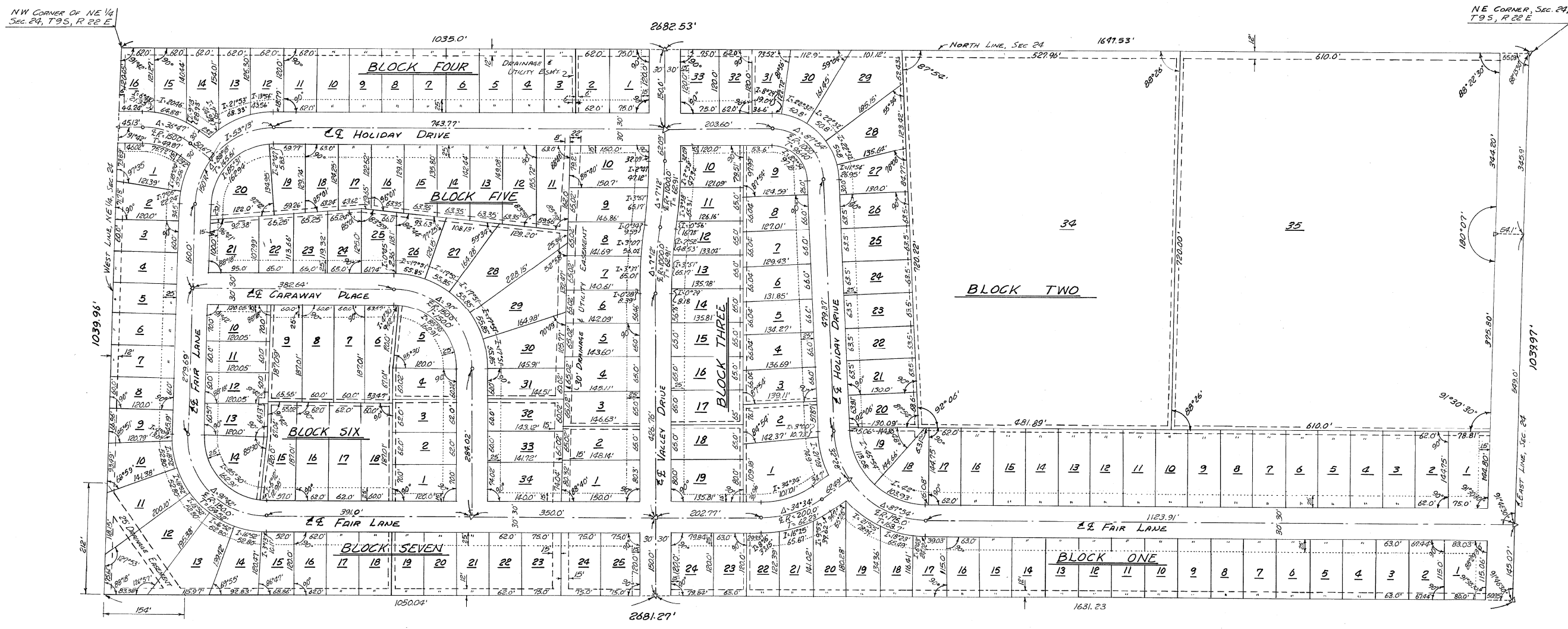
- Address Point
- Parcel Number
- Lot Line
- Parcel
- City Limit Line
- Major Road
- <all other values>
- 70
- Road
- <all other values>
- PRIVATE
- + Railroad
- + Section
- Section Boundaries
- County Boundary

Notes

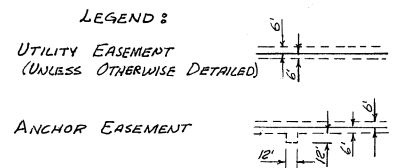
This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION





SCALE: 1"=100'



BUILDING SETBACK LINES
NOTE: DIMENSIONS SHOWN ON CURVED LINES
ARE CHORD DISTANCES.

DESCRIPTION

THE NORTH SIXTY-FOUR ACRES OF THE NORTH-EAST QUARTER OF SECTION TWENTY-FOUR, TOWNSHIP NINE SOUTH, RANGE TWENTY-TWO EAST, COUNTY OF LEAVENWORTH, STATE OF KANSAS.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE THE UNDERSIGNED, OWNERS OF THE LAND HEREON DESCRIBED, HAVE HAD CAUSE FOR THE SAME TO BE SURVEYED AND PLATTED UNDER THE NAME OF "HOLIDAY HILLS," AN ADDITION TO THE CITY OF LANSING, KANSAS, AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, AND STREETS IN AND SHOWN BY THE PLAT.

THE STREETS, AS SHOWN AND FULLY DEFINED ON THIS PLAT, ARE HEREBY DEDICATED TO AND FOR PUBLIC USE AND BENEFIT.

AN EASEMENT OR LICENSE IS HEREBY GRANTED FOR PUBLIC AND PRIVATE USE, TO LOCATE, CONSTRUCT AND MAINTAIN; OR AUTHORIZE THE LOCATION, CONSTRUCTION, MAINTENANCE AND USE OF CONDUITS FOR ALL AND ANY PURPOSE, WATER, GAS, SEWER MAINS, POLES AND WIRES OR ALL OR ANY OF THEM, OVER, UNDER, AND ALONG THE STRIPS MARKED "UTILITY EASEMENT." A TEMPORARY CONSTRUCTION EASEMENT OF 12 FEET ADJACENT TO THE SIDE OF THE UTILITY EASEMENT IS DEDICATED FOR THE USE OF THE PUBLIC UTILITIES WHILE CONSTRUCTION IS IN PROGRESS.

BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE STREET LINE.

IN TESTIMONY WHEREOF, WE THE UNDERSIGNED OWNERS HAVE CAUSED THESE PRESENTS TO BE SIGNED AS OF THIS 11TH DAY OF MAY, 1961.

STATE OF KANSAS COUNTY OF Douglas S.S. BE IT REMEMBERED THAT ON THIS 11TH DAY OF MAY, 1961, BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME ROBERT WALTER CATENHAUSER AND VESTA MAE CATENHAUSER, HIS WIFE, TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE WITHIN INSTRUMENT WRITING, AND DULY ACKNOWLEDGED THE EXECUTION OF THE SAME.

IN WITNESS THEREOF: I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR LAST WRITTEN ABOVE. MY COMMISSION EXPIRES, July 12, 1964

Vesta Mae Catenhauser
VESTA MAE CATENHAUSER

Robert Walter Catenhauser
ROBERT WALTER CATENHAUSER

Bud Fielder
NOTARY PUBLIC, BUD FIELDER

APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF LANSING, KANSAS, THIS 11TH DAY OF MAY, 1961, AND FORWARDED TO THE GOVERNING BODY OF THE CITY OF LANSING, KANSAS, WITH THE RECOMMENDATION THAT SAID PLAT BE APPROVED.

J. M. Henchek
CHAIRMAN, J. M. HENCHÉK

APPROVED BY THE CITY COUNCIL OF THE CITY OF LANSING, KANSAS, ON THIS 12TH DAY OF MAY, 1961.

ATTEST:

Marie Cook CITY CLERK, MARIE COOK

George K. Caraway MAYOR, GEORGE K. CARAWAY

APPROVED BY THE CITY ATTORNEY OF THE CITY OF LANSING, KANSAS, ON THIS 11TH DAY OF MAY, 1961.

John Murray
CITY ATTORNEY

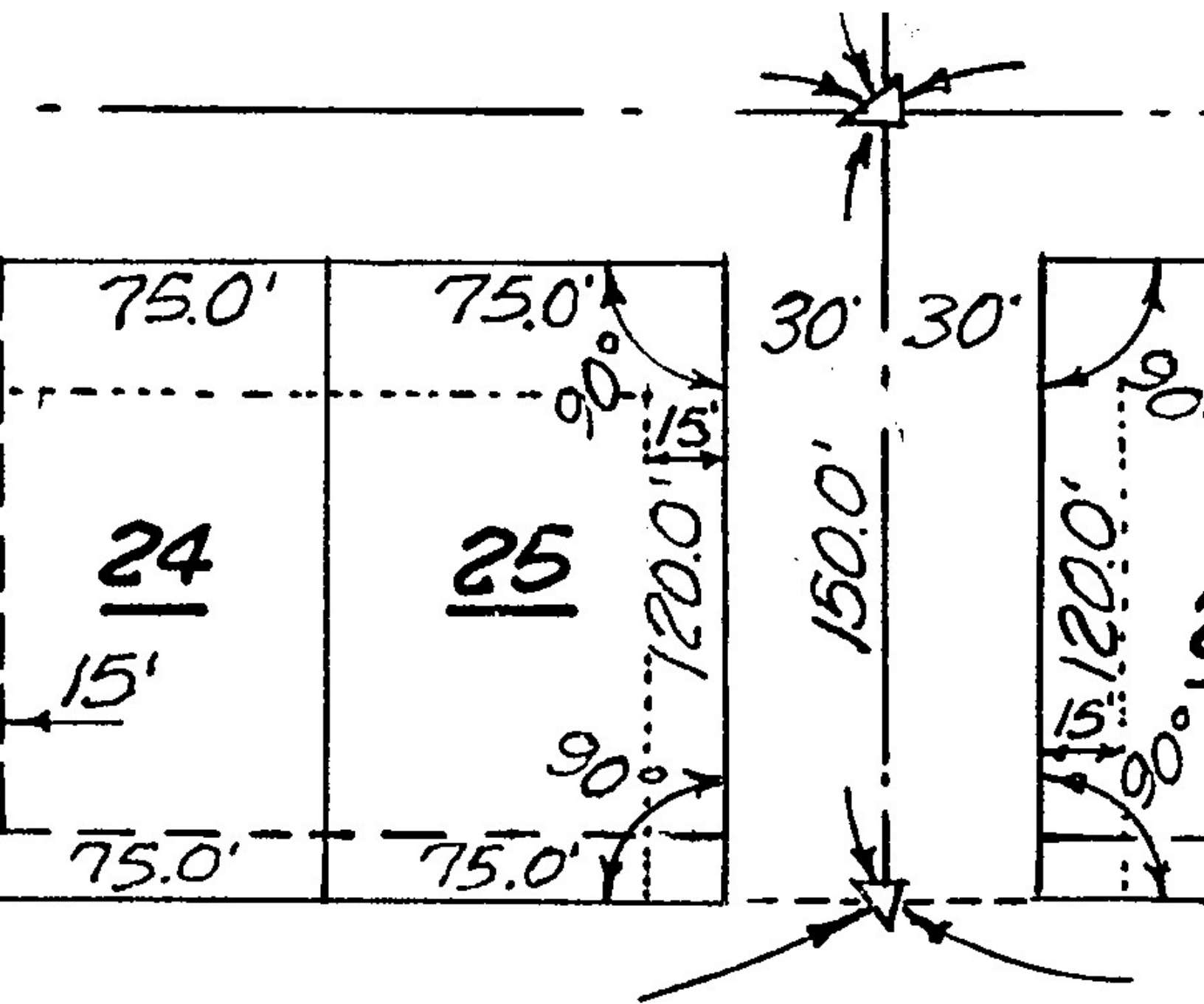
I HEREBY CERTIFY THE DETAILS OF THIS PLAT TO BE CORRECT THIS 12TH DAY OF MAY, 1961.

E. J. Allison
E. J. ALLISON ENGINEERING
LAWRENCE, KANSAS.

HOLIDAY HILLS

AN ADDITION TO THE CITY OF LANSING, COUNTY OF LEAVENWORTH, KANSAS

3:30 P.
E. M. Walker





Permit #: 1986

Permit Date: 03/16/22

Permit Type:

Permit Type: Fence

Contact Number: 9139480051

Applicant Email: bhannigan3@gmail.com

Description: Relocate East side fence 12' to the East

Valuation: 700.00

Application Date: 03/16/2022

Issued Date:

Expiration Date: 09/12/2022

Zoning: R-2 Single-Unit Residential District

Easements:

Finished Square Footage: 0

Unfinished Square Footage: 0

Basement Finished Square Footage: 0

Basement Unfinished Square Footage: 0

Porch Square Footage: 0

Garage Square Footage: 0

Front Yard Setback (ft.): 0

Side Yard Setback (ft.): 0

Rear Yard Setback (ft.): 0

Status: Waiting on Info Submittal

Assigned To: Matthew R. Schmitz

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
052-106-24-0-10-03-024.00-0	319 FAIRLANE		SCHLONGA,MEGAN & HANNIGAN,BRENDAN		R-2 SINGLE-UNIT RESIDENTIAL DISTRICT

Contractors

License Applied Date	License Issued Date	Company	Contractor #	License Type
		PROPERTY OWNER	CONT-189	

Fees

Fee	Description	Notes	Amount
Fence Permits			\$100.00
Total			\$100.00

Notes

Date	Note	Created By:
03/16/2022	<p>Fence must be one foot in from property line unless written permission is obtained from adjoining property owners and is on file with this office.</p> <p>Any fence constructed in a utility easement is done so at owner's risk.</p> <p>No fence can be constructed in a drainage easement without prior approval from the Director of Public Works.</p> <p>Must meet all city guidelines for fences, which are on file at the office and on our website.</p> <p>Must call/submit request for an inspection (with 24 hours' notice) prior to installing for check of property pins and after to ensure properly installed.</p>	Melissa Baker

Uploaded Files

Date	File Name
03/16/2022	<u>8e9b898875e0dad627d743cb9ad4c4b3_hannigan_fence.png</u>