



Wichita-Sedgwick County Metropolitan Area Planning Department

September 13, 2018

Quantum Financial LLC
Attn: John Wuthnow
810 N. Main
Wichita, KS 67203

Re: BZA2018-00056: Administrative Adjustment to adjust the north and south interior side yard building setbacks in TF-3 Two-Family Residential zoning.

Legal Description: Lot 15, Block 1, Orchard Park Addition, Wichita, Sedgwick County, KS (620 N. Baehr Street)

Dear Applicants,

We have reviewed your request for a Zoning Adjustment to reduce the north and south interior side yard setbacks to five (5) feet on the aforementioned property.

Section V-I.2.a of the Unified Zoning Code ("UZC") allows reducing minimum interior side setbacks (required by the property development standards of the zoning district) by up to 20 percent. This adjustment is 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 interior side yard 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: 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: Sites to the west, north, south and east are zoned SF-5 Single-Family Residential developed with single family dwellings. The 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 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 the proposed adjustment for the interior side yard setbacks for the aforementioned property in the TF-3 zoning district is hereby **GRANTED**, subject to the following conditions:

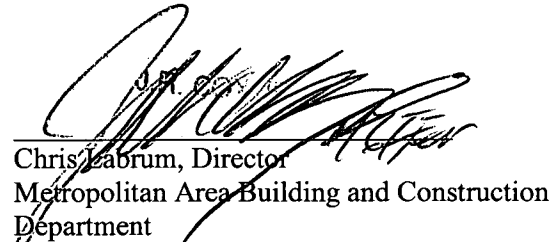
- 1) The site shall be developed in general conformance with the approved site plan.

- 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 reductions shall apply only to the interior side yard setbacks 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.
- 5) 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 Leabrum, Director
Metropolitan Area Building and Construction
Department

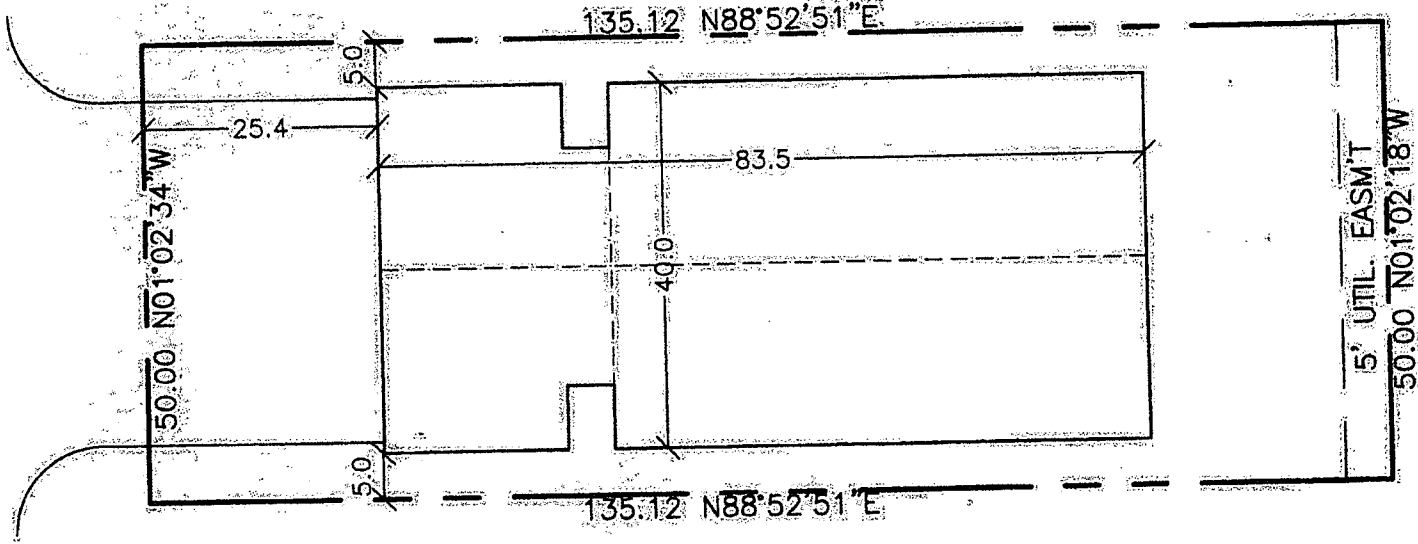
cc: MABCD
Cindy Claycomb, CM District VI
Brandon Findley, Community Service Representative, District VI

PLOT PLAN

BAEHR ST.

SITE PLAN

APPROVED 9/13/2015 BY *[Signature]*



SCALE 1"=20'

LEGAL DESC.— Lot 15, Blk 1, Orchard Park Add.
ADDRESS: 620 N Baehr

W.O. #39032

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