File Copy

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

December 4, 2019

Michael A. Boyd
3213 W. 101st Street North
Valley Center, KS 67147

Re: BZA2019-47: County Administrative Adjustment to centerline road setback from 85 feet to 68 feet for an accessory garage on property zoned RR Rural Residential

Legal Description: W 215 FT NW1/4 NE1/4 EXC N 50 FT FOR RD. SEC 24-25-1W, SEDGWICK COUNTY, KS; generally located on the South side of West 101st Street North and within one half mile West of North 24th Street West (3213 W 101st St N.)

Dear Applicant:

We have reviewed your request for a Zoning Adjustment for a 20% reduction of the front building setback from 85 feet to 68 feet on 5.96 acres zoned RR Rural Residential.

Sec. V-I.2.a of the Unified Zoning Code allows a Zoning Adjustment permits the reduction of the front building setback by up to 20%. We find that reducing the front building setback from 85-feet to 68-feet on your property meets the four conditions required by Sec. V-1.6 of the Unified Zoning Code as set out below:

1) Impact on safety and convenience of vehicular and pedestrian circulation: This request is to reduce the front building setback on a county arterial road from 85 feet to 68 feet on the front property line on 5.96 acres. Public vehicular and pedestrian circulation will not be affected and the structure will not interfere with traffic circulation patterns.

2) Impact on existing uses in surrounding areas: There should be no negative impact on the existing uses in surrounding areas as a result of the structure being placed in front of the house 68 feet from the center line of a county section line road.

3) Compatibility with existing or permitted uses on abutting sites: Reducing the front building setback by 20% from 85-feet to 68-feet is within allowable adjustments and should not detract from the existing or permitted uses on abutting sites. Properties to the west and south are zoned RR Rural Residential and are agricultural land. Property to the north and east is zoned RR and developed with a single-family residence.

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 permit an accessory structure to be placed in front of the principal structure and reduce the front setback by 20% for the aforementioned property is hereby GRANTED, subject to the following conditions:

1) The 20% reduction of the front setback shall apply only to the proposed accessory structure illustrated on the approved site plan. All other structures or additions on the subject property shall conform to the development standards of the Unified Zoning Code unless a separate Zoning Adjustment or Variance is granted.

2) 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
Jim Weber, Sedgwick County Public Works
Lacey Cruse, BoCC District 4

My Map

3213 W. 101 ST. N.
[redacted] CENTER, KS. 67147

N

STRUCTURE [redacted]
30' x 42'

* GREATER THAN 20'



Geographic Information Services
Sedgwick County... working for you

Geographic Information Services
Division of Information & Operations
www.sedgwickcounty.org/gis
525 N. Main, Suite 212, Wichita, KS 67203
Tel: 316.660.9290 Fax: 316.262.1174

Thu Nov 7 15:22:00 GMT-0600 2019

DISCLAIMER: It is understood that, while Sedgwick County Geographic Information Services (SCGIS), City of Wichit GIS, (for purposes of the road centerline file), participating agencies, and information suppliers, have no indication or reason to believe that there are inaccuracies in information provided, SCGIS, its suppliers make no representations of any kind, including, but not limited to, warranties of merchantability or fitness for a particular use, nor are any such warranties to be implied with respect to the information, data or service furnished herein. In no event shall the Data Providers become liable to users of these data, or any other party, for any loss or damages, consequential or otherwis including but not limited to time, money, or goodwill, arising from the use, operation or modification of the data. In usin these data, users further agrees to indemnify, defend, and hold harmless the Data Providers for any and all liability of any nature arising out of or resulting from the lack of accuracy or correctness of the data, or the use of the data. No person shall sell, give or receive for the purpose of selling or offering for sale, any portion of the information provided herein.