



File Copy

Wichita-Sedgwick County Metropolitan Area Planning Department

December 16, 2019

Sandcrest, LLC
Attn: Jay Russell
P.O. Box 75337
Wichita, KS 67275-0337

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

Re: BZA2019-00054: Administrative Adjustment to reduce the interior side setback by approximately 17% on property zoned SF-5 Single-Family Residential.

Legal Description: Lot 22, Block B, Sandercrest Addition, Wichita, Sedgwick County, Kansas, 4900 block W. Wavecrest Circle

Dear Applicants,

We have reviewed your request for a Zoning Adjustment to reduce the side yard setback (north property line) on the aforementioned property from six-feet to five-feet (approximately 17%). From reviewing the application, we understand that you desire to reduce the side setback from six-feet to five-feet so that you may build a new residence.

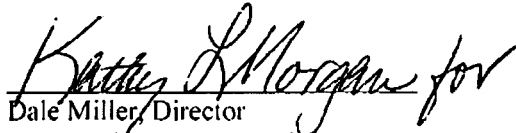
Section V-1.2.a of the Unified Zoning Code ("UZC") allows reducing minimum side setbacks (required by the property development standards of the zoning district) by up to 20 percent. These adjustments are permissible when the provisions of those sections and the Zoning Adjustment Criteria of Section V-1.6 are met. We find that the reduction of the front setback as proposed meets the provisions of Section V-1.2.a and the four criteria required by Section V-1.6 as set out below:

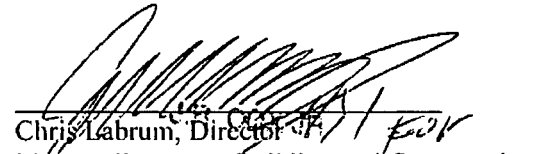
- 1) Impact on safety and convenience of vehicular and pedestrian circulation: Reduction of the interior side yard for construction of a new residence should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity as right-of-way and driveways are not affected.
- 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 on large lots which allows residential development. The side 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 interior side setback for the aforementioned property to 5-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 side yard 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, Council Member, District V
Cory Buchta, CSR, District V

Call Before You Dig!
1-800-DIG SAFE
or 687-2470 In Wichita
Call Kansas One-Call at Least Two (2)
Working Days Before Work Begins

BZA 2019-54

Wavecrest Cir.

SITE PLAN

APPROVED 12-16-19 *[Signature]*

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

Layout Exhibit	
Revisions:	
Location:	Lot 22 Block B Sandcrest Addition
Prepared For:	Craig Sharp Homes
File Location:	E:\GRADE\Sandcrest\Lot 22 Bldg B.dwg
Datum of Drawing:	NAVD88

Drawn By:
KHS
Date Drawn:
Nov. 18, 2019
Project Number:
19-11-G063
Approved By:

Baughman
ENGINEERING | SURVEYING | PLANNING
LANDSCAPE ARCHITECTURE
Baughman Company, P.A.
315 Ellis Wichita, KS 67211
P316-262-7271 F316-262-0149

