Wichita-Sedgwick County Metropolitan Area Planning Department

February 19, 2021

Bradley & Jessika Baes
6141 South 159th Street East
Rose Hill, KS 67133

Re: **BZA2021-07: County Administrative Adjustment to reduce the centerline road front building setback from 85-feet to 77-feet on property zoned RR Rural Residential**

Legal Description: NE1/4 SE1/4 EXC W 500 FT THEREOF & EXC S 70 FT THEREOF SEC 25-28-2E, SEDGWICK COUNTY, KS; generally located one-third mile north of East 63rd Street South on the west side of South 159th Street East (6141 South 159th Street East)

Dear Applicant:

We have reviewed your request for a Zoning Adjustment to allow an approximate 10% reduction of the centerline road front building setback from 85 feet to 77 feet on 23.8 acres zoned RR Rural Residential.

Sec. V-I.2.a of the Unified Zoning Code allows a Zoning Adjustment permits the reduction of the centerline road front building setback by up to 10%. We find that reducing the centerline road front building setback from 85-feet to 77-feet on your property meets the four conditions required by Sec. V-I.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 centerline road front building setback on a county arterial road from 85-feet to 77-feet on the front property line on 23.8 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 10% front from 85-feet to 77- feet from the center line of a county section line road.

3) Compatibility with existing or permitted uses on abutting sites: Reducing the centerline road front building setback by 10% from 85-feet to 77-feet is within allowable adjustments and should not detract from the existing or permitted uses on abutting sites.

Properties to the north, west, and south are zoned RR Rural Residential and are single-family residential and agricultural land. Property to the east is located in Butler County.

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 centerline road front building setback by 10% from 85-feet to 77-feet for the aforementioned property is hereby GRANTED, subject to the following conditions:

1) The 10% reduction of the centerline road front setback shall apply only to the encroachment of 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.

Scott Wadle, Director
Metropolitan Area Planning Department

Chris Labrum, Director
Metropolitan Area Building and Construction Department

cc: MABCD
Jim Weber, Sedgwick County Public Works
Jim Howell, BoCC District 5

LEGAL DECRIPTION

THE NORTHEAST QUARTER OF THE SOUTHEAST QUESTER OF SECTION 25, TOWNSHIP 28 SOUTH, RANGE 2 EAST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS, EXCEPT THE WEST 500 FEET THEREOF AND EXCEPT THE SOUTH 70 FEET THEREOF.

NOTE:
LEGAL DESCRIPTION FILED AT THE SEDGWICK COUNTY REGISTER OF DEEDS
(DOC. #/ FLM-PG: 28833463)

VICINITY MAP

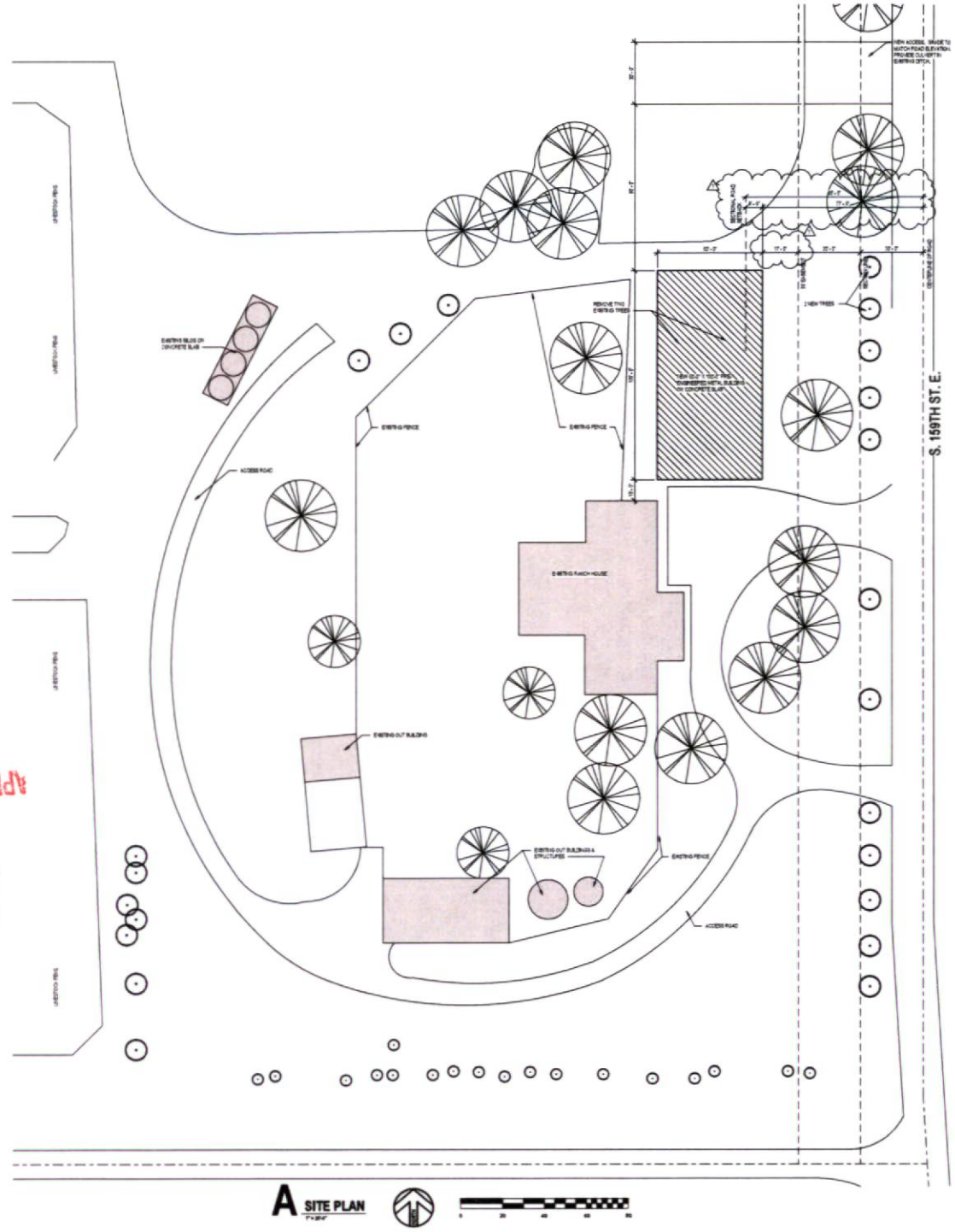


DESCRIPTION OF USE

(2) x 100' PREENGINEERED BUILDING WILL BE USED FOR AGRICULTURAL EQUIPMENT STORAGE

APPROVED BY

SITE PLAN



A SITE PLAN

PRINTS ISSUED

DATE	PURPOSE	NO.
02/01/2021	REVISION 1	1

AGRICULTURAL BUILDING
6141 EAST 159TH STREET
WICHITA, KS

CONSTRUCTION CONSULTANTS

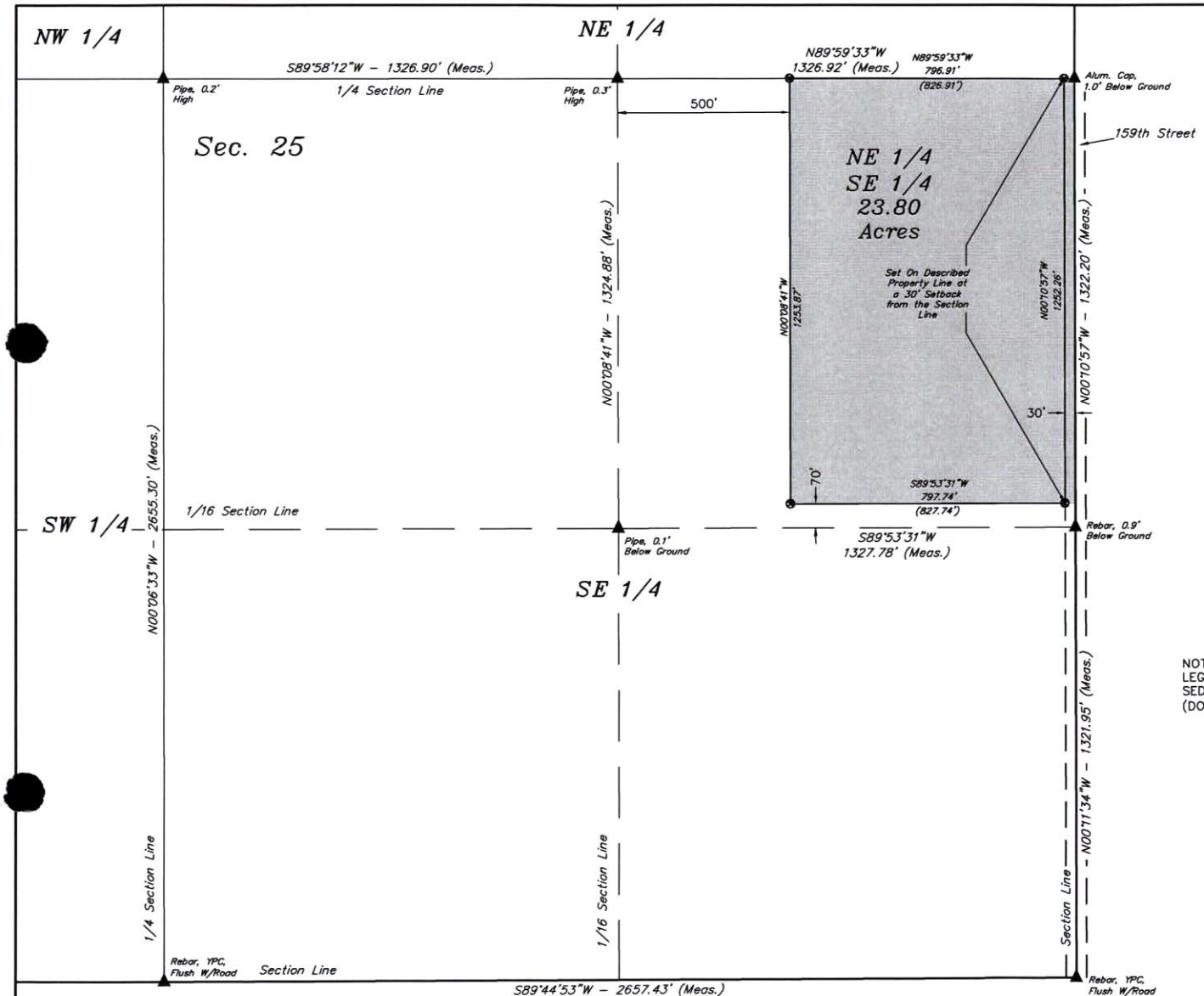
T 316.304.2412

CONTACT:
DRAWN: Author
CHECKED: Checker

PROJECT NUMBER: 201201

SHEET TITLE: 1ST FLOOR PLAN

SHEET NUMBER: SA1.01



▲ = SECTION CORNERS LOCATED.
⊗ = SET 5/8" REBAR AND 2" ALUM. CAP LS 1451

BRADLEY A. BAES

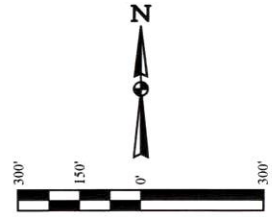
PROPERTY BOUNDARY

(FOR NE 1/4 SE 1/4 SEC. 25)

LOCATED IN
SECTION 25, T28S, R2E, 6th P.M.
SEDGWICK COUNTY, KANSAS

BASIS OF BEARINGS

BASIS OF BEARINGS IS THE EAST LINE OF THE NE 1/4 SE 1/4 BEING RELATIVE TO TRUE NORTH



NE 1/4 SE 1/4 LEGAL DESCRIPTION (WRITTEN BY OTHERS)

THE NORTHEAST QUARTER OF THE SOUTHEAST QUESTER OF SECTION 25, TOWNSHIP 28 SOUTH, RANGE 2 EASDT OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS, EXCEPT THE WEST 500 FEET THEREOF AND EXCEPT THE SOUTH 70 FEET THEREOF.

NOTE:
LEGAL DESCRIPTION FILED AT THE SEDGWICK COUNTY REGISTER OF DEEDS (DOC.#/FLM–PG: 28833463)

CERTIFICATE:

THIS IS TO CERTIFY THAT THE ABOVE PLAT WAS PREPARED FROM FIELD NOTES OF ACTUAL SURVEYS MADE BY ME OR UNDER MY SUPERVISION AND THAT THE SAME ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JUSTIN L. SARAGUSA — 1427 — REGISTERED LAND SURVEYOR

REGISTRATION NO. LS-1427

STATE OF KANSAS — 07-29-15

UELS, LLC
Corporate Office * 85 South 200 East
Vernal, UT 84078 * (435) 789-1017

UINTAH ENGINEERING & LAND SURVEYING

SURVEYED BY: J.P.		SURVEY DATE: 07-22-15
DRAWN BY: S.F.		DATE DRAWN: 07-23-15
SCALE: 1" = 300'	FILE: 59914	REVISED: 00-00-00

PROPERTY BOUNDARY