Wichita-Sedgwick County Metropolitan Area Planning Department

July 28, 2021

Marsha M. Haag & Billy Graf
1612 North West Lynn Avenue
Wichita, KS, 67212

Ref: **CON2021-00021:** City Conditional Use to allow an Accessory Apartment on SF-5 Single-Family Residential zoned property generally located a ¼-mile west of North West Street, a ¼-mile north of West 13th Street North and northwest of the West Ott Street – North West Lynn Avenue intersection (1612 North West Lynn Avenue – District VI)

Marsha & Billy,

CON2021-00021 was approved at the Wichita City Council meeting on Thursday July 6, 2021 with the following conditions:

(1) The applicant shall provide a new site plan with dimensions that better depicts the size and location of the accessory apartment.
(2) The accessory apartment shall comply with The Wichita-Sedgwick County Unified Zoning Code, specifically Art. III.Sec.III-D.6.a.
(3) The accessory apartment shall not be rented out to a person or persons who would occupy it for a period of less than one week at a time; see attached recorded, July 14, 2021, Restrictive Covenant Doc #/Flm-Pg 30078434.
(4) The applicant shall provide proof of proper building permits and an inspection to the MAPD. Modifications must comply with all State, County, and any other applicable standards.
(5) Development and maintenance of the site shall be in general conformance with the approved site plan.
(6) If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

All of the above conditions have been successfully completed. The signed copy of the Conditional Use Resolution and approved site plan is for your property records. Should you have any questions, please feel free to call me at 268-4421.

Sincerely,

Bill Longnecker
Senior Planner, MAPD

OCA 150004 PUBLISHED IN THE WICHITA EAGLE ON July 9, 2021

RESOLUTION NO. 21-249

WHEREAS, Marsha Haag, Owner, pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code (herein referred to as Unified Zoning Code), request a Conditional Use to allow an accessory apartment on property zoned SF-5 Single-Family Zoning District described as:

Lot 6, Block 2, Womer's West Lynn 2nd Addition to Wichita, Sedgwick County, Kansas.

WHEREAS, proper notice as required by the Unified Zoning Code and by the policy of the Metropolitan Area Planning Commission (hereinafter referred to as MAPC) has been given; and

WHEREAS, the MAPC did, at the meeting of June 3, 2021, consider said application; and

WHEREAS, the MAPC has authority to permit a Conditional Use, subject to any special conditions deemed appropriate in order to assure full compliance with the criteria of the Unified Zoning Code.

NOW, THEREFORE, BE IT RESOLVED by the Metropolitan Area Planning Commission that this application be approved to allow a Conditional Use to allow an Accessory Apartment on property zoned SF-5 Single-Family Zoning District described as:

Lot 6, Block 2, Womer's West Lynn 2nd Addition to Wichita, Sedgwick County, Kansas.

Approved subject to the following conditions:

(1) The applicant shall provide a new site plan with dimensions that better depicts the size and location of the accessory apartment.

(2) The accessory apartment shall comply with The Wichita-Sedgwick County Unified Zoning Code, specifically Art. III.Sec.III-D.6.a.

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(4) The applicant shall provide proof of proper building permits and an inspection. Modifications must comply with all State, County, and any other applicable standards.

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Con2021-00031

Adopted this 6th day of July, 2021.

ATTEST:

Karen Sublett, City Clerk

(SEAL)

Brandon J. Whipple, Mayor, City of Wichita

Approved as to form:

Jennifer Magaña, City Attorney and Director of Law

CON2021-00021

McClatchy

Beaufort Gazette
Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
Fresno Bee
The Herald - Rock Hill
Herald Sun - Durham
Idaho Statesman
Island Packet
Kansas City Star
Lexington Herald-Leader
Merced Sun-Star
Miami Herald
el Nuevo Herald - Miami
Modesto Bee
Raleigh News & Observer
The Olympian
Sacramento Bee
Fort Worth Star-Telegram
The State - Columbia
Sun Herald - Biloxi
Sun News - Myrtle Beach
The News Tribune Tacoma
The Telegraph - Macon
San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
32522	95677	Print Legal Ad - IPL0031459	RESOLUTION NO. 21-249	$70.45	1	84 L

Attention: Jamie Buster

CITY OF WICHITA/CLERKS OFFICE
455 N MAIN ST FL 13
WICHITA, KS 67202

LEGAL PUBLICATION
OCA 150004
PUBLISHED IN THE WICHITA EAGLE ON July 9, 2021
RESOLUTION NO. 21-249
CON2021-00021

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WHEREAS, the MAPC has authority to permit a Conditional Use, subject to any special conditions deemed appropriate in order to assure full compliance with the criteria of the Unified Zoning Code.
NOW, THEREFORE, BE IT RESOLVED by the Metropolitan Area Planning Commission that this application be approved to allow a Conditional Use to allow an Accessory Apartment on property zoned SF-5 Single-Family Zoning District described as:
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Adopted this 6th day of July, 2021.
ATTEST:
Brandon J. Whipple, Mayor, City of Wichita
Karen Sublett, City Clerk
(SEAL)
Approved as to form:
Jennifer Magana, City Attorney and Director of Law
IPL0031459
Jul 9 2021

In The STATE OF KANSAS
In and for the County of Sedgwick

No. of Insertions: 1
Beginning Issue of: 07/09/2021
Ending Issue of: 07/09/2021

STATE OF KANSAS)
SS
County of Sedgwick)

Hayley Martin, of lawful age, being first duly sworn, deposeth and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has been continuously and uninterruptedly published in said County for more than one year prior to the first publication of the notice hereinafter mentioned, and which said newspaper has been entered as second class mail matter at the United States Post Office in Wichita, Kansas, and which said newspaper is not a trade, religious or fraternal publication and that a notice of a true copy is hereto attached was published in the regular and entire Morning issue of said The Wichita Eagle from 07/09/2021 to 07/09/2021.

H. Hayley

I certify (or declare) under penalty of perjury that the foregoing is true and correct.
DATED: 07/12/2021

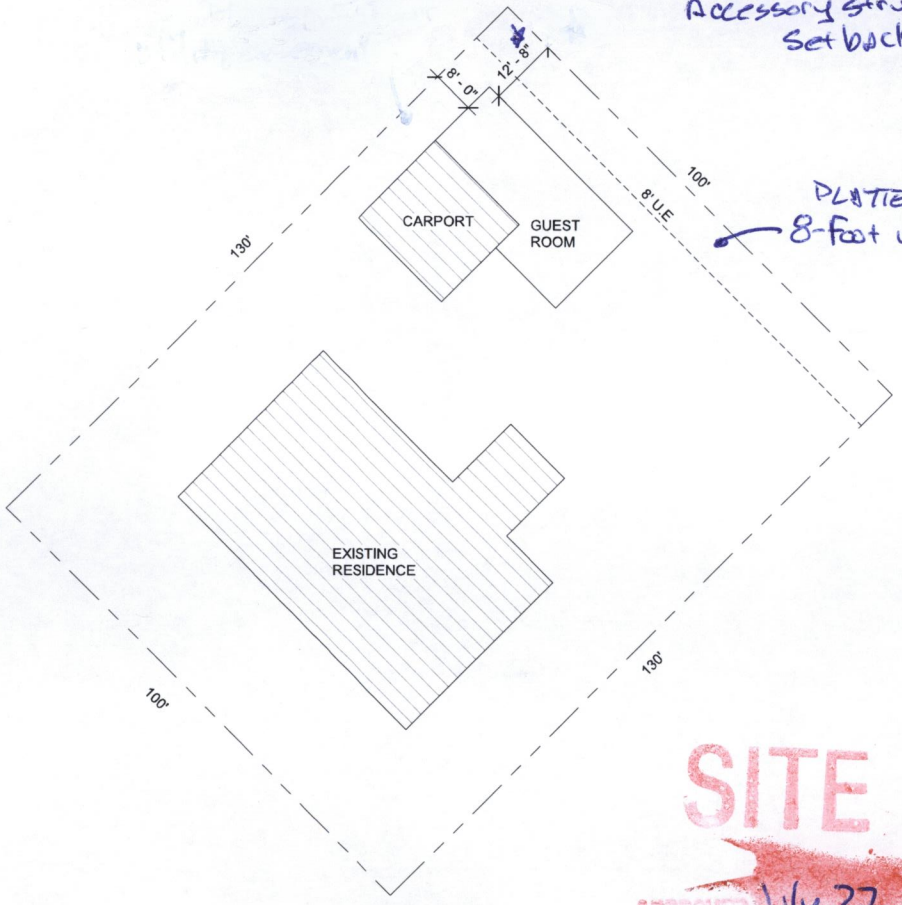
Stefani Beard

Notary Public in and for the state of Texas, residing in Dallas County

STEFANI SCOTT BEARD
My Notary ID # 131768951
Expires October 23, 2022

Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

* Art III, Sec III-D.7.e(1) REAR SETBACK - permits Accessory structure within 5-Feet of rear Set back



PLATTED 8-foot utility easement

LOT 6 BLOCK 2 WOMERS WESTLYNN 2ND. ADD.

NORTH
W E
S

SITE PLAN

APPROVED July 27, 2021 BW Bill Longnecker

1 Site
1" = 20'-0"

EVANS BUILDING CO. INC.
5555 N. LARSON MAIZE, KANSAS 67101

MARSHA HAAG RESIDENCE
1612 W. LYNN WICHITA, KS

PROPERTY OF EVANS BUILDING COMPANY, INC. UNLAWFUL TO REPRODUCE

Wichita City License No. 26
Sedgwick Co. License No 00646

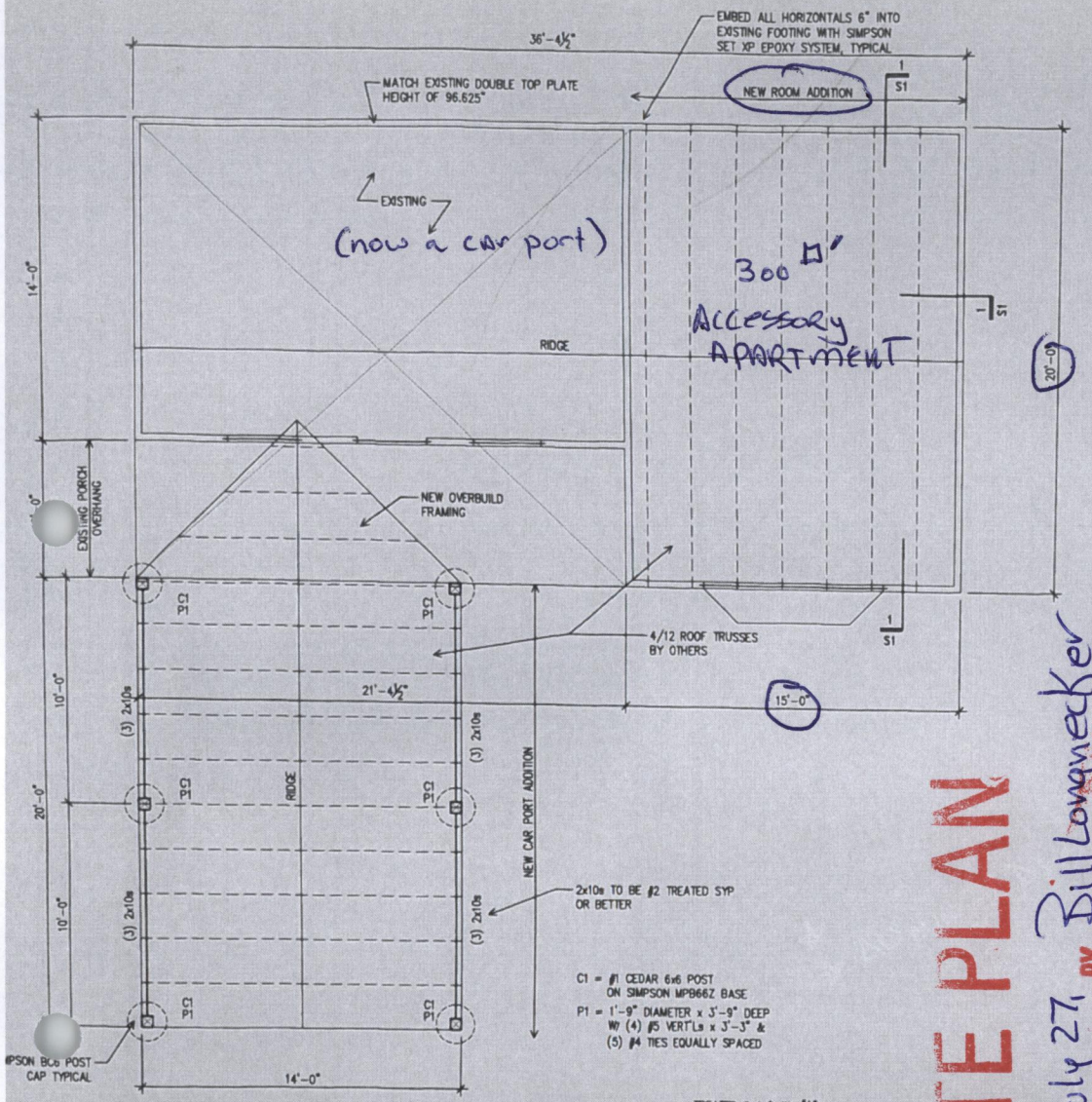
DATE: 7/15/21
DR. BY: JMC
CK. BY: –

PROJECT NO.
Project Number

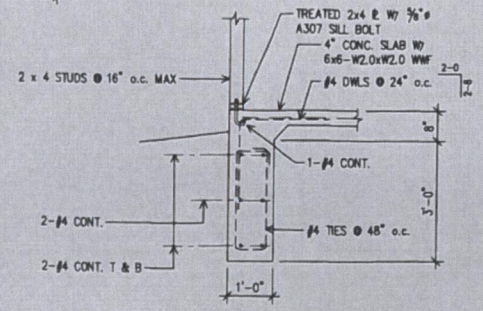
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Page 1



A PLAN
1/4" = 1'-0"



1 EXTERIOR FOOTING
1/2" = 1'-0"

DESIGN LOADS & SOIL PRESSURES:

GOVERNING CODE: 2018 IRC	
DESIGN LIVE LOADS	
ROOF:	20 PSF
SNOW LOAD:	
GROUND SNOW LOAD:	15 PSF
EXPOSURE COEFFICIENT, Ce:	0.9
IMPORTANCE FACTOR, I:	1.0
THERMAL FACTOR, Ct:	1.0
WIND LOADS	
ULTIMATE DESIGN WIND SPEED:	115 MPH
NOMINAL DESIGN WIND SPEED:	91 MPH
RISK CATEGORY:	2
EXPOSURE:	C
DESIGN SOIL PRESSURE:	2000 PSF

SITE PLAN

APPROVED BY Bill Longnecker July 27, 2021

Page 2

GENERAL NOTES:

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ALL NOTES HEREAFTER ARE TYPICALLY APPLICABLE UNLESS OTHERWISE NOTED ON PLANS OR DETAILS.

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GENERAL:

G 1 THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECT'S PLANS BEFORE STARTING WORK.

G 2 SEE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND LOCATIONS OF OPENINGS IN WALLS, ROOF AND FLOOR SYSTEMS.

G 3 CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY BRACING, SHORING, GUYING, ETC. AND OTHER METHODS TO PREVENT EXCESSIVE STRESSES AND HOLD STRUCTURAL ELEMENTS IN PLACE DURING CONSTRUCTION. THESE PROVISIONS TO REMAIN IN PLACE UNTIL SUFFICIENT PERMANENT MEMBERS ARE CONSTRUCTED TO INSURE THE SAFETY OF THE STRUCTURE.

G 4 ALL DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS APPLY TO SIMILAR CONDITIONS, UNLESS SHOWN OTHERWISE.

FOUNDATION/SOILS:

FS 1 FOUNDATION DESIGN IS BASED ON AN ASSUMED BEARING CAPACITY. PREPARATION OF SOILS AT BUILDING PAD AND ALL SOILS WORK, INCLUDING BACKFILL OF UTILITY TRENCHES AND VERIFICATION OF BEARING MATERIALS, SHALL BE UNDER THE DIRECTION OF A QUALIFIED SOILS ENGINEER. PROXIMITY OF UTILITY TRENCHES TO BUILDING FOUNDATION SYSTEM SHALL BE AS APPROVED BY THE SOILS ENGINEER TO INSURE THE INTEGRITY OF THE BEARING SOILS.

FS 2 ALL FOUNDATIONS SHALL BEAR ON UNDISTURBED EARTH OR ENGINEERED FILL AT ELEVATIONS SHOWN ON DETAILS. BEARING MATERIALS TO BE VERIFIED BY A LICENSED SOILS ENGINEER.

FS 3 ALL ABANDONED FOUNDATIONS, UTILITIES, ETC., THAT INTERFERE WITH NEW CONSTRUCTION SHALL BE REMOVED. BEAR NEW FOUNDATIONS ON ENGINEERED FILL OR INCREASE BEARING DEPTH TO UNDISTURBED EARTH AT REMOVED OBSTRUCTIONS.

FS 4 ALL FOUNDATIONS (OR PORTIONS THEREOF) BELOW GRADE MAY BE EARTH FORMED BY NEAT EXCAVATIONS, SOIL PERMITTING.

FS 5 FOOTINGS TO BE CENTERED ON WALLS, OR COLUMNS, U.N.O.

CONCRETE:

C 1 CONCRETE REINFORCING FABRICATOR AND GENERAL CONTRACTOR SHALL CERTIFY THAT THEY HAVE REVIEWED ALL SHOP DRAWING SHEETS BEFORE SUBMITTING FOR REVIEW, BY STAMPING EACH SHEET, OR BY COMPANY LETTERHEAD STATING THE SAME, FOR EACH SUBMITTAL. ALL DEVIATIONS FROM THE CONTRACT DRAWINGS SHALL BE HIGHLIGHTED BY THE FABRICATOR AND/OR GENERAL CONTRACTOR. SHOP DRAWINGS SUBMITTED FOR ENGINEER'S REVIEW ARE ONLY CHECKED FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPT OF THE PROJECT AND GENERAL COMPLIANCE WITH THE CONTRACT DOCUMENTS. NO RESPONSIBILITY IS ASSUMED BY THE ENGINEER FOR THE CORRECTNESS OF DIMENSIONS, DETAILS, QUANTITIES OR PROCEDURES SHOWN ON THE SHOP DRAWINGS.

C 2 SHOP DRAWINGS SHALL BE PREPARED IN KEEPING WITH THE CURRENT NATIONAL STANDARDS: A.C.I. AND C.R.S.I.

C 3 CONCRETE SHALL CONFORM TO THE CURRENT "ACI MANUAL OF CONCRETE PRACTICE".

C 4 ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS, EXCEPT CONCRETE EXPOSED TO WEATHER SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3500 PSI AT 28 DAYS AND HAVE 4% TO 6% ENTRAINED AIR. SEE PLANS AND DETAILS FOR ADDITIONAL STRENGTHS AND REQUIREMENTS.

C 5 PORTLAND CEMENT SHALL MEET ASTM C150, TYPE I OR III.

C 6 ALL AGGREGATE FOR NORMAL WEIGHT CONCRETE SHALL MEET ASTM C33. DESIGN MIX TO CONTAIN A MINIMUM OF 50% COARSE AGGREGATE.

C 7 NO ADMIXTURES, OTHER THAN AIR ENTRAINMENT, SHALL BE USED WITHOUT THE ARCHITECT'S OR ENGINEER'S PRIOR APPROVAL.

C 8 REINFORCING SHALL BE DETAILED, FABRICATED, AND PLACED PER CRSI AND ACI. INCLUDING CONCRETE COVER AND BAR SUPPORTS. (DESIRED METHOD OF SUPPORTING TOP BARS IN THICK MATS TO BE VERIFIED WITH CONTRACTOR.) PROVIDE CORNER BARS AT ALL "TRENCH FOOTING" AND WALL INTERSECTIONS INCLUDING THICKENED SLABS. CORNER BARS TO MATCH HORIZONTAL REINFORCING IN QUANTITY, SIZE AND SPACING. AT INTERSECTIONS OF CONTINUOUS OR SPREAD FOOTINGS, EXTEND ALL BARS TO FAR SIDE OF INTERSECTING FOOTING.

C 9 LAP BARS AT ALL SPLICES AND DOWELS. MINIMUM LAP AS SCHEDULED BELOW, UNLESS NOTED OTHERWISE ON PLANS AND/OR DETAILS. STAGGER ALL SPLICES 24" MINIMUM:

BAR SIZE	VERTICAL BARS	HORIZONTAL BARS	CORNER BARS
#6 AND SMALLER	36 BAR DIAMETERS	46 BAR DIAMETERS	33 BAR DIAMETERS

C 10 LAP WELDED WIRE FABRIC 6" OR ONE FULL MESH, WHICHEVER IS GREATER.

C 11 ALL REINFORCING SHALL MEET ASTM A615, GRADE 60. REINFORCING TO BE WELDED SHALL MEET ASTM A706, GRADE 60. ALL WELDED WIRE FABRIC (WWF) SHALL MEET ASTM A185.

C 12 CONCRETE PROTECTION FOR REINFORCING: 3" AT FOUNDATIONS; 2" AT FORMED SURFACES LATER EXPOSED TO SOIL OR WEATHER; 1 1/2" AT ALL OTHER FORMED SURFACES; 3/4" AT SLABS.

C 13 EXPOSED EDGES OF CONCRETE SHALL BE CHAMFERED 3/4".

C 14 ALL SLABS ON GRADE SHALL BE 4" THICK WITH 6x6 W2.0/W2.0 WWF AT MID-DEPTH. SEE ARCHITECTURAL PLANS FOR FINISH ELEVATIONS. SEE DETAILS FOR CONTROL AND/OR CONSTRUCTION JOINTS.

C 15 FLOOR SLABS ON GRADE SHALL HAVE SAWN CONTROL JOINTS LOCATED TO FORM APPROXIMATELY SQUARE PANELS OF NOT MORE THAN 100 SQUARE FEET. CONSTRUCTION JOINTS MAY BE SUBSTITUTED AT CONTRACTORS OPTION. CONTROL JOINTS SHALL BE CENTERED ON COLUMN CENTERLINES WHEREVER POSSIBLE.

C 16 NO HOLES OR OPENINGS THROUGH FOUNDATION WALLS AND/OR FOOTINGS ARE PERMITTED WITHOUT ENGINEERS APPROVAL.

C 17 NO ALUMINUM SHALL BE EMBEDDED IN ANY CONCRETE.

C 18 PROVIDE 2-#5, 4'-0" LONGER THAN OPENING DIMENSION, ON ALL SIDES OF OPENINGS IN ALL CONCRETE.

C 19 LOCATION OF CONSTRUCTION JOINTS, RUSTICATION JOINTS AND BRICK LEDGES SHALL BE APPROVED BY ARCHITECT OR ENGINEER.

PRINTS ISSUED
12/07/2020 FOR CONSTRUCTION

REVISIONS

Paul Sullivan
No. 19331
12/07/2020
PROFESSIONAL ENGINEER

Room Addition - Carport Addition
For Michael Minto - Burwell Construction
1612 Westlynn Street
Wichita, KS

Paul Sullivan, PE
5317 EAST FUNSTON
WICHITA, KS. 67218
Phone 316-265-0457
EMAIL paul.kspe@gmail.com

ENGR: PDS DR: PDS

PROJECT NO.: 20-9122

SHEET TITLE
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SHEET
S1
OF SHEETS