CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

October 10, 2016

Belle Chase Development
P.O. Box 780789
Wichita, KS 67230

Steve Miller
605 S. St. Andrews
Wichita, KS 67230

RE: BZA2016-40 – City Administrative Adjustment to reduce the rear yard setback from 20 feet to 16 feet on property zoned SF-5 Single-Family Residential; generally located north of Harry and east of 127th Street East (1429 S. Alden)

Legal Description: Lot 8, Block 3, Bellechase 2nd Addition, Wichita, Sedgwick County, KS

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to reduce the rear yard setback from 20 feet to 16 feet to allow for the construction of a new single-family residence.

Section V-I.2.a of the Unified Zoning Code allows an Administrative Adjustment to reduce rear yard setbacks by up to 20%. We find that reducing the rear yard setback by 20% as proposed meets the four criteria required by Section V-1.6 as set out below:

1) Impact on safety and convenience of vehicular and pedestrian circulation: The building location should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity as right-of-way and driveways are not affected.

2) Impact on existing uses in surrounding areas: There will be no impact on the existing uses in surrounding areas as a result of the building location; sufficient separation between the buildings will be maintained, adequate street visibility is maintained for neighboring properties.

3) Compatibility with existing or permitted uses on abutting sites: The rear setback reduction for a new residence will be compatible with existing and permitted uses on abutting sites.

4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way. There should be no impact to the public health, safety or welfare nor will properties or improvements in the vicinity be materially injured.

Our signatures below indicate that a Zoning Adjustment to reduce the rear setback from 20 to 16 feet is hereby granted, subject to the following conditions:

1) The site shall be developed in general conformance with the approved site plan.

2) The adjustment shall apply only to the house as illustrated on the approved site plan. All other structures or additions on the subject property shall conform to the locations and setbacks permitted by the Unified Zoning Code unless a separate Zoning Adjustment or Variance is granted.

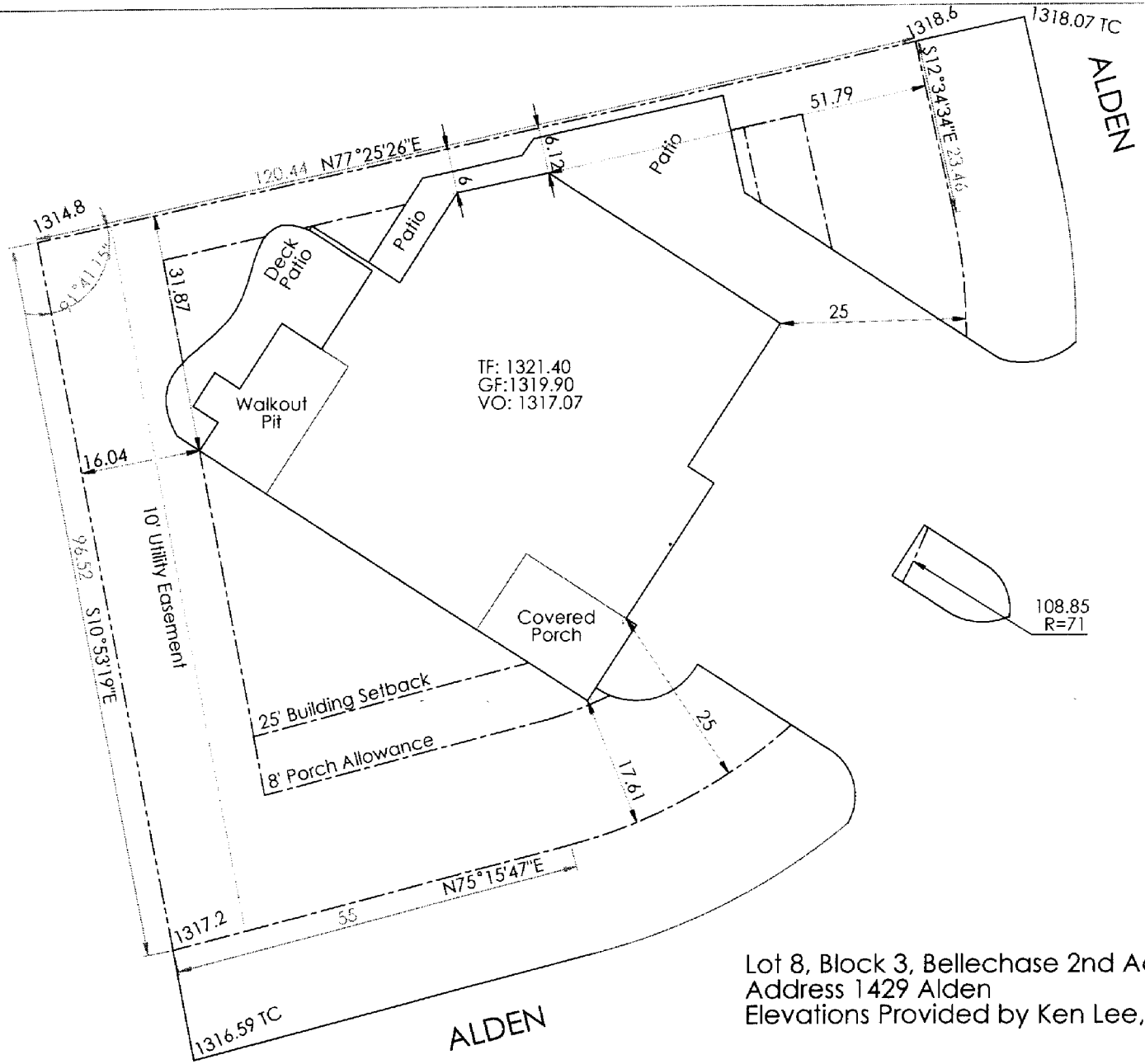
3) The applicant shall obtain a building permit and complete construction within one year of the Administrative Adjustment approval. The site shall conform to all codes including but not limited to building, health and fire.

4) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.

Dale Miller, Director
Metropolitan Area Planning Department

Kyle J. McLaren, Interim Director
Metropolitan Area Building and Construction Department

cc: Kyle J. McLaren, MABCD
J.R. Cox, MABCD
Pete Meitzner, CM District II
Laura Rainwater, Community Services Representative District II


1318.6
1318.07 TC
ALDEN
S12°34'34"E 23.46
51.79
120.44 N77°25'26"E
6.12
Patio
Patio
9
1314.8
91°41'15"
31.87
Deck
Patio
25
TF: 1321.40
GF:1319.90
VO: 1317.07
Walkout
Pit
16.04
10' Utility Easement
96.52 S10°53'19"E
108.85
R=71
Covered
Porch
25' Building Setback
8' Porch Allowance
25
17.61
N75°15'47"E
55
1317.2
1316.59 TC
ALDEN
N
Lot 8, Block 3, Bellechase 2nd Add
Address 1429 Alden
Elevations Provided by Ken Lee, PE
9-22-2016