



**Wichita-Sedgwick County Metropolitan Area Planning Department**

February 19, 2021

Bradley & Jessika Baes  
6141 South 159<sup>th</sup> 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 63<sup>rd</sup> Street South on the west side of South 159<sup>th</sup> Street East (6141 South 159<sup>th</sup> 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.



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Scott Wadle, Director  
Metropolitan Area Planning Department



J.R. CEEK JR.

\_\_\_\_\_  
Chris Labrum, Director  
Metropolitan Area Building and Construction  
Department

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



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 QUARTER 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-PC: 28833463)



CERTIFICATE  
THIS IS TO CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY  
OF THE ORIGINAL SURVEY MADE BY ME AND THAT THE SAME ARE TRUE AND  
CORRECT AND I AM NOT AWARE OF ANY OTHER SURVEY MADE BY ME  
AND THAT THE SAME ARE TRUE AND CORRECT AND I AM NOT AWARE OF ANY  
OTHER SURVEY MADE BY ME AND THAT THE SAME ARE TRUE AND CORRECT  
KNOWLEDGE AND BELIEF

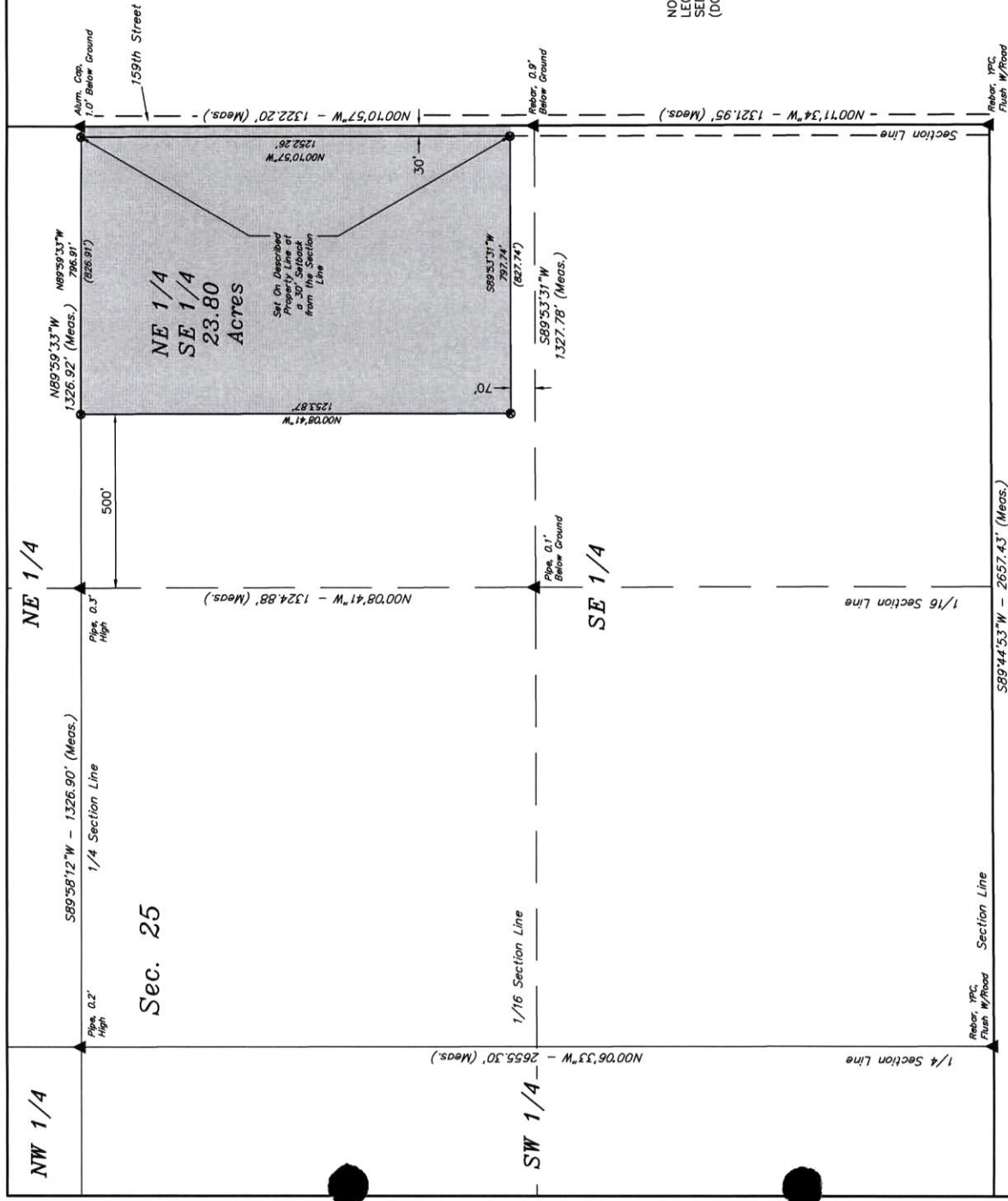
REGISTERED PROFESSIONAL SURVEYOR  
STATE OF KANSAS  
NO. 1451



UELS, LLC  
Corporate Office • 88 South 200 East  
Vernal, UT 84078 • (435) 789-1017

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

**PROPERTY BOUNDARY**



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