CITY OF WICHITA

SEDGWICK COUNTY KANSAS

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

Sara Thummel and Aaron Pyle
210 S. Kessler
Wichita, KS 67213

June 5, 2024

**RE: CON2024-00048:** Administrative Adjustment in the City to revise an approved site plan for CON2024-00004 to increase the area of a proposed accessory apartment on property zoned SF-5 Single-Family Residential District, generally located within one-block north of West Maple Street and one-quarter mile east of South West Street (210 South Kessler).

**Legal Description:** BEG 245 FT S SW COR LOT 8 KESSLER PK E 307.65 FT S 60 FT W 307.65 FT N TO PT OF BEG SW 1/4 SEC 24-27-1W

Dear applicants,

We reviewed your Administrative Adjustment request to revise an approved site plan for CON2024-00004 on a 0.42-acre property zoned SF-5 Single-Family Residential District (SF-5) to increase the area of a proposed accessory apartment from 1,392 sq. ft. to 1,740 sq. ft. (25%). The proposed accessory apartment would adhere to all applicable building setbacks. Given the size of the subject site, the proposed increase in size of the dwelling should not have significant negative impacts on surrounding properties.

We find that the adjustment to the site plan as proposed meets the four conditions required by Section V-I.6 of the Unified Zoning Code as set out below:

1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed Administrative Adjustment to CON2024-00004 should have no impact on the safety and convenience of vehicular traffic and pedestrian circulation in the vicinity of the application area. The proposed accessory apartment is behind the principal dwelling and will adhere to all applicable building setbacks.

2) Impact on existing uses in surrounding areas: The subject site is 0.42 acres in size. The proposed accessory apartment is behind the principal dwelling and will adhere to all applicable building setbacks. The proposed increased size of the accessory apartment should not have significant negative impacts on surrounding properties.

3) Compatibility with existing or permitted uses on abutting sites: Properties to the north, east, south, and west are zoned SF-5. Properties to the north, south and west are developed with single-family dwellings. Property to the east is developed as West Douglas Park. The proposed accessory apartment is behind the principal dwelling and will adhere to all applicable building setbacks. The proposed increased size of the accessory apartment should not have significant negative impacts on surrounding properties.

4) Effect on public health, safety, or welfare: It is not anticipated to have any significant negative impacts on the public health, safety, or welfare, nor will properties or improvements in the vicinity be materially injured.

Our signatures below indicate that the Administrative Adjustment to revise the approved site plan for CON2024-00004 to increase the area of a proposed accessory apartment is hereby GRANTED, subject to the following conditions:

1. All original conditions of CON2024-00004 shall be adhered to.
2. The site shall be developed in general conformance with the approved, revised site plan submitted with this application.
3. 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.

John R. Cox, Jr., Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD

Dalton Glasscock, CM District IV

Brooke Kauchak, CSR District IV

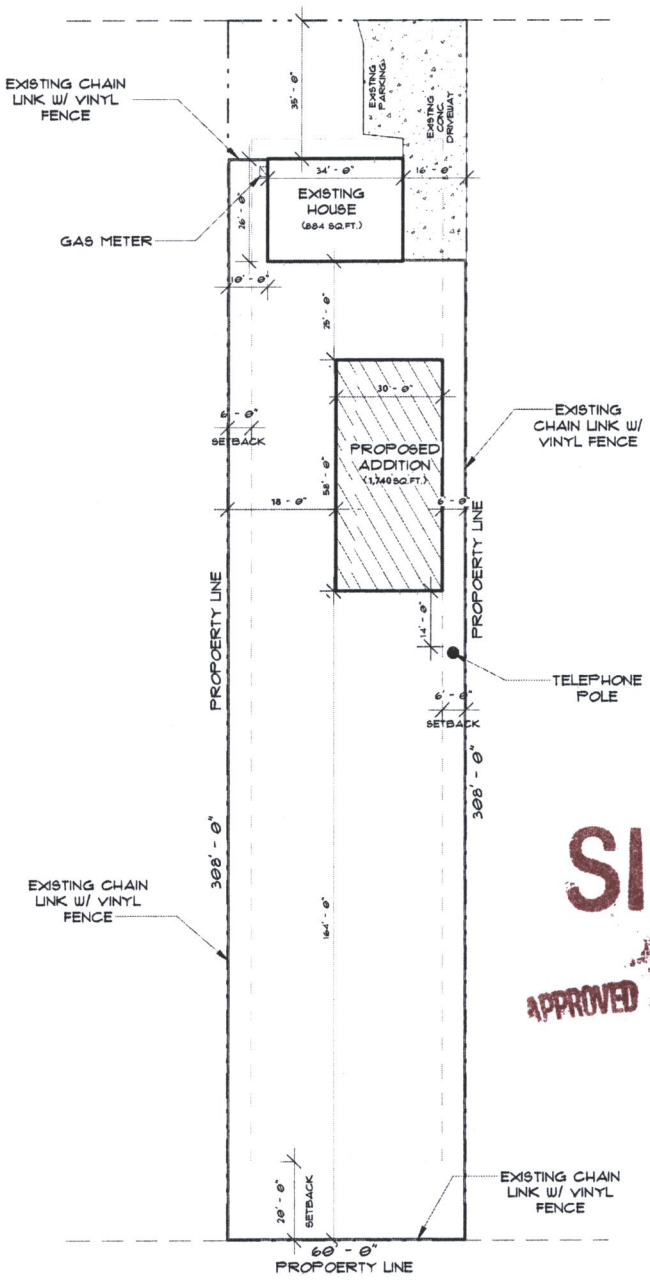
PROPOSED ACCESSORY
GARAGE WITH APARTMENT

SARAH THUMMEL/ AARON PYLE
210 S. KESSLER
WICHITA, KS 67213
316-259-0760

## KESSLER STREET

LEGAL DESCRIPTION:

A TRACT BEGINNING AT A POINT 245 FEET SOUTH OF THE SOUTHWEST CORNER OF LOT 8, KESSLER PARK; THENCE EAST 307.65 FEET, MORE OR LESS TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 1 WEST OF THE 6TH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS; THENCE SOUTH 60 FEET; THENCE WEST 307.65 FEET; MORE OR LESS TO A POINT DUE SOUTH OF THE PLACE OF BEGINNING; THENCE NORTH 60 FEET TO THE PLACE OF BEGINNING.




Revised

# SITE PLAN

APPROVED 6/5/24 BY [signature]

CON24-48
Supercedes
CON2024-04

North

1 Site Plan
1" = 30'-0"

AP
EMAIL : apexarchitect02@gmail.com

OWNER:
SARAH THUMMEL/ AARON PYLE

LOCATION:
210 S. KESSLER WICHITA, KS 67213

DESIGNED :
DRAWN : Apex_A
TITLE: **SITE PLAN**
SCALE :1"=30' 0"
DATE : 01/27/2024