



# Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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Kansas City, Kansas 66101  
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Email: [planninginfo@wycokck.org](mailto:planninginfo@wycokck.org)

**To:** Board of Zoning Appeals  
**From:** Planning and Urban Design Staff  
**Date:** February 13, 2022  
**Re:** **Appeal BOZA2022-068**

## GENERAL INFORMATION

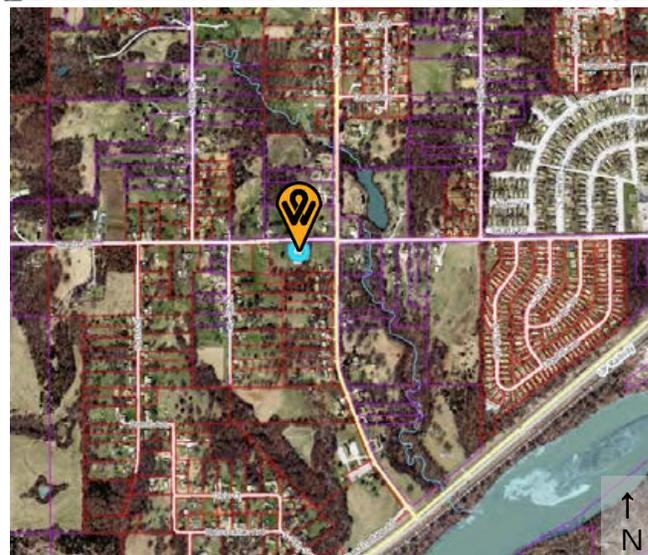
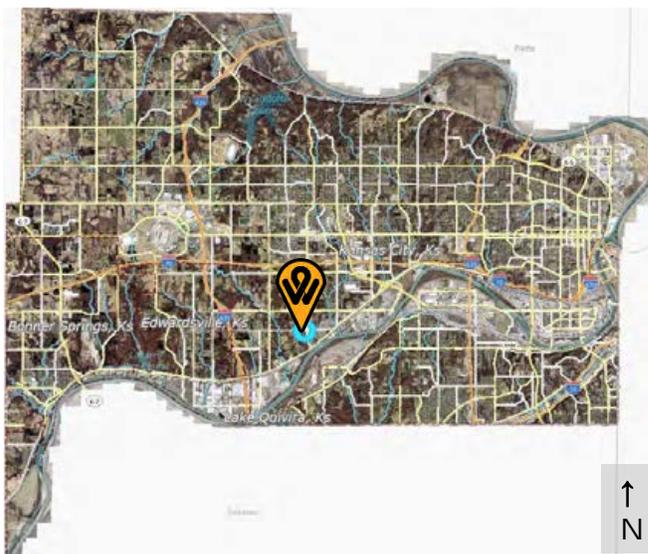
**Applicant:**  
Scott Brewer

**Status of Applicant:**  
Representative  
Great Plains Annual Conference of the  
United Methodist Church  
1207 Southwest Executive Drive  
Topeka, Kansas 66615

**Requested Actions:**  
Approval of variance requests.

**Date of Application:**  
November 28, 2022

**Purpose:**  
Variance 1: This appeal has been filed to grant a variance from the minimum size of a residential lot that abuts a major street. Section 27-280(f) states that a residential lot facing or receiving access onto a street designated as a major street must have a minimum lot size of five (5) acres. Lot 1, created by PLAT2022-043, receives access from Swartz Road, which is designated as a Collector Street per Section 27-763(f)(39).



**Purpose (cont.):** Variance 1 (cont.): Lot 2, created by PLAT2022-043, receives access from South 78<sup>th</sup> Street, which is designated as a Class A Thoroughfare per Section 27-763(c)(6). The appellant is requesting that Lot 1 be 3.41 acres and Lot 2 be 0.34 acre, a violation of 1.59 acres and 4.66 acres, respectively.

Variance 2: This appeal has been filed to grant a variance from the minimum frontage of a residential lot that abuts a major street. Section 27-280(f) states that a residential lot facing or receiving access onto a street designated as a major street must have a minimum frontage of 300 feet. Lot 2, created by PLAT2022-043, receives access from South 78<sup>th</sup> Street, which is designated as a Class A Thoroughfare per Section 27-763(c)(6). The appellant is requesting that Lot 2 have a frontage of 88.5 feet, a violation of 211.5 feet.

**Property Location:** 7819 Swartz Road & 1020 South 78<sup>th</sup> Street  
Kansas City, Kansas 66115

**Commission Districts:** Commissioner At-Large, District #2: Tom Burroughs  
District #6 Commissioner: Angela Markley

**Existing Zoning:** R-1 Single Family District

**Adjacent Zoning:**  
**North:** R-1 Single Family District  
**South:** R-1 Single Family District  
**East:** R-1 Single Family District  
**West:** R-1 Single Family District

**Adjacent Uses:**  
**North:** Single-family residences  
**South:** Single-family residences  
**East:** Single-family homestead  
**West:** Single-family residence

**Neighborhood Characteristics:** The subject property is within the Muncie-Story Point Statistical Neighborhood and is within the Grinter Neighborhood Group. The neighborhood marked by rolling hills leading to the Kansas River, and due in part to these hills the neighborhood has remained relatively rural and is limited to agricultural and single-family residential uses. There are some institution uses scattered throughout the neighborhood, including the church and cemeteries on the subject property.

<b>Total Tract Size:</b>	3.76 Acres 3.41 (Lot 1, 7819 Swartz Road) 0.35 (Lot 2, 1020 South 78 <sup>th</sup> Street)
<b>Master Plan Area:</b>	The subject property is within the City-Wide Master Plan.
<b>Master Plan Designation:</b>	The City-Wide Master Plan designates this property as Public/Semi-Public. The Public/Semi-Public Land Use District includes publicly owned or non-profit property. When these uses are sold, the UG should carefully consider alternative uses for redevelopment. Allowed uses include schools, publicly owned lands and buildings, places of worship, and other non-for-profit owned land and buildings. Discouraged uses within the Public/Semi-Public Land Use District include adult-oriented businesses, and night clubs and bars selling alcohol.
<b>Major Street Plan:</b>	The Major Street Plan designates Swartz Road as a Collector Street. The Major Street Plan designates South 78 <sup>th</sup> Street as a Class A Thoroughfare.
<b>Required Parking:</b>	Section 27-454(e) requires two (2) off-street parking spaces on the premises for each single-family dwelling, at least one of which shall be in a garage or carport. Section 27-668(a)(4) requires a place of worship to provide one (1) parking space for each six (6) seats or 9 linear feet of seating area. Lot 2, the parcel created for the existing single-family residence, has an attached garage that can accommodate at least one (1) vehicle and has a paved driveway that will have a driveway that can accommodate at least one (1) vehicle. Lot 1 is the parcel created for the existing place of worship, parking lot, and cemeteries. It is unclear how much seating is located within the vacant church, but there is an existing parking lot from when the church was operational and said parking lot will remain the same size after the platting process. Compliance with the parking minimum and ADA-compliant parking spaces will be reviewed before the church would be granted a Certificate of Occupancy. Therefore, Lot 1 is in compliance with Sections 27-454(e) and 27-676(a) and will maintain its current parking lot.
<b>Advertisement:</b>	<u>The Wyandotte Echo</u> – December 15, 2022 Letters to Property Owners – December 16, 2022

**Public Hearing:** February 13, 2023

**Public Support:** None to date.

**Public Opposition:** None to date.

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## **RELATED ENFORCEMENT AND ACTION ITEMS**

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### **Noise or Disturbance Complaints:**

1. The previous property owners have received no noise or disturbance complaints.
2. The current property owner has received no noise or disturbance complaints.

### **Building or Code Enforcement Complaints:**

1. The previous property owners have not received any building or code enforcement complaints.
2. The current property owner received a citation for a 14-day abatement for weeds on 8/27/2019 (19225-04273).

### **Outstanding or Related Permits and Cases:**

1. The previous property owners have no outstanding or related permits and cases.
2. The current property owner has no outstanding or related permits and cases.

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## **STATUTORY REQUIREMENTS/FACTORS TO BE CONSIDERED**

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- 1. The variance requested arises from such condition which is unique to the property in question, and which is not ordinarily found in the same zone or district; and which is not created by an action or actions of the property owner or the applicant.***

Variances 1-2: These variance requests have been filed to grant a variance from the lot size and frontage required for all newly created residentially zoned lots that access a major street. The newly created lots have existing, legally non-conforming development, which is a condition unique to the subject property. No additional development is planned. Merely subdividing the subject property in order to address the existing non-conformities is not considered an action of the property owner or applicant.

- 2. The granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.***

Variances 1-2: All variances requested represent a reconciliation between the existing development and the conditions thereby created, and the current requirements of the Zoning Code, which are triggered by the Preliminary and Final Plat of the subject property. The current church building was constructed in 1953; it is unclear when the single-family residence on site was constructed, but

it was likely constructed contemporary with or after the church. Therefore, these are conditions which have been in place for years. Not only have adjacent property owners had notice as to the uses, site layout, size, and density of the subject property, but there will be no changes to these aspects of the subject property. Therefore, granting the variances will not adversely affect the rights of adjacent property owners or residents.

**3. *The strict application of the provisions of the zoning ordinance of which variance is requested will constitute unnecessary hardship upon the property owner represented in the application.***

Variances 1-2: Strict application of the provisions of the zoning ordinance would prevent the subject property from being replatted and subdivided to allow for the church and residence to split into separate parcels. This is because the size and dimensions of the subject property simply do not meet the requirements of 27-280(f), regardless of any proposed subdivision. Therefore, strict application would prevent the residence to be sold and thus constitutes unnecessary hardship upon the property owner.

**4. *The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.***

Variances 1-2: All variances requested represent a reconciliation between the existing development and the conditions thereby created, and the current requirements of the Zoning Code, which are triggered by the Preliminary and Final Plat of the subject property. Not only has the greater community had notice as to the uses, site layout, size, and density of the subject property, but there will be no changes to these aspects of the subject property. Therefore, granting the variances will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.

**5. *The granting of the variance desired will not be opposed to the general spirit and intent of the zoning ordinance.***

Variances 1-2: The spirit and intent of Section 27-280(f) is to maintain the aesthetics of collector streets and the surrounding area, as well as to limit the number of access points to the collector street, thus addressing vehicular safety concerns. The subject property is an existing development and no additional access points to Swartz Road or to South 78<sup>th</sup> Street will be created. Therefore, there will be no changes to the aesthetics of the area nor any additions of access points that create more opportunities for vehicle crashes with pedestrians or other vehicles. Thus, the variances are not opposed to the general spirit and intent of the zoning ordinance.

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## **PREVIOUS ACTIONS**

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- PLAT2022-040, a Preliminary and Final Plat to separate a place of worship and a single-family residence.

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## **NEIGHBORHOOD MEETING**

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The applicant held a neighborhood meeting at 7819 Swartz Road on December 23, 2022. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

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## **KEY ISSUES**

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ADA-Compliant Parking Spaces  
Landscape Buffering  
Parking  
Proximity of Residential and Institutional Uses

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## **STAFF COMMENTS AND SUGGESTIONS**

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### **Planning and Urban Design Comments:**

#### **General**

1. A complaint preliminary plat must be provided in conjunction with the final plat. The preliminary plat requirements are listed under Section 27-215(e). The full requirements are listed under “Planning and Urban Design Comments: General” under the *Attachments* section of the corresponding PLAT2022-043 staff report.
2. Due to the vacant nature of the existing church, Grinter Chapel, it is unclear if Lot 1 comply with the current parking minimums. As the church is currently vacant but has an existing parking lot, any question of parking requirements would not arise until the property has been renovated and a certificate of Occupancy is requested. At the time of request for a Certificate of Occupancy, Applicant or their successor’s must provide a floor plan demonstrating the maximum amount of seating within the building.
3. The driveway apron at 1020 South 78<sup>th</sup> Street is in need of repair. The driveway apron must be fixed before the lot split can be reflected by the GeoSpatial Services Division.

### **Planning Engineering Comments:**

1. Items that require plan revision or additional documentation before engineering can recommend approval:
  - a. None
2. Items that are conditions of approval:

- a. None
3. Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
  - a. None

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## **STAFF RECOMMENDATION**

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Staff recommends that the Board of Zoning Appeals **APPROVE** Appeal **BOZA2022-068** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

1. **Due to the vacant nature of the existing church, Grinter Chapel, it is unclear if Lot 1 comply with the current parking minimums. As the church is currently vacant but has an existing parking lot, any question of parking requirements would not arise until the property has been renovated and a certificate of Occupancy is requested. At the time of request for a Certificate of Occupancy, Applicant or their successor's must provide a floor plan demonstrating the maximum amount of seating within the building;**
2. **The driveway apron at 1020 South 78th Street is in need of repair. The driveway apron must be fixed before the lot split can be reflected by the GeoSpatial Services Division;**
3. **All exterior lighting on the building must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street;**
4. **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the unified government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or [signpermits@wycokck.org](mailto:signpermits@wycokck.org) to begin this process;**
5. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
6. **A Right-of-Way Permit may be required. Applicant is required to contact the Public Works Department at (913) 573-5311 or by [info@wycokck.org](mailto:info@wycokck.org) to confirm if they need a right-of-way permit, and if so, must take it upon themselves to initiate the permit process accordingly;**
7. **Approval of this case by the Board of Zoning Appeals, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the exercise of variance(s) approved, or any portion thereof, do(es) not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located; and,**
8. **This Board of Zoning Appeals case is being heard in conjunction with PLAT2022-040. Any approval by the Board of Zoning Appeals of this case, and the conditions of approval contained herein, are contingent, and shall**

only go into effect, upon the approval of Petition PLAT2022-040 by the Unified Government City Planning Commission and upon any ordinance publications required by law.

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**ATTACHMENTS**

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Aerial Map  
Zoning Map  
Land Use Map  
Five Statutory Requirements Answered by Applicant  
Neighborhood Meeting Materials  
Preliminary & Final Plat of Grinter's Chapel  
Photographs of 7819 Swartz Road Provided by Applicant  
Photographs of 1020 South 78<sup>th</sup> Provided by Applicant  
Site Visit Photographs by Staff, Dated December 15, 2022

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**REVIEW OF INFORMATION AND SCHEDULE**

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<u>Action</u>	<u>Board of Zoning Appeals</u>
Public Hearing	
Variance	February 13, 2023

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**STAFF CONTACT:**    **Michael Farley**  
[mfarley@wycokck.org](mailto:mfarley@wycokck.org)

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**MOTIONS**

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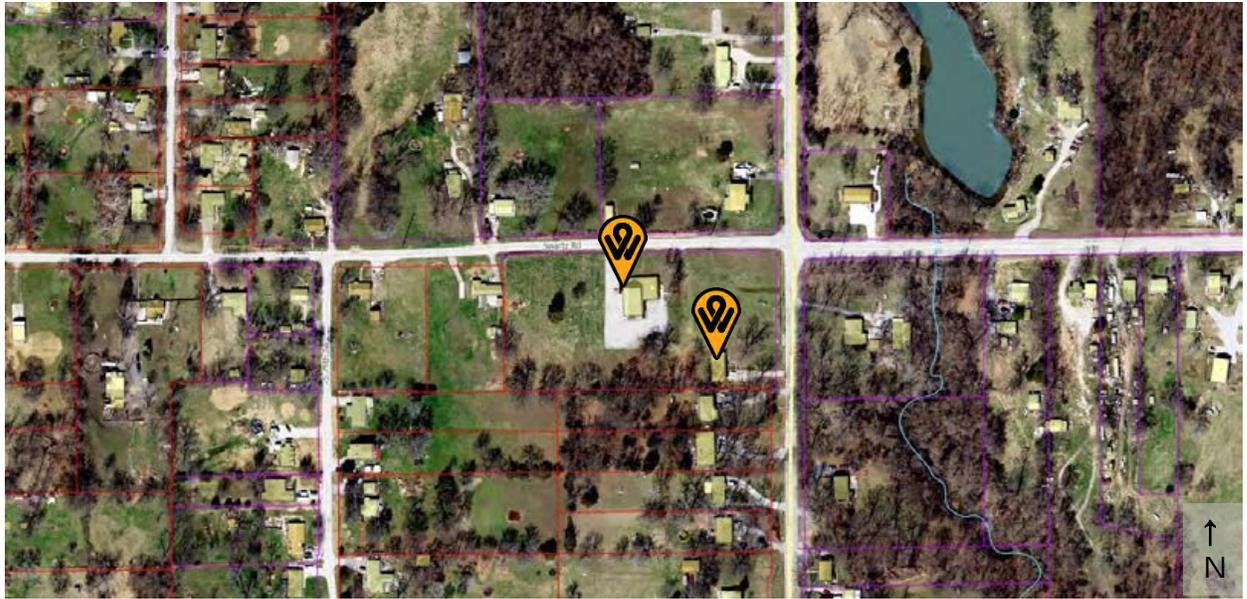
I move the Kansas City, Kansas Board of Zoning Appeals **APPROVE** Appeal **BOZA2022-068** as meeting all the requirements of the City code and being in the interest of the public health, safety and general welfare, subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas Board of Zoning Appeals:

1. \_\_\_\_\_
2. \_\_\_\_\_; AND
3. \_\_\_\_\_

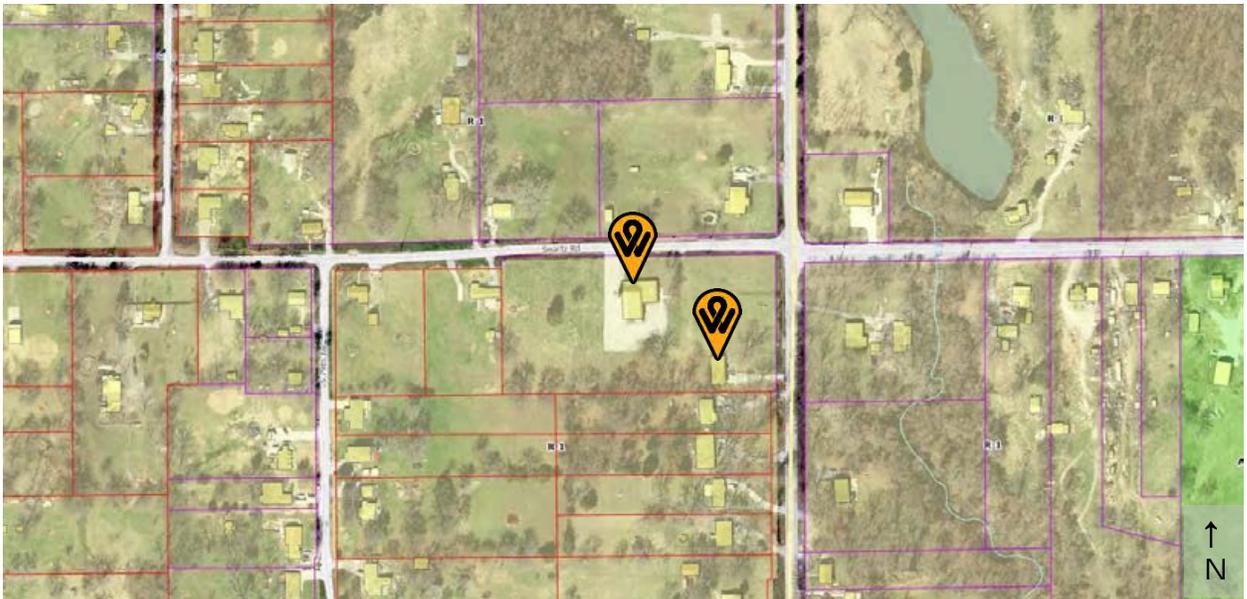
**OR**

I move the Kansas City, Kansas Board of Zoning Appeals **DENY** Appeal **BOZA2022-068**, as it is not in compliance with the City Code, as it will not promote the public health, safety and general welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

## AERIAL MAP



## ZONING MAP





## FIVE STATUTORY REQUIREMENTS ANSWERED BY THE APPLICANT

1. ***The variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and which is not created by an action or actions of the property owner or the applicant.***

The variance requested arises from a unique situation which is not normally found in R-1 property

and is not created by any action of the property owner or the applicant. Variance is requested as

entire Parcel is under 5 acres and is on a major street.

Parcel 930300 consists of (1) property on which is located a closed church;

(2) two adjoining church cemeteries; and

(3) occupied residential property (former church parsonage).

Because all 3 properties are in one Parcel, applicant requests Parcel 930300 be split into Lot 1

(closed church property and 2 adjoining church cemeteries) and Lot 2 (occupied residential on

S. 78th St.). The occupied residential property is no longer a church parsonage and needs to be

separated from the church properties.

2. ***The granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.***

The variance requested will not adversely affect the rights of adjacent property owners or residents.

Parcel 930300 consists of (1) property on which is located a closed church;

(2) two adjoining church cemeteries; and

(3) occupied residential property (former church parsonage).

Because all 3 properties are in one Parcel, applicant requests Parcel 930300 be split into Lot 1

(closed church property and 2 adjoining church cemeteries) and Lot 2 (occupied residential on

S. 78th St.). The change to be accomplished by the variance will only be to separate the occupied

residential property which is no longer a church parsonage from the other church properties. The

only residents - the tenants in the occupied residential property on S. 78th St. - are believed to support the requested variance.

## FIVE STATUTORY REQUIREMENTS ANSWERED BY THE APPLICANT, CONT.

- 3. *The strict application of the provisions of the zoning ordinance of which variance is requested will constitute unnecessary hardship upon the property owner represented in the application.***

The strict application of the provisions of the zoning ordinance of which variance is requested -

because the entire Parcel is under 5 acres and is on a major street - will constitute unnecessary

hardship. Splitting the Parcel into Lot 1 (closed church property with two adjoining church

cemeteries, on Swartz Rd.) and Lot 2 (occupied residential, on S. 78th St.) will enable proper

maintenance of the church properties together and separate marketing of the residential property

which is no longer church-related. Retaining all the properties as one Parcel will constitute an

unnecessary hardship as the residential property no longer used for church purposes cannot be put

back into the residential market for sale.

- 4. *The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.***

The variance requested will not adversely affect the public health, safety, morals, order,

convenience, prosperity, or general welfare. Splitting the Parcel into Lot 1 (closed church property

with two adjoining church cemeteries, on Swartz Rd.) and Lot 2 (occupied residential, on S. 78th St.)

will enable proper maintenance of the church properties together and separate marketing of the

residential property which is no longer church-related.

- 5. *The granting of the variance desired will not be opposed to the general spirit and intent of the zoning ordinance.***

The granting of the variance that is requested will not be opposed to the general spirit and intent

of the zoning ordinance of minimum lot area and minimum amount of frontage on a major street.

The variance requested is within the purpose of conserving the value of property in the city and

assuring that adequate light, air, convenience of access and safety from fire and other damages

is secured; that congestion of the public streets may be lessened or avoided; and that the public

health, safety, comfort, convenience, morals, and general welfare may otherwise be promoted in

accordance with a well-considered and comprehensive plan for the use and development and

redevelopment of all property throughout the city.

## NEIGHBORHOOD MEETING MATERIALS

December 9, 2022

**VIA FIRST CLASS MAIL**  
**AND CERTIFIED MAIL**

«First\_Name1» «Last\_Name1»  
«First\_Name2» «Last\_Name2»  
«Company\_Name»  
«Address\_Line\_1»  
«City» «State», «ZIP\_Code»

SUBJECT: Neighborhood Meeting for proposed Final Plat of Grinter's Chapel  
Friday, December 23, 2022 at 5:30 p.m. at 7819 Swartz Road, Kansas City, KS

Great Plains Annual Conference of The United Methodist Church, successor to Grinter Chapel United Methodist Church, has filed applications for Final Plat and for Variance with the Department of Urban Planning and Land Use # BOZA2022-068 and # PLAT2022-43. The purpose of this to:

- change the Final Plat (to split the parcel) and
- request for variance as the entire parcel is under 5 acres and is on a major street

The request is for a Final Plat of the Grinter's Chapel parcel at the following address: 7819 Swartz Road and 1020 S. 78<sup>th</sup> St., Kansas City, KS. The entire Grinter's Chapel Parcel #930300 currently consists of (1) property on which is located the closed church; (2) two adjoining church cemeteries; and (3) occupied residential property (former church parsonage). Because all 3 properties are in one Parcel, Great Plains is requesting that the Parcel be split into: (1) Lot 1: closed church property and two adjoining church cemeteries, and (2) Lot 2: occupied residential property on S. 78<sup>th</sup> St. It is necessary and practical to separate the occupied residential property from the church properties.

Great Plains is having a neighborhood meeting on Friday, December 23, 2022 at 5:30 p.m. at the following address: 7819 Swartz Road, Kansas City, Kansas 66111.

The purpose of this meeting is to explain the proposal and to answer any questions/concerns you may have.

We look forward to seeing you at the neighborhood meeting. If you are unable to attend but have questions or concerns, please contact me at the email address/phone number listed below.

Sincerely,

Patricia A. Reeder  
WONER, REEDER & GIRARD, P.A.  
[reeder@wrglaw.com](mailto:reeder@wrglaw.com)  
(785) 235-5330  
Attorney for Great Plains Annual Conference of  
The United Methodist Church

NEIGHBORHOOD MEETING MATERIALS, CONT.

**Neighborhood Meeting  
Sign-In Sheet**

Application Numbers: BOZA2022-068;  
PLAT2022-043

Date and Location: December 23, 2022 at 5:30 p.m.  
Grinter Chapel United Methodist Church  
7819 Swartz Road, Kansas City, Kansas 66111

<u>First Name &amp; Last Name</u>	<u>Address</u>
Scott Brewer, Great Plains Annual Conference of The United Methodist Church	1207 SW Executive Dr., Topeka, KS 66615
Patricia A. Reeder, attorney for Great Plains Annual Conference of The United Methodist Church	5611 SW Barrington Ct. So., Topeka, KS 66614

# NEIGHBORHOOD MEETING MATERIALS, CONT.

## **Neighborhood Meeting Minutes**

Application Numbers: BOZA2022-068;  
PLAT2022-043

Date and Location: December 23, 2022 at 5:30 p.m.  
Grinter Chapel United Methodist Church  
7819 Swartz Road, Kansas City, Kansas 66111

Names of people in attendance:

Scott Brewer, Treasurer and Director of Administrative Services  
of Applicant Great Plains Annual Conference of The United Methodist  
Church;

Patricia A. Reeder, attorney for Applicant Great Plains Annual Conference  
of The United Methodist Church.

There were no other appearances.

Introductions and Presentation by Applicant and team:

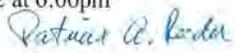
Great Plains' request is for a variance and Final Plat of the Grinter's Chapel parcel at the following address: 7819 Swartz Road and 1020 S. 78th St., Kansas City, KS. The entire Grinter's Chapel Parcel #930300 currently consists of (1) property on which is located the closed church; (2) two adjoining church cemeteries; and (3) occupied residential property (former church parsonage). Because all 3 properties are in one Parcel, Great Plains is requesting that the Parcel be split into: (1) Lot 1: closed church property and two adjoining church cemeteries, and (2) Lot 2: occupied residential property on S. 78th St. It is necessary and practical to separate the occupied residential property from the church properties.

Large visual of proposed Plat was posted and handout copies of the proposed Plat were available. Copies of the Variance Application and Final Plat Application were available.

Questions and answers:

1. Prior to the meeting, on 12/21/22, Dave Steinhauer, 1020 S. 78<sup>th</sup> St., telephoned Patricia A. Reeder, Applicant's attorney, and provided his comment as to the proposed variance and Final Plat that he wants the variance and Final Plat to happen as soon as possible. He requested that Applicant Great Plains pick up the real property tax notice from him.
2. Prior to the meeting, on 12/23/22, Sonya Perez Lund, 7855 Swartz Rd., emailed Patricia A. Reeder, Applicant's Attorney, regarding safety of the neighborhood, as to the empty closed church building, who monitors the building; regarding obtaining cemetery plots; and what are options for purchase of the church building; but Ms. Perez Lund indicated that she understood the neighborhood meeting is for the proposed variance and Final Plat and did not have specific questions or comments regarding the variance and Final Plat. Patricia A. Reeder responded by email to Ms. Perez Lund on 12/23/22, providing a copy of the proposed Final Plat, and advising that Applicant Great Plains owns the Parcel and again providing contact information.

Meeting adjourned at: December 23, 2022 at 6:00pm

Minutes taken by: Patricia A. Reeder   
Woner, Reeder & Girard, P.A.  
Attorney for Applicant Great Plains Annual Conference of  
The United Methodist Church

NEIGHBORHOOD MEETING MATERIALS, CONT.

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas )  
 ) SS:  
COUNTY OF Wyandotte )

Comes now Scott Brewer, Treasurer and Director of Administrative Services of Great Plains Annual Conference of The United Methodist Church, of lawful age, sound mind and upon his oath, states as follows:

1. That I am the petitioner for Petition # PLAT2022-043 and BOZA2022-068.
2. That I conducted a neighborhood meeting on December 23, 2022 at 5:30 p.m. at Grinter Chapel United Methodist Church, 7819 Swartz Road, Kansas City, Kansas 66111.
3. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Urban Planning and Land Use Department.

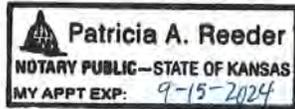
Further affiant saith not.



Affiant Scott Brewer  
Treasurer and Director of Administrative  
Services of Great Plains Annual Conference  
of The United Methodist Church

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 23<sup>rd</sup> day  
of December, 2022.

My commission expires Sept. 15 of \_\_\_\_\_, 2024.



  
Notary Public Patricia A. Reeder



# PRELIMINARY & FINAL PLAT OF GRINTER'S CHAPEL, CONT.

2023-12-14  
 11:23 AM  
 KANSAS RECORDS SYSTEM

## FINAL PLAT OF GRINTER'S CHAPEL

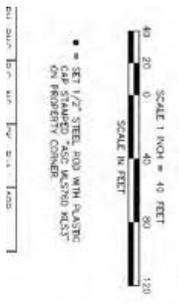
A SUBDIVISION OF GRINTER CHAPEL CEMETERY, GRINTER'S CHAPEL NEW CEMETERY AND PART OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 11 SOUTH, RANGE 24 EAST IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS

NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 11 SOUTH, RANGE 24 EAST, FOUND 1/2" STEEL ROD WITH PLASTIC CAP STAKED TO THE CORNER OF THE PLAT FROM LAND SURVEY RECORDS REPORT NO. 14280

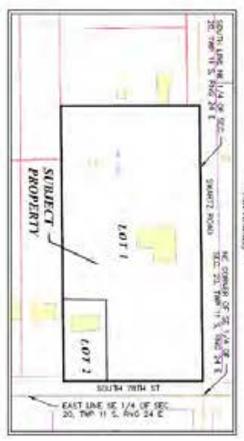


**IN WITNESS WHEREOF:**  
 THE UNDERSIGNED INSTRUMENT(S) HAS (HAVE) CAUSED THESE PRESENTS TO BE SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023.

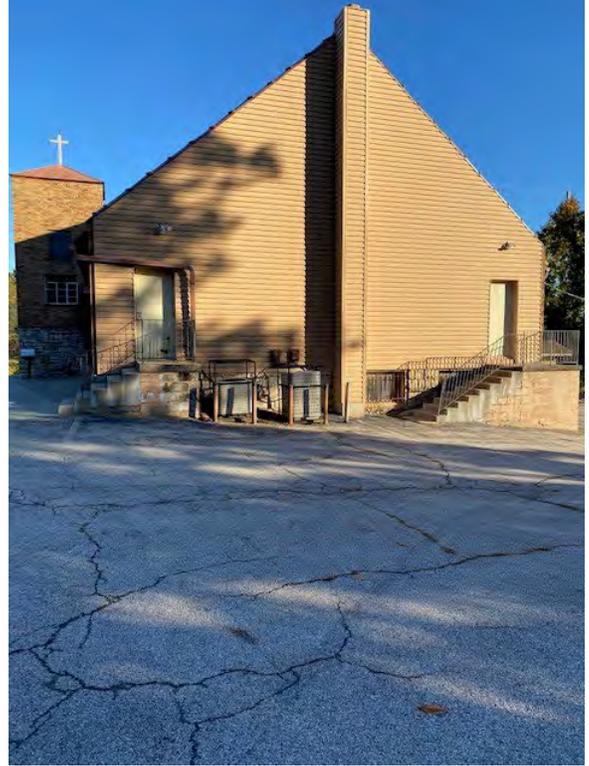
**NOTARY CERTIFICATION:**  
 I, \_\_\_\_\_, a Notary Public in and for the State of Kansas, do hereby certify that the foregoing is a true and correct copy of the original instrument as the same appears to me, and that the same was signed and acknowledged by the person or persons named therein on the day and at the place above stated.



NOTARY PUBLIC: \_\_\_\_\_  
 PRINTED NAME: \_\_\_\_\_



PHOTOGRAPHS OF 7819 SWARTZ ROAD PROVIDED BY APPLICANT



PHOTOGRAPHS OF 1020 SOUTH 78<sup>TH</sup> PROVIDED BY APPLICANT



SITE VISIT PHOTOGRAPHS BY STAFF, DATED DECEMBER 15, 2022



SITE VISIT PHOTOGRAPHS BY STAFF, DATED DECEMBER 15, 2022, CONT.

