



February 15, 2024

VIA EMAIL

City of Olathe
100 E Santa Fe St
Olathe, KS 66061

RE: Wavier Request to UDO 18.15.020.G.5.b – Rezoning Request RZ23-0003: Rezoning & Preliminary Plan for Oddo Olathe Apartments

To Whom It May Concern:

Pursuant to 18.40.240 this letter herein requests a waiver to UDO 18.15.020.G.5.b for the minimum of 20% clear glazing requirement for Building Style B Front Facade. This waiver request is to permit 15% glazing on Building Style B Front Facade.

The current pitched roof building design on the front façade has 15% clear glazing and consists primarily of the parking garages for the units, with the second story of the façade being apartment units. Due to the nature of being primarily garages on the first floor, we do not want to have increased glass for resident security, and how the pitched roofs interact on the different planes of the building allow for limited vertical wall area to actually put windows in.

Approval of the waiver for the 15% clear glazing will provide better security to resident garages. The front elevations of the building do not face any public roads or right of ways and are all internal to the site facing our own internal access drives, and the other 3 facades have an increased glazing amount over the 20% requirement to make up for the difference in these facades.

The approval of the reduced glazing is appropriate for the nature of the front façade being the main garage entry and really the “back” of the buildings as seen from outside the project and will help maintain a higher sense of security in the development with no negative impact on the surrounding properties and promotes the health, safety and welfare of the residents.

Henry C. Klover
President