CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

May 10, 2017

Mario Ponds
1514 E Donnell
Wichita, KS 67216

Baughman Company, P.A.
Attn: Russ Ewy
315 Ellis
Wichita, KS 67211

Re: **BZA2017-000020: Administrative Adjustment to reduce the interior and street side yard setbacks by 20% on property zoned SF-5 Single-Family Residential (SF-5).**

Legal Description: East 78 feet of Lot 12, Schrader Brothers 2nd Addition, Wichita, Sedgwick County, Kansas; generally located west of Hydraulic Avenue and south of Wassall Street (1526 E. Amsden Lane)

Dear Applicant,

We have reviewed your request for a Zoning Adjustment to reduce the interior side setback and the street side setback on the aforementioned property. From reviewing the application, we understand that you desire to reduce the interior side setback from 6-feet to 4.8-feet and reduce the street side setback from 15-feet to 12-feet.

Section V-I.2.a of the Unified Zoning Code ("UZC") allows reducing minimum interior and street yard setbacks (required by the property development standards of the zoning district) by up to 20 percent. These adjustments are permissible when the provisions of those sections and the Zoning Adjustment Criteria of Section V-I.6 are met. We find that the reduction of the setbacks as proposed meets the provisions of Section V-I.2.a and 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 location of the new house should have no impact on the safety and convenience of vehicular and pedestrian circulation in the right-of-way and there is no access to Greenwood Avenue.

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 new construction; street visibility will be unchanged for neighboring properties.

3) Compatibility with existing or permitted uses on abutting sites: Abutting sites are zoned to allow residential development and the interior side yard and street side yard setback reductions will not have a negative impact on existing or permitted uses.

4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way. There will be no negative impact on 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 interior and street yard side setbacks by 20% is hereby GRANTED, subject to the following conditions:

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

2) 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.

3) The setback reduction shall apply only to the interior side setback and street side setback as illustrated on the approved site plan. All other structures or additions on the subject property shall conform to the setbacks permitted by the Unified Zoning Code unless a separate Zoning Adjustment or Variance is granted.

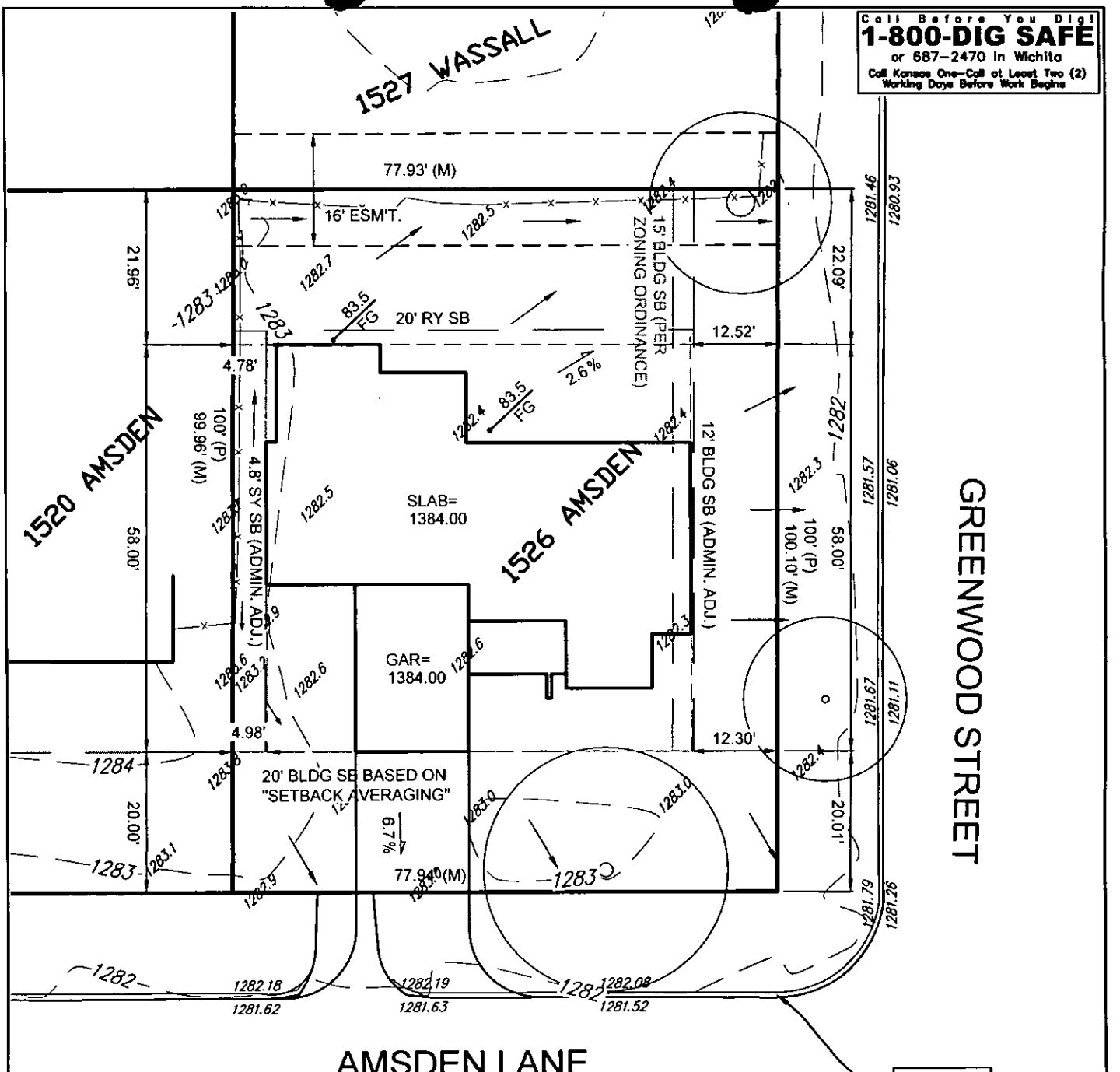
4) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment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

The "Development Application" sign should now be removed from the property.

Dale Miller, Director
Metropolitan Area Planning Department

Kortney D. Capello, Assistant Director
Metropolitan Area Building and Construction Department

cc: MABCD
James Clendenin, CM District III
Teia Wair, CSR District III



SITE PLAN

APPROVED 4/10/2017 BY

* Extra Deep Foundation May Be Required

General Notes:

1. Staking dimensions are shown for representation only.
2. This drawing does not represent a boundary survey or mortgage title inspection (MTI). Easements and setbacks shown have been taken from the recorded plat or other known sources. It shall be the Builder's responsibility to ensure that the final location of the house conforms to all applicable setbacks and easements.
3. Any changes in elevations shown on this plan must be approved by the Developer or his Authorized Representative.
4. The Builder or their subcontractor(s) shall contact the Engineer immediately with any discrepancies.

Legend:			
VO	View- Out	BF	Basement Floor
PVO	Partial View- Out	RC-TC	Roll Curb-Top of Curb
WO	Walk- Out	TC	Top of Curb
TF	Top of Foundation	FG	Finished Grade

LOT GRADING PLAN

1" = 20'

Location: 1526 E Amsden Lane

Prepared For: Mario Ponds
Phone: 303-5458

File Location: E:\GRADE\Schrader Bros 2nd\1526 Amsden (Russ).dwg

Drawn By: DML
Date Drawn: 4.25.2017
Project Number: 17-02-G021
Approved By:

Baughman
ENGINEERING | SURVEYING | PLANNING
LANDSCAPE ARCHITECTURE
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