



Wichita-Sedgwick County Metropolitan Area Planning Department

December 17, 2020

DOA Companies, LLC
Attn: Thane Nelson
7540 W. Northwind, Ste. 300
Wichita, KS 67205-2597

Re: BZA2020-00061: Administrative Adjustment to reduce the rear yard setback from 20-feet to 16-feet on property zoned SF-5 Single-Family Residential.

Legal Description: Lot 4, Block 5, Arbor Lakes Estates, Sedgwick County, Kansas; generally located one-half mile east of South 143rd Street East and one block south of East Harry Street (northwest corner of Arbor Lakes Street and Sweetgum Street)

Dear Applicant,

We have reviewed your request for a Zoning Adjustment to reduce the rear yard setback on the aforementioned property to build a new residence. From reviewing the application, we understand that you require a reduction in the rear setback to accommodate the structure on the lot.

Section V-I.2.a of the Unified Zoning Code ("UZC") allows reducing minimum rear yard setback by up to 20% as required by the property development standards of the zoning district. This adjustment is 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 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:

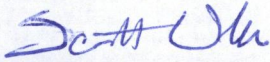
- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The location of the proposed rear yard setback reduction will have no impact on the safety and convenience of vehicular and pedestrian circulation in the right-of-way.
- 2) Impact on existing uses in surrounding areas: There will be no impact on the existing uses in surrounding areas and 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 and are developed with single-family residences. The reduction of the rear yard setback 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 rear yard setback by 20 % from 20-feet to 16-feet is hereby GRANTED, subject to the following conditions:

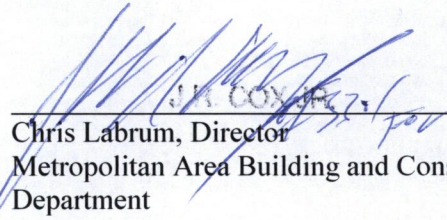
- 1) The site shall be developed in general conformance with the approved site plan.

- 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 rear yard setback for the new dwelling 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.



Scott Wadle, Director
Metropolitan Area Planning Department

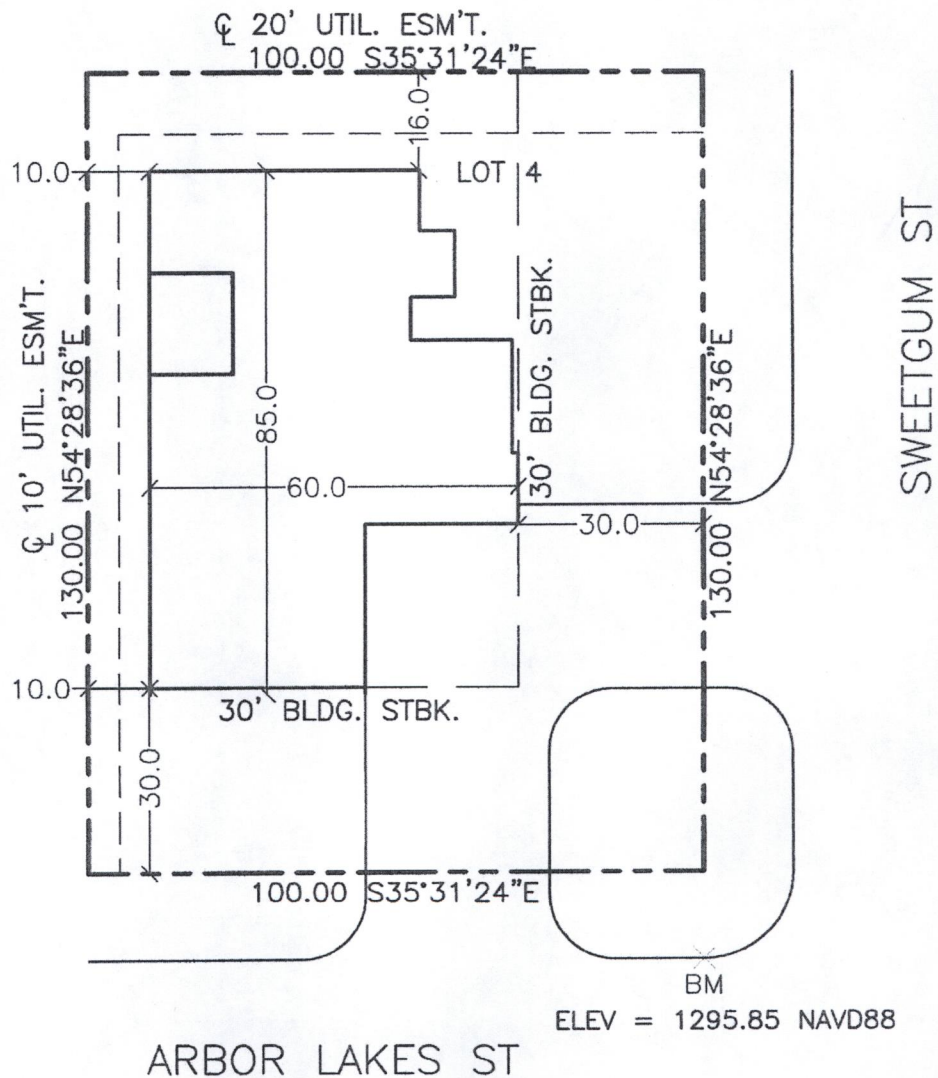

Chris Labrum, Director
Metropolitan Area Building and Construction
Department

cc: MABCD
Becky Tuttle, CM District II
Cory Buchta, CSR District II

SITE PLAN

APPROVED

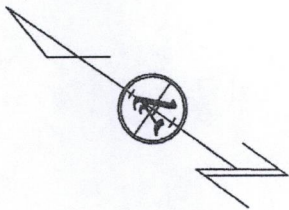
14/17/2020 Emma



BM

ELEV = 1295.85 NAVD88

ARBOR LAKES ST



LEGAL DESC.- Lot 4, Blk 5, Arbor Lakes Estates to Sedgwick County, KS
ADDRESS: TBD Arbor Lakes St

W.O. #40544

ARMSTRONG LAND SURVEY, P.A.
1601 E. Harry St. ph. (316) 283-0082
WICHITA, KS. 67211 donn@armstrongsurvey.com

