



Wichita-Sedgwick County Metropolitan Area Planning Department

March 15, 2022

Solace Medina D.B.A. Lilikoi Properties LLC
10514 Wilkinson St.
Maize, KS 67101

Re: BZA2022-00009: City Administrative Adjustment to reduce minimum Lot Area by ten percent for construction of a fourplex; generally located on the south side of West Maple Street and within one half mile west of South Seneca Street (1605 West Maple).

Legal Description: East 95 feet Lots 2, 4, 6 and 8, Fern Avenue, University Place Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant,

We have reviewed your request for a Zoning Adjustment to reduce the minimum Lot Area by ten percent for construction of a fourplex on the aforementioned property. The property is zoned MF-18 Multi-Family Residential and requires a minimum Lot Area of 10,000 square feet when developed with four dwelling units. From reviewing the application, we understand that you desire to reduce the minimum required Lot Area of 10,000 square feet to 9,000 square feet in order to construct a new fourplex on the property.

Section V-I.2.i of the Unified Zoning Code ("UZC") allows reducing the Lot Area (required by the property development standards of the zoning district) by up to 10 percent. 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 setbacks as proposed meets the provisions of Section V-I.2.i 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 proposed reduction of the minimum Lot Area by ten percent 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 residential uses; street visibility will be unchanged for neighboring properties.
- 3) Compatibility with existing or permitted uses on abutting sites: The area has a mix of single-family, two-family, and multi-family properties. The abutting property to the west is zoned MF-29 Multi Family Residential and developed with a duplex. The abutting property to the south is zoned TF-3 Two Family Residential and developed with a duplex. The subject property is zoned MF-18 Multi Family Residential. The subject property is now vacant, but up until recently had been developed with a fourplex built in 1920.
- 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.

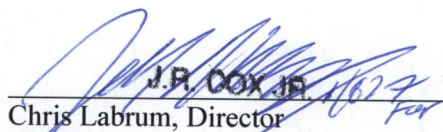
Our signatures below indicate that a Zoning Adjustment to reduce the minimum required Lot Area by ten percent from 10,000 square feet to 9,000 square feet for construction of a fourplex is hereby GRANTED, subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site.
- 2) The site falls within the boundaries of the Delano Overlay. New construction or building modifications must comply with the Delano Overlay Design Guidelines.
- 3) 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.
- 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



J.R. COX JR.
Chris Labrum, Director
Metropolitan Area Building and Construction
Department

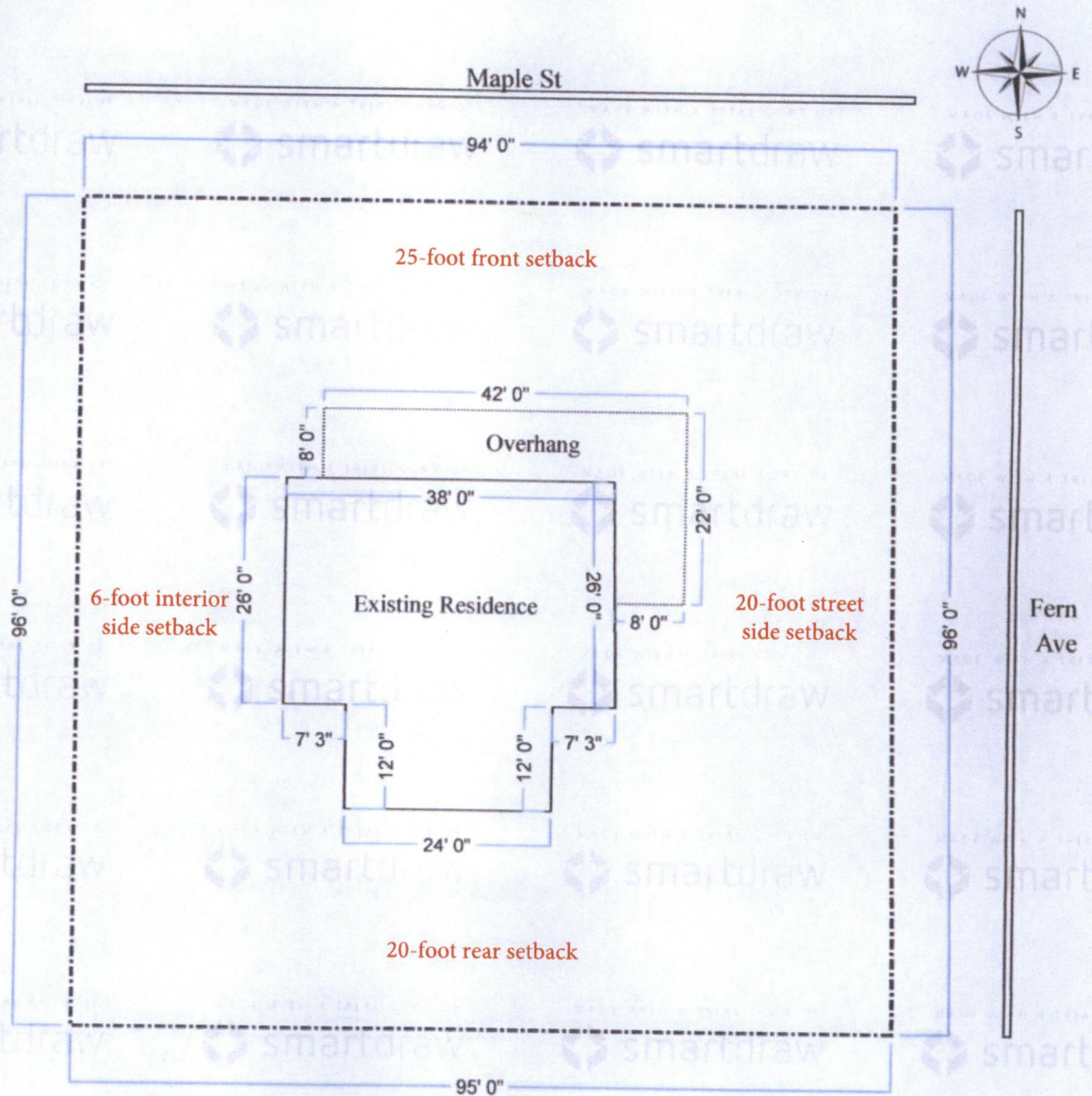
cc: MABCD
Jeff Blubaugh, CM District IV
Rebecca Fields, CSR District IV

SITE PLAN

Address: 1605 W Maple St, Wichita, KS 67213

Administrative Adjustment: Property is a 9,151 sq. ft. fourplex zoned MF-18. The zoning requires 10,000 sq. ft. for fourplexes. Requesting an adjustment to reduce the lot area needed by 10%.

Applicant Name: Solace Medina D.B.A. Lilikoi Properties LLC



Scale: 1" = 20'

SITE PLAN

APPROVED 3/15/22 BY MW