



Wichita-Sedgwick County Metropolitan Area Planning Department

December 26, 2017

Barbara Porter & Linda K. Menefee
5655 Redgum Drive
Keller, TX 76244-6760

MKEC Engineering, Inc.
Attn: Brian Lindebak
411 N. Webb Rd
Wichita, KS 67206-2521

Re: BZA2017-00059: Administrative Adjustment to reduce the front setback by 20% on property zoned SF-5 Single-Family Residential.

Legal Description: Lot 18 Exc N 2 FT thereof and N 2 FT Lot 17, BLOCK 1, Estancia Addition, Wichita, Sedgwick County, Kansas; generally located northeast of 37th Street and N. Ridge Road (3826 N. Solano)

Dear Applicants,

We have reviewed your request for a Zoning Adjustment to reduce the front setback on the aforementioned property. From reviewing the application, we understand that you desire to reduce the front setback from 25-feet to 20-feet so that you may build a new residence on the lot as proposed in the attached site plan.

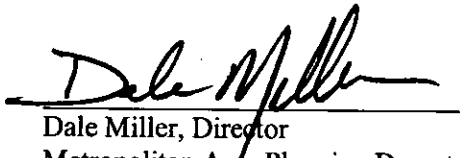
Section V-I.2.a of the Unified Zoning Code ("UZC") allows reducing minimum front setbacks (required by the property development standards of the zoning district) by up to 20 percent. These adjustments are permissible when the provisions of those sections and the Zoning Adjustment Criteria of Section V-I.6 are met. We find that the reduction of the front setback 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: Construction of a new residence 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 new construction; street visibility will be unchanged for neighboring properties.
- 3) Compatibility with existing or permitted uses on abutting sites: Abutting sites are zoned SF-5 Single-Family Residential which allows residential development. The front yard setback reduction 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.

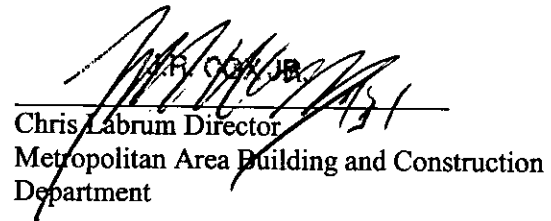
Our signatures below indicate that a Zoning Adjustment to reduce the front setback for the aforementioned property to 20-feet is hereby **GRANTED**, subject to the following conditions:

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

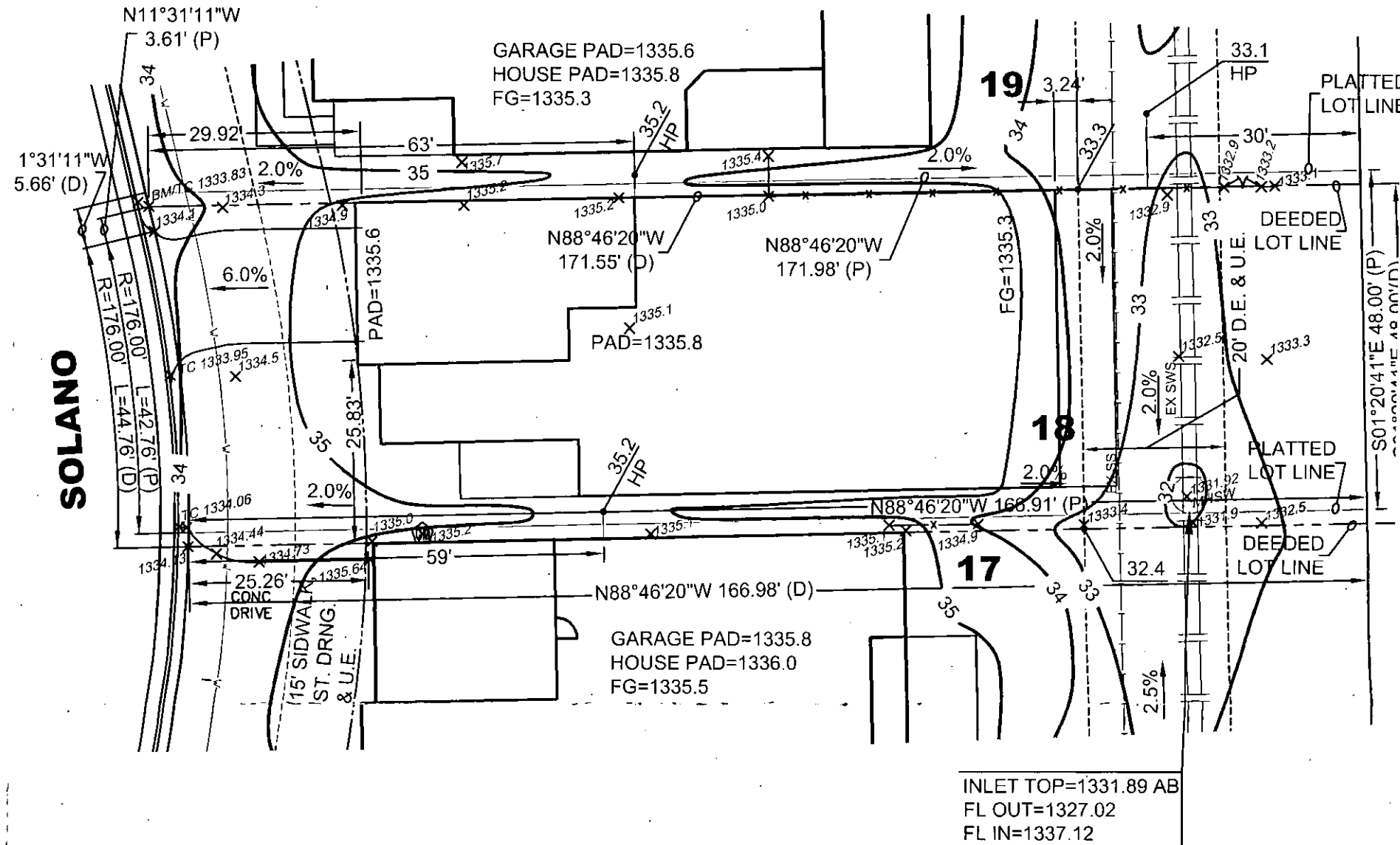


Chris Labrum, Director
Metropolitan Area Building and Construction
Department

cc: MABCD
Bryan Frye, CM District V
Laura Rainwater, Community Service Representative, District V

SITE PLAN

APPROVED 12/26/2017



DESCRIPTION OF NEW Lot 18, Block 1, Estancia Addition

NOTE:
DUE TO TIGHT GRADING CONDITIONS BETWEEN HOMES, AN EFFORT SHALL BE MADE TO TAKE ROOF DRAINAGE TOWARDS THE FRONT AND/OR BACK OF HOME. IF NOT POSSIBLE FROM ABOVE GROUND, DETAILED GRADING AND/OR SPECIAL MATERIALS MAY BE REQUIRED.

Lot 18, Block 1, Estancia Addition, an addition to Wichita, Sedgwick County, Kansas, EXCEPT the north 2.00 feet thereof, TOGETHER WITH The north 2.00 feet of Lot 17, said Block and addition.

GENERAL NOTES

- Builder shall provide retaining walls along property line for grade transitions when required to maintain proper slopes between houses.
- This drawing is provided for grading purposes only.
 - drawing does not represent a boundary or mortgage title inspection. Easement and Building Setback information shown is from the recorded plat unless otherwise indicated.
 - Utilities shown are for information only, and builder shall verify depths and locations prior to construction. Builder will be required to provide a minimum advance notice of seventy-two (72) hours to utility companies prior to starting any excavation as follows: Kansas One Call 1-800-344-7233 or 687-2470 (local Wichita)
- Care should be taken to protect existing sidewalk. Sidewalk may need to be removed and replaced due to damages from construction and/or to more gradually slope driveway from house to curb.

LEGEND

TF	TOP OF FOUNDATION	WO PIT	WALK-OUT/WALK-UP PIT
BF	BASEMENT FLOOR	ADD STEP	STEP FROM GARAGE TO TF
TC	TOP OF CURB	PAD	ELEV. @ GARAGE OPENING
FL	FLOW LINE	FG	FINISHED GROUND
HP	HIGH POINT	INL	INLET
VO	VIEW OUT	000.00	EXISTING ELEVATIONS
WO	WALK OUT	XX.X	PROPOSED ELEVATIONS
BSMT	BASEMENT	2.0%	FLOW ARROW & % SLOPE
TW	TOP OF WALL	---	DROP SIDING/BRICK LEDGE

BENCHMARK:		DISTANCE FROM HOUSE TO PROPERTY LINE	
M = Square Cut Top of Curb		FRONT	25.00'
Between Lots 18&19, Block 1.		REAR	
Elev. = 1333.83 NAVD 88		LEFT	
		RIGHT	

DATE	10-17-17
DATE	2-7-17
DATE	10-27-16
DATE	

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Wichita, KS • 316.684.9800

ESTANCIA LOT 18, BLOCK 1 (AS DEEDED)					
BUILDER: PERFECTION BUILDERS LLC					
PAD	1335.8	MINIMUM PAD	N/A	DRAWN BY:	ABW
SSWR FL	1319.9	BFE (MKEC)	1332.1	DESIGNED BY:	JTC
PAD - SSWR	15.9	DEV. DATUM	NGVD88	APPROVED BY:	GJA
				DATE:	DECEMBER
				SHEET NO.	1-18-E
					16333-6