CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

April 26, 2019

James and Donna Reid
1846 N Denene
Wichita, KS 67212

MKEC Engineering, Inc.
Attn: Brian Lindebak
411 N. Webb Road
Wichita, KS 67206

Re: BZA2019-00020: Administrative Adjustment to reduce the front setback by 20% on property zoned SF-5 Single-Family Residential.

Legal Description: Lot 13, Block 4, Estancia Addition, an addition to Wichita, Sedgwick County, Kansas, TOGETHER WITH, A portion of Reserve O, said Estancia Addition, being described as follows: BEGINNING at the northwest corner of Lot 13, Block 4, said addition, being coincident with the east line of said Reserve O; thence along the common line to said Reserve O and said Lot 13, on a platted bearing of S01°13'40"E, 188.00 feet to the southwest corner of said Lot 13 being coincident with the southeast corner of said Reserve O being a point on a curve to the left; said curve having radius of 816.00 feet, a central angle of 0°08'43", a chord bearing of S73°43'40"W, a chord distance of 2.07 feet; thence along said south line and along said curve to the left 2.07 feet; thence parallel with and 2.00 feet west of the east line of said Reserve O, N01°13'40"W, 188.54 feet to the extended north line of said Lot 13; thence along said extended north line, N88°46'20"E, 2.00 feet to the POINT OF BEGINNING. CONTAINING 10,874 square feet of land, more or less.

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.

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 which allows residential development and 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.

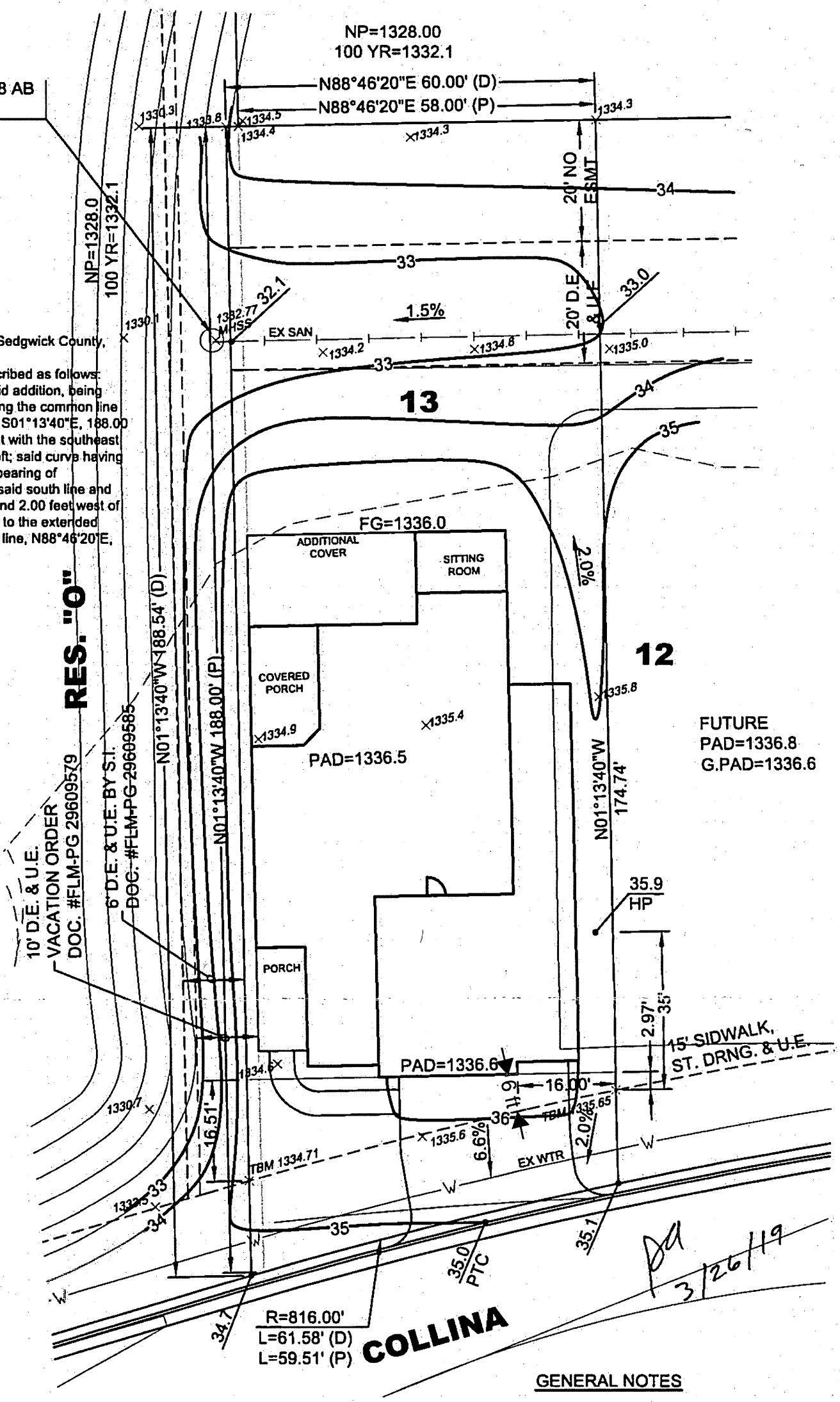
4) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment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

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

Kathy L Morgan for
Dale Miller, Director
Metropolitan Area Planning Department

J.R. DOZIER 3/7/07
Chris Labrum, Director
Metropolitan Area Building and Construction Department

cc: MABCD
Bryan Frye, CM District V
Maddy Campbell, Community Service Representative, District V



DESCRIPTION OF
Deed all of Lot 13 and part of Reserve O
to Lot 13, Block 2, Estancia Addition

Lot 13, Block 4, Estancia Addition, an addition to Wichita, Sedgwick County, Kansas, TOGETHER WITH,
A portion of Reserve O, said Estancia Addition, being described as follows: BEGINNING at the northwest corner of Lot 13, Block 4, said addition, being coincident with the east line of said Reserve O; thence along the common line to said Reserve O and said Lot 13, on a platted bearing of S01°13'40"E, 188.00 feet to the southwest corner of said Lot 13 being coincident with the southeast corner of said Reserve O being a point on a curve to the left; said curve having radius of 816.00 feet, a central angle of 0°08'43", a chord bearing of S73°43'40"W, a chord distance of 2.07 feet; thence along said south line and along said curve to the left 2.07 feet; thence parallel with and 2.00 feet west of the east line of said Reserve O, N01°13'40"W, 188.54 feet to the extended north line of said Lot 13; thence along said extended north line, N88°46'20"E, 2.00 feet to the POINT OF BEGINNING.

CONTAINING 10,874 square feet of land, more or less.

SITE PLAN
APPROVED 4/26/19 RLMorga

NOTES:
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.

*21' FRONT SETBACK THROUGH ADMINISTRATIVE ADJUSTMENTS

DA 3/26/19

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

N

0 10 20

GENERAL NOTES

1. Builder shall provide retaining walls along property line for grade transitions when required to maintain proper slopes between houses.
2. 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).
3. 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.

TEMPORARY BENCHMARK:
TBM = Top of Rebar On West property line 15' North of Southwest corner. Elev. = 1334.71 NAVD 88
TBM = Top of Rebar On East property line 15' North of Southeast corner. Elev. = 1335.64 NAVD 88

DISTANCE FROM HOUSE TO PROPERTY LINE	
FRONT	*21.0'
REAR	62.06'
LEFT	2.04'
RIGHT	6.00'

REVISION	DATE
SHIFT FORWARD ADMIN. ADJUST.	3-22-19
LOWER PAD & BACKYARD GRADING	3-19-19
ISSUED 1-3-15	1-3-19

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MKEC
Wichita, KS • 316.684.9600

ESTANCIA
LOT 13, BLOCK 4 (AS DEEDED)

BUILDER: PERFECTION BUILDERS LLC

PAD	1336.5	MINIMUM PAD	1334.1	DRAWN BY:	DM	DATE:	DECEMBER 2018
SSWR FL	1329.0	BFE ( )	1332.1	DESIGNED BY:	JTC	SHEET NO.	4-13-ES
PAD - SSWR	7.5'	DEV. DATUM	NAVD88	APPROVED BY:	GJA		18333-60

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