

**STAFF REPORT**

**CASE NUMBER:** VAC2020-00024 - City vacation of a portion of platted front yard setback

**APPLICANT/AGENT:** Nancy L Steele (applicant), MKEC Engineering Inc., Brian Lindebak (agent)

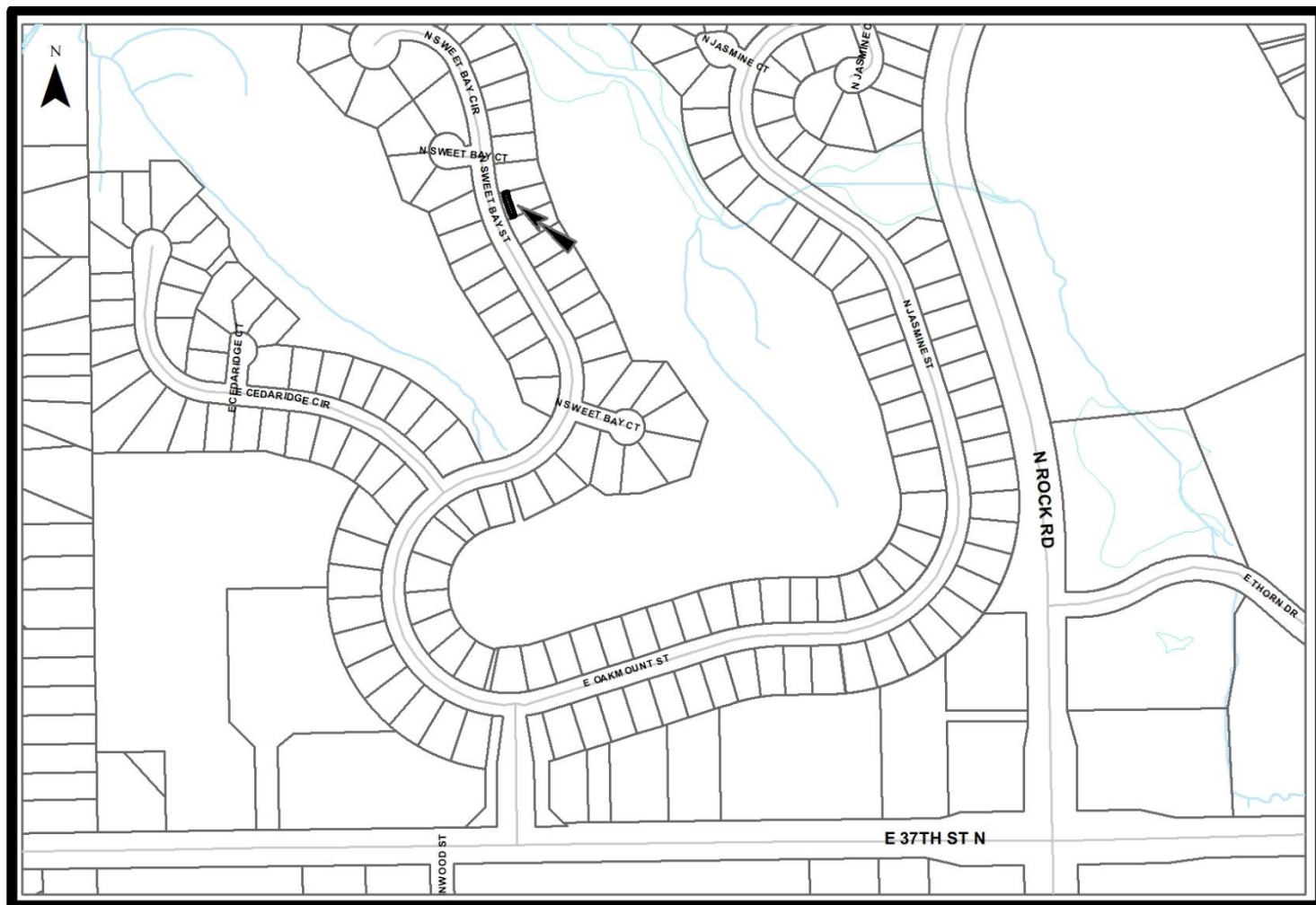
**LEGAL DESCRIPTION:** Generally described as vacating that portion of the platted 25 foot building setback lying in the east 13.00 feet of the west 25.00 feet of Lot 29, Block 2, Willowbend Third Addition, Wichita, Sedgwick County, Kansas.

**LOCATION:** Generally located 1,700 feet north of East 37<sup>th</sup> Street North and approximately 1,200 feet west of North Rock Road (4026 N Sweet Bay St.)

**REASON FOR REQUEST:** To expand the garage on a single family home.

**CURRENT ZONING:** SF-5 Single Family Residential

**VICINITY MAP:**



The applicant proposes to vacate the east 13 feet of the platted 25-foot front building setback on a property addressed 4026 North Sweet Bay Street. The property is zoned SF-5 Single Family Residential and is generally located 1,700 feet north of East 37<sup>th</sup> Street North and approximately 1,200 feet west of North Rock Road. The purpose of this request is to expand the residential garage. The garage faces perpendicular to the street, so the addition to the garage will be on the side and not the front. If this vacation is approved, it would reduce the front setback to 12 feet. The Unified Zoning Code's (UZC) minimum front setback standard for the SF-5 zoning district is 25 feet. The applicant's request exceeds the minimum front setback for SF-5 zoning by 13 feet. There have been no reductions of front setbacks to any other property within the Willowbend Third Addition. The applicant has obtained approval from the Willowbend HOA Architectural Committee. There are no public utilities located in the described setback. Neither Cox nor Evergy have equipment in the vacation area. Becky Thompson, Area Construction Service Representative, will be the contact for this item and can be reached at 316-261-6320. The Willowbend 3<sup>rd</sup> Addition was recorded with the Register of Deeds November 3, 1986.

Based upon information available prior to the public hearing and reserving the right to make recommendations based on subsequent comments from Public Works, Stormwater, Water and Sewer, Traffic, Fire, franchised utility representatives and other interested parties, Planning Staff has listed the following considerations (but not limited to) associated with the request to vacate the described portions of platted building setback.

- A. That after being duly and fully informed as to fully understand the true nature of this petition and the propriety of granting the same, the MAPC makes the following findings:
1. That due and legal notice has been given by publication as required by law, in the Wichita Eagle, of notice of this vacation proceeding one time July 16, 2020, which was at least 20 days prior to this public hearing.
  2. That no private rights will be injured or endangered by vacating the described portion of the platted front setback and that the public will suffer no loss or inconvenience thereby.
  3. In justice to the petitioner, the prayer of the petition ought to be granted.

Conditions (but not limited to) associated with the request:

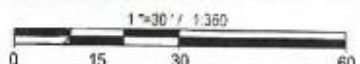
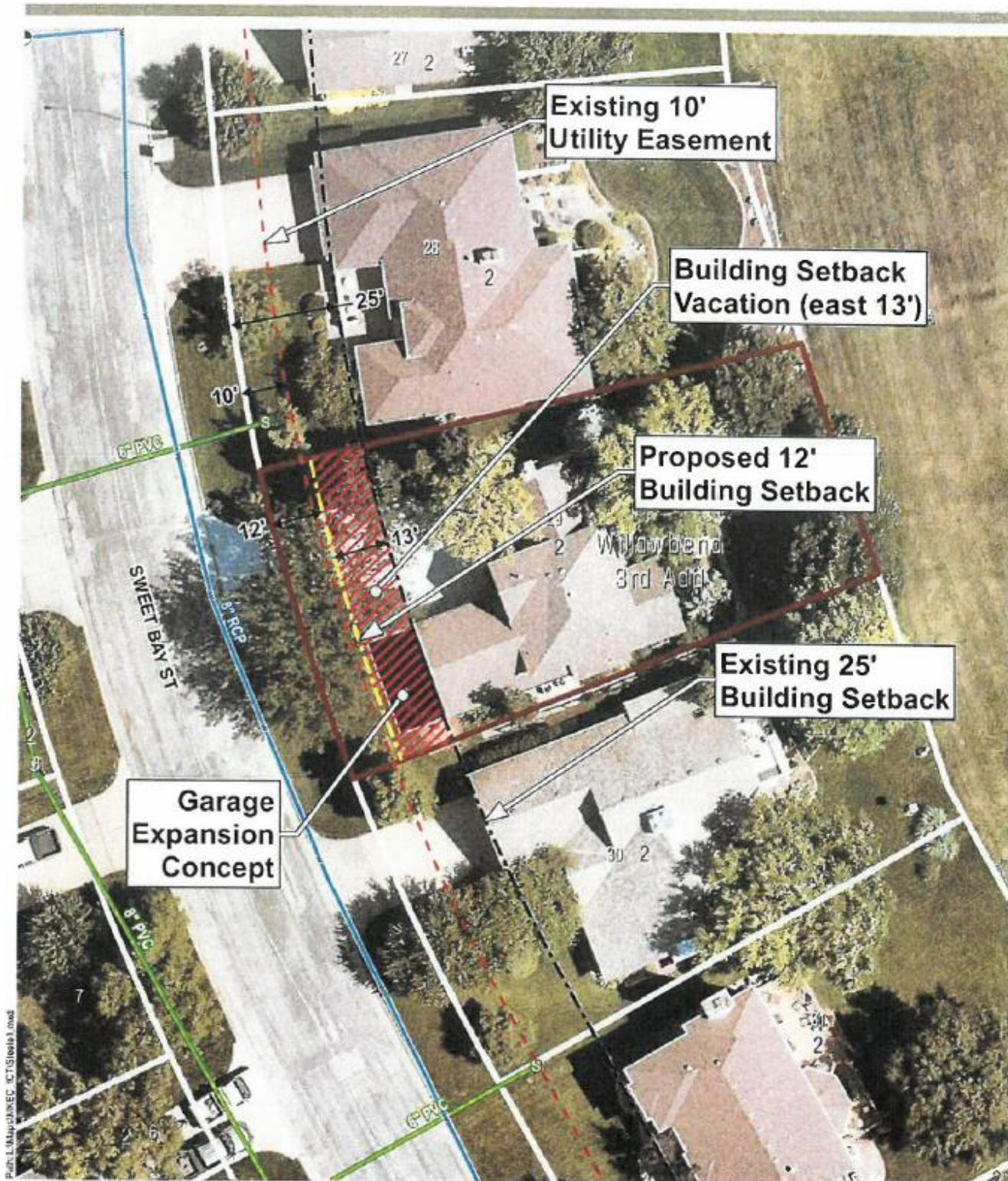
- (1) Vacate the portion of the platted front setback only pertaining to the building footprint. The applicant shall plant additional landscaping along the garage addition. Provide Planning Staff with legal descriptions of the approved vacated portion of the platted setback on a Word document, via e-mail, to be used on the Vacation Order. This must be provided to Planning prior to the case going to Council for final action.
- (2) Any relocation or reconstruction of utilities made necessary by this vacation shall be the responsibility and at the expense of the applicant. Provide Planning with any needed easements dedicated by separate instrument with original signatures. These conditions must be completed prior to the case going to Council for final action.
- (3) All improvements shall be according to City Standards and at the applicant's expense.
- (4) Per MAPC Policy Statement #7, all conditions shall be completed within one year of approval by the MAPC or the vacation request will be considered null and void. All vacation requests are not complete until the Wichita City Council or the Sedgwick County Board of County Commissioners have taken final action on the request and the vacation order and all required documents have been provided to the City, County and/or franchised utilities and the necessary documents have been recorded with the Register of Deeds.

#### **SUBDIVISION COMMITTEE'S RECOMMENDED ACTION**

The Subdivision Committee recommends approval per staff recommendations.

Attachments: 1) Aerial Map, 2) Site Plan, 3) Site Exhibit, 4) Letters of Support





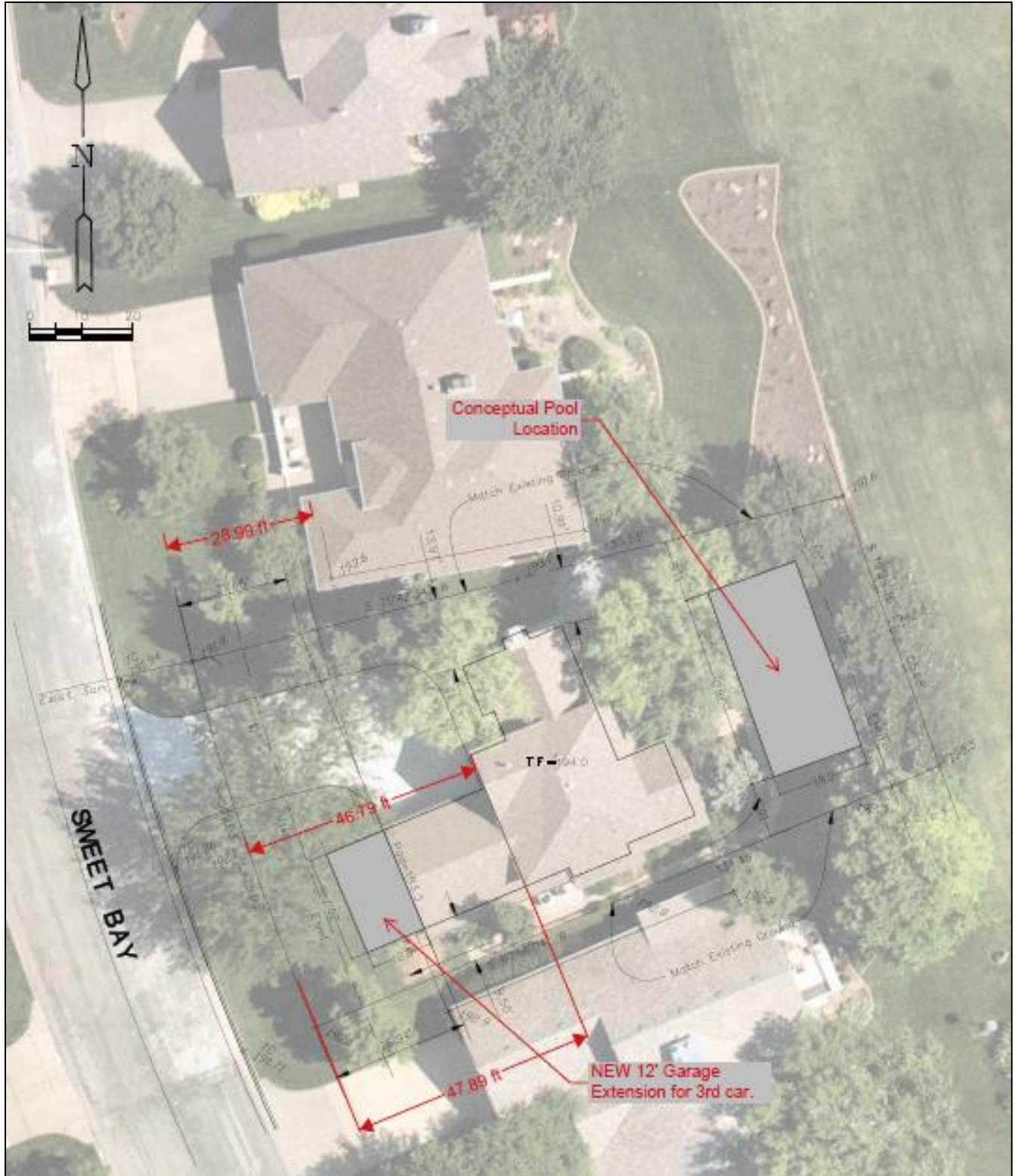
06.25.2020



# SETBACK VACATION CASE

Lot 29, Block 2, Willowbend 3rd (Steele Property)

This site plan was prepared by MKEC Engineering Success, Inc. (MKEC) for the purpose of illustrating the proposed setback vacation. MKEC is not responsible for the accuracy of the information provided on this site plan. The user of this site plan is responsible for verifying the accuracy of the information provided on this site plan. MKEC is not responsible for any damages, consequential or otherwise, resulting from the use of this site plan. MKEC is not responsible for any damages, consequential or otherwise, resulting from the use of this site plan.



VAC2020-00024 - City request to vacate a portion of platted front yard setback.

August 6, 2020

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From: Delvin Holdeman <[holdeman\\_d@msn.com](mailto:holdeman_d@msn.com)>

Sent: Friday, July 24, 2020 12:36 PM

To: [swadle@wichita.gov](mailto:swadle@wichita.gov)

Cc: [nstrahl@wichita.gov](mailto:nstrahl@wichita.gov); [ryansflyn@gmail.com](mailto:ryansflyn@gmail.com); [terrywiggers@gmail.com](mailto:terrywiggers@gmail.com); [trigger2@cox.net](mailto:trigger2@cox.net); [pskidd@gmail.com](mailto:pskidd@gmail.com); [oldenfish@gmail.com](mailto:oldenfish@gmail.com); [mike.langston@att.net](mailto:mike.langston@att.net); [troyfischer@swbell.net](mailto:troyfischer@swbell.net); [nickirose2016@gmail.com](mailto:nickirose2016@gmail.com); [nhayes5@outlook.com](mailto:nhayes5@outlook.com); [jnewsom@outlook.com](mailto:jnewsom@outlook.com); Catherine Holdeman <[caholdeman@gmail.com](mailto:caholdeman@gmail.com)>; Nancy Steele <[ns@steelearch.com](mailto:ns@steelearch.com)>; Brian Lindebak <[blindebak@Mkec.com](mailto:blindebak@Mkec.com)>

Subject: VAC 2020-00024

CAUTION: This email originated from outside of MKEC Engineering, Inc. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Wadle,

We wish to give you our input regarding the above referenced request for the property at 4026 N Sweet Bay Street. We may not be able to attend the virtual meeting next Thursday as we have previously scheduled medical appointments so we want to make sure you have our input.

Cathy and I have lived at 4030 N Sweet Bay since October of 1991. Our house is directly north of the property asking for the vacation.

The owner is asking for the vacation to add a 12 foot addition to the garage. The owner started the process by engaging an engineering company and the owner is a professional architect. From a structural and visual standpoint, we are very comfortable with what is being proposed. Because of the narrow lot size, the garage is a side load garage and the garage doors face towards our property.

The owner has placed flags at the 12 foot distance to show us how far out the addition would extend and it doesn't appear obtrusive at all. In the Willowbend HOA there are architectural standards and one of those refer to the obstruction and diminution of the view of others. It has always been the understanding that this particular standard was put into place with regard to the view of the golf course and the lakes.

Our house has only one window that looks south towards the garage and it is a bathroom window of which we seldom open the blinds. We believe the house on the other side also has only one window facing the property and it is towards the rear of that property and wouldn't change the view they currently have.

We are confident that the addition will replicate the attractive appearance of the property which the owner has maintained.

We think since our view will be the one most impacted by the addition, we wanted to make sure our wish to have this request granted will be heard. Without bringing emotions into the request, this addition will add to the property's value which will only enhance the value of all the homes in the neighborhood.

Thank you for the consideration of this request.

Sincerely,

Delvin and Cathy Holdeman

4030 N Sweet Bay St


**CONSENT VAC2020-00024**  
***Nancy L. Steele Property***

WHEREAS, Ms. Nancy L. Steele is the owner of Lot 29, Block 2, Willowbend Third Addition, commonly known as 4026 N. Sweet Bay, Wichita, KS 67226. It necessary to vacate a portion of the platted 25-foot front building setback in order to add a third car garage. As such, Ms. Steele has hired MKEC Engineering, Inc. to aid in the process to vacate or alter the platted setback allowing for the addition to the garage in the front of the residence. The amount of building setback reduction is planned at 12-feet leaving a 13-foot setback. Ms. Steele's lot is unique as it is narrower than many others in Willowbend so it is well suited for the existing side-load garage. Her dwelling portion of her residence is setback much further than the typical lot in Willowbend it is setback some 12'-18' further than her abutting homes (47 feet). This modification is required to be approved by the Metropolitan Area Planning Commission and Wichita City Council prior to any action to apply for a building permit.

AND WHEREAS, Ms. Nancy L. Steele seeks your support in obtaining the appropriate approvals of this reasonable request of a reduction to the front building setback. It is appropriate that said adjoining and nearby owners' consent to the modification of the front building setback of Lot 29, Block 2, Willowbend Third Addition as indicated in the accompanying documents that are to be presented to Metropolitan Area Planning Department.

We the undersigned, owners of the property commonly known as 4021 N. Sweet Bay Wichita, KS 67226 do hereby consent to the following:  
The modification of the front building setback of Lot 29, Block 2, Willowbend Third Addition as indicated in the accompanying documents to be provided to the Metropolitan Area Planning Department.

Dated this 24 day of JULY, 2020.

  
\_\_\_\_\_  
Shu Tzu Tai

  
\_\_\_\_\_  
Wu-Kuo Liao

**CONSENT VAC2020-00024**  
***Nancy L. Steele Property***

WHEREAS, Ms. Nancy L. Steele is the owner of Lot 29, Block 2, Willowbend Third Addition, commonly known as 4026 N. Sweet Bay, Wichita, KS 67226. It necessary to vacate a portion of the platted 25-foot front building setback in order to add a third car garage. As such, Ms. Steele has hired MKEC Engineering, Inc. to aid in the process to vacate or alter the platted setback allowing for the addition to the garage in the front of the residence. The amount of building setback reduction is planned at 12-feet leaving a 13-foot setback. Ms. Steele's lot is unique as it is narrower than many others in Willowbend so it is well suited for the existing side-load garage. Her dwelling portion of her residence is setback much further than the typical lot in Willowbend it is setback some 12'-18' further than her abutting homes (47 feet). This modification is required to be approved by the Metropolitan Area Planning Commission and Wichita City Council prior to any action to apply for a building permit.

AND WHEREAS, Ms. Nancy L. Steele seeks your support in obtaining the appropriate approvals of this reasonable request of a reduction to the front building setback. It is appropriate that said adjoining and nearby owners' consent to the modification of the front building setback of Lot 29, Block 2, Willowbend Third Addition as indicated in the accompanying documents that are to be presented to Metropolitan Area Planning Department.

We the undersigned, owners of the property commonly known as 4102 N. Sweet Bay Wichita, KS 67226 do hereby consent to the following:  
The modification of the front building setback of Lot 29, Block 2, Willowbend Third Addition as indicated in the accompanying documents to be provided to the Metropolitan Area Planning Department.

Dated this 24 day of July, 2020.

  
\_\_\_\_\_  
Jonathan E. Block

**CONSENT VAC2020-00024**  
***Nancy L. Steele Property***

WHEREAS, Ms. Nancy L. Steele is the owner of Lot 29, Block 2, Willowbend Third Addition, commonly known as 4026 N. Sweet Bay, Wichita, KS 67226. It necessary to vacate a portion of the platted 25-foot front building setback in order to add a third car garage. As such, Ms. Steele has hired MKEC Engineering, Inc. to aid in the process to vacate or alter the platted setback allowing for the addition to the garage in the front of the residence. The amount of building setback reduction is planned at 12-feet leaving a 13-foot setback. Ms. Steele's lot is unique as it is narrower than many others in Willowbend so it is well suited for the existing side-load garage. Her dwelling portion of her residence is setback much further than the typical lot in Willowbend it is setback some 12'-18' further than her abutting homes (47 feet). This modification is required to be approved by the Metropolitan Area Planning Commission and Wichita City Council prior to any action to apply for a building permit.

AND WHEREAS, Ms. Nancy L. Steele seeks your support in obtaining the appropriate approvals of this reasonable request of a reduction to the front building setback. It is appropriate that said adjoining and nearby owners' consent to the modification of the front building setback of Lot 29, Block 2, Willowbend Third Addition as indicated in the accompanying documents that are to be presented to Metropolitan Area Planning Department.

We the undersigned, owners of the property commonly known as 4018 N. Sweet Bay Wichita, KS 67226 do hereby consent to the following:  
The modification of the front building setback of Lot 29, Block 2, Willowbend Third Addition as indicated in the accompanying documents to be provided to the Metropolitan Area Planning Department.

Dated this 24<sup>th</sup> day of July, 2020.

\_\_\_\_\_  
Meredith A Means, Trustee of the Bill Means Revocable Trust

Billy D. Means  
Billy D. Means, Trustee of the Bill Means Revocable Trust

**CONSENT VAC2020-00024**  
***Nancy L. Steele Property***

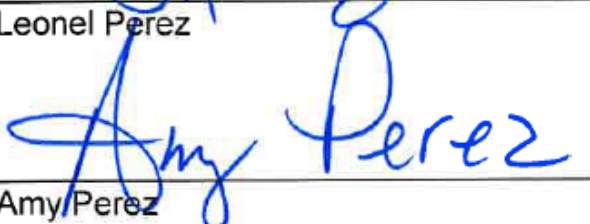
WHEREAS, Ms. Nancy L. Steele is the owner of Lot 29, Block 2, Willowbend Third Addition, commonly known as 4026 N. Sweet Bay, Wichita, KS 67226. It necessary to vacate a portion of the platted 25-foot front building setback in order to add a third car garage. As such, Ms. Steele has hired MKEC Engineering, Inc. to aid in the process to vacate or alter the platted setback allowing for the addition to the garage in the front of the residence. The amount of building setback reduction is planned at 12-feet leaving a 13-foot setback. Ms. Steele's lot is unique as it is narrower than many others in Willowbend so it is well suited for the existing side-load garage. Her dwelling portion of her residence is setback much further than the typical lot in Willowbend it is setback some 12'-18' further than her abutting homes (47 feet). This modification is required to be approved by the Metropolitan Area Planning Commission and Wichita City Council prior to any action to apply for a building permit.

AND WHEREAS, Ms. Nancy L. Steele seeks your support in obtaining the appropriate approvals of this reasonable request of a reduction to the front building setback. It is appropriate that said adjoining and nearby owners' consent to the modification of the front building setback of Lot 29, Block 2, Willowbend Third Addition as indicated in the accompanying documents that are to be presented to Metropolitan Area Planning Department.

We the undersigned, owners of the property commonly known as 4017 N. Sweet Bay Wichita, KS 67226 do hereby consent to the following:  
The modification of the front building setback of Lot 29, Block 2, Willowbend Third Addition as indicated in the accompanying documents to be provided to the Metropolitan Area Planning Department.

Dated this 24 day of July, 2020.

  
\_\_\_\_\_  
Leonel Perez

  
\_\_\_\_\_  
Amy Perez

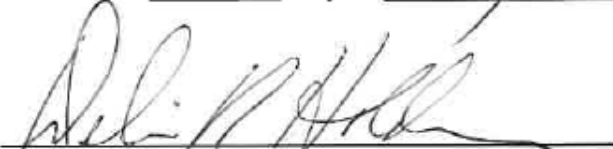
**CONSENT VAC2020-00024**  
**Nancy L. Steele Property**

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AND WHEREAS, Ms. Nancy L. Steele seeks your support in obtaining the appropriate approvals of this reasonable request of a reduction to the front building setback. It is appropriate that said adjoining and nearby owners' consent to the modification of the front building setback of Lot 29, Block 2, Willowbend Third Addition as indicated in the accompanying documents that are to be presented to Metropolitan Area Planning Department.

We the undersigned, owners of the property commonly known as 4030 N. Sweet Bay Wichita, KS 67226 do hereby consent to the following:  
The modification of the front building setback of Lot 29, Block 2, Willowbend Third Addition as indicated in the accompanying documents to be provided to the Metropolitan Area Planning Department.

Dated this 23 day of July, 2020.

  
\_\_\_\_\_  
Delvin R. Holdeman

  
\_\_\_\_\_  
Catherine A. Holdeman

**CONSENT VAC2020-00024**  
***Nancy L. Steele Property***

WHEREAS, Ms. Nancy L. Steele is the owner of Lot 29, Block 2, Willowbend Third Addition, commonly known as 4026 N. Sweet Bay, Wichita, KS 67226. It necessary to vacate a portion of the platted 25-foot front building setback in order to add a third car garage. As such, Ms. Steele has hired MKEC Engineering, Inc. to aid in the process to vacate or alter the platted setback allowing for the addition to the garage in the front of the residence. The amount of building setback reduction is planned at 12-feet leaving a 13-foot setback. Ms. Steele's lot is unique as it is narrower than many others in Willowbend so it is well suited for the existing side-load garage. Her dwelling portion of her residence is setback much further than the typical lot in Willowbend it is setback some 12'-18' further than her abutting homes (47 feet). This modification is required to be approved by the Metropolitan Area Planning Commission and Wichita City Council prior to any action to apply for a building permit.

AND WHEREAS, Ms. Nancy L. Steele seeks your support in obtaining the appropriate approvals of this reasonable request of a reduction to the front building setback. It is appropriate that said adjoining and nearby owners' consent to the modification of the front building setback of Lot 29, Block 2, Willowbend Third Addition as indicated in the accompanying documents that are to be presented to Metropolitan Area Planning Department.

We the undersigned, owners of the property commonly known as 4010 N. Sweet Bay Wichita, KS 67226 do hereby consent to the following:  
The modification of the front building setback of Lot 29, Block 2, Willowbend Third Addition as indicated in the accompanying documents to be provided to the Metropolitan Area Planning Department.

Dated this 23 day of July, 2020.

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Zarmeena Sethar

**CONSENT VAC2020-00024**  
***Nancy L. Steele Property***

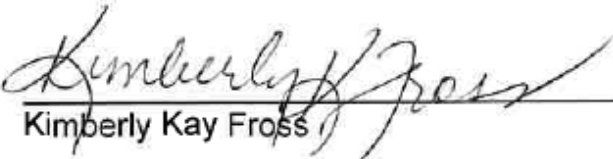
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AND WHEREAS, Ms. Nancy L. Steele seeks your support in obtaining the appropriate approvals of this reasonable request of a reduction to the front building setback. It is appropriate that said adjoining and nearby owners' consent to the modification of the front building setback of Lot 29, Block 2, Willowbend Third Addition as indicated in the accompanying documents that are to be presented to Metropolitan Area Planning Department.

We the undersigned, owners of the property commonly known as 4034 N. Sweet Bay Wichita, KS 67226 do hereby consent to the following:  
The modification of the front building setback of Lot 29, Block 2, Willowbend Third Addition as indicated in the accompanying documents to be provided to the Metropolitan Area Planning Department.

Dated this 23rd day of July, 2020.

  
\_\_\_\_\_  
James B. Fross

  
\_\_\_\_\_  
Kimberly Kay Fross

## VAC2020-00024 EMAILS OF OPPOSITION

**From:** Frank Mills <[fam@ablahent.com](mailto:fam@ablahent.com)>

**Sent:** Wednesday, July 29, 2020 5:05 PM

**To:** Strahl, Neil <[NStrahl@wichita.gov](mailto:NStrahl@wichita.gov)>

**Subject:** CASE NO.: VAC2020-00024

Dear Mr. Strahl:

Thank you for taking the time to speak with me today about the referenced Case Number (Vacation of the 25' front yard set-back at 4026 Sweet Bay, Wichita, Kansas. After speaking with you, I walked Sweet Bay and spoke with eleven(11) residents which are all pretty close to the Applicant's house at 4026 Sweet Bay. Of the eleven (11) that I spoke to, ten (10) of them were opposed to this requested VACATION, and most were not aware of the VACATION. Of the eleven (11) that I spoke to, none of them received notice from the City. The "Development Application" Sign was placed up close to the house and was not all that noticeable from the street; therefore, this VACATION was news to most that I spoke with. I thought that the City was required to send notice out to those effected by such changes well in advance of meetings, but in this case I do not think the notice went out.

I think a few items are noteworthy, and I will set them out below:

1. If the 25' front yard set back is VACATED for this home, it will set a precedent and therefore any other home owner in Willowbend could do the same. Such encroachments would hurt curb side appeal and lower property values.
2. The only party that will benefit from this is the homeowner at 4026 Sweet Bay at the expense of every other homeowner in Willowbend.
3. The City write-up which is attached states that the Applicant has obtained approval from the Willowbend HOA which is not true. The WB Architectural Control Committee (which I understand consists of 3 people, with one of the three being the homeowner at 4026 SB.) approved the VACATION; however it was not given to the WBH Board until after it was submitted to the City.
4. I have spoken with the WB Homeowner Board President, VP, and former President who is still on the board and 2 are definitely against the VACATION and I think the other board member is more against and for.
5. I received a call from the VP of the WB Homeowners Board this afternoon and he asked me for your email as he said the WB Board planned on sending a request to the City to pull this item from tomorrow's agenda in order to allow the WB Homeowner's Board time to review and obtain input from other homeowners in Willowbend.
6. The Polings which live just to the south of the applicant are very much against this VACATION – it will really affect their view which is very, very unfair to that homeowner.
7. I walked Sweet Bay and spoke with eleven (11) homeowners and ten (10) of the eleven (11) were very much against approval of this VACATION, and the other homeowner was neither for nor against. In the event you would like to have the addresses of those I spoke to I will be happy to provide them to you.
8. The ACC wrote-up their approval actions and stated that homeowners on both sides approved of the VACATION which was not true, the Polings told me that they have never been in favor of this VACATION.

As a concerned resident of Willowbend and a Sweet Bay neighbor of the Applicant I want to express my objection to the Applicant's VACATION request.

Respectfully submitted,

Frank Mills  
4118 Sweet Bay Circle  
Wichita, Kansas 67226

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**From:** Penny Shaida <[jpshaida@gmail.com](mailto:jpshaida@gmail.com)>  
**Sent:** Wednesday, July 29, 2020 5:20 PM  
**To:** Strahl, Neil <[NStrahl@wichita.gov](mailto:NStrahl@wichita.gov)>  
**Subject:** Vacation of setback for 4026 N Sweet Bay

Mr. Strahl,

I am writing because of my concern regarding the proposed setback vacation for the above referenced property. We have lived in Willowbend for 27 years and raised our family in this neighborhood because of the property values and aesthetic considerations. Like the homeowner at 4026 and many others in our neighborhood, we have a two-car garage. When our boys were growing up, we wish we had had a three-car garage, but because of the size of our home (and the set-back requirements), we were unable to build one with our house. So, like many other homeowners, we learned to live with the inconvenience, but realized it was only a temporary one. I have no idea the reason for the request for the variance on the garage at 4026 (although the homeowner is a single person with no other persons appearing to live at the address, so I'm assuming it can't be for parking 3 vehicles), but it doesn't seem right that we have been able to live with smaller garages, and they need to change the set-back, which will affect the entire subdivision. I would ask that the city respect the rights of the entire neighborhood when making their decision in this situation. Thank you for your time and your consideration.

Penny Shaida

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**From:** genenold <[genenold@att.net](mailto:genenold@att.net)>  
**Sent:** Wednesday, July 29, 2020 8:52 PM  
**To:** Strahl, Neil <[NStrahl@wichita.gov](mailto:NStrahl@wichita.gov)>  
**Subject:** Vacation issue for 4026 Sweet Bay Cir

Mr. Strahl:

I am Paul (Gene) Nold living at 4106 North Sweet Bay Cir. which is four houses north of the 4026 residence requesting the vacation of the current setback. I strongly oppose this application for a number of reasons. They are:

- Any addition which places the structure closer to the street than any surrounding homes will create an eye-sore to the neighborhood and could very well have a detrimental affect on neighboring home values.
- This revision will create a precedent which would allow for additional revisions to existing homes further destroying the continuity of the neighborhood.
- I do not believe this request has the approval of the Willowbend Homeowners' Board of Directors and certainly does not have the approval of the members of the Association.
- I believe a revision of this magnitude should be put to the vote of the entire membership prior to any approval from the City.

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- I did not receive a notice of this item coming before the city until today and, since I am currently travelling, not able to participate in the scheduled meeting tomorrow.

I, therefore request that this issue be tabled by the City until the Willowbend Board and membership have an opportunity to express their opinion on this issue

Yours Truly:

Gene Nold  
4106 Sweet Bay Cir  
Wichita, KS 67226

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**From:** Marsha Hatcher <[finney-hatcher@kc.rr.com](mailto:finney-hatcher@kc.rr.com)>

**Sent:** Wednesday, July 29, 2020 3:51 PM

**To:** Strahl, Neil <[NStrahl@wichita.gov](mailto:NStrahl@wichita.gov)>

**Subject:** No

I am against the homeowner at 4026 n. Sweet bay to making any additional improvements to their property.

This is unacceptable.

Marsha Hatcher  
4002 n. Sweet bay  
316 648 6189

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Jack R. Poling  
Owner and Resident of  
4022 Sweet Bay, Wichita, Ks  
Since September 1992  
Telephone 316-648-7210  
Email [jrpoling43@gmail.com](mailto:jrpoling43@gmail.com)

PURPOSE OF PLATTED 25-FOOT FRONT BUILDING SETBACK ?

- Provide city access to water lines, sewer lines and storm drains
- Enhance value of residential developments by maintaining a constant in the location of the houses in the development
- ?????

## **Article III**

### **Basic Building Restrictions**

**3.1 Location of Dwellings and Setbacks.** The location and setbacks of buildings will be in accordance with recorded plat, the Declaration, and City Codes and Regulations and the Developer's recommended set back lines which are available upon request. The

#### PRECEDENCE ISSUE

According to John Newsom, Chairman of the Willowbend Architectural Control Committee there are no previous deviations to the 25-foot front building setback in the Willowbend Additions

There are 16 similar Willowbend properties west of Rock Road (i.e., two car garage with side entrance) that could become future candidates for similar requests

I hereby request that VAC-2020-00024 be denied based upon the negative impacts that extending the garage at 4026 N. Sweet Bay by 12 feet will have on my adjacent property of 4022 N. Sweet Bay

- Loss of an unobstructed view looking to the north and the corresponding reduction in appeal of my property (i.e. an esthetic loss)
- A reduction in the financial value of my property caused by the unique and only such obstruction of a view of any other home in the neighborhood

VAC2020-00024 - City request to vacate a portion of platted front yard setback.

August 6, 2020

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