Wichita-Sedgwick County Metropolitan Area Planning Department

June 26, 2026

Brittany Brown
3629 N. Inwood Ct
Wichita, KS 67226

RE: BZA2026-00050 – Variance request in the City to reduce the parking requirement for Group Residence, Limited from 12 spaces to 2 spaces, generally located at the southeast corner of East 26th Street North and North Gentry Avenue (2650 North Gentry Avenue)

Dear Applicant,

At its regular meeting on June 25, 2026, the official action of the Board of Zoning Appeals was to **GRANT** the requested Variance. The approval of the request is subject to the following conditions:

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

If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

Brad Eatherly
Current Plans
Senior Planner

CC: Lakeisha Williams 4802 E. Willow Point Ct. Bel Aire, KS 67220
Kansas Code Plans ATTN: David Stauth 2627 N. Beacon Hill Ct. Wichita, KS 67220
MABCD

BZA RESOLUTION NO. BZA2026-00050

WHEREAS, Brittany D. Brown, (owner); pursuant to Kansas Statutes Annotated 12-759, requests a Variance to reduce the parking requirement for Group Residence, Limited from 12 spaces to 2 spaces on property located at 2650 North Gentry Avenue; legally described as follows:

> Odd Lots 37 through 47 inclusive, Block 12, Post & Christy's College Crest Addition to Wichita, Sedgwick County, Kansas

WHEREAS, proper notice as required by ordinance and by the rules of the Board of Zoning Appeals has been given; and

WHEREAS, the Board of Zoning Appeals did, at the meeting of June 25, 2026, consider said application; and

WHEREAS, the Board of Zoning Appeals has proper jurisdiction to consider said request for a variance under the provisions of Kansas Statutes Annotated 12-759 *et. seq*.; and

WHEREAS, the conditions of the request are unique to the subject property; and

WHEREAS, waiving the requirements will not adversely affect the rights of adjacent property owners; and

WHEREAS, the strict application of the applicable Code will constitute an unnecessary hardship upon the property owner; and

WHEREAS, it is the opinion of the Board of Zoning Appeals that the requested variance would not adversely affect the public interest, health, safety or welfare; and

WHEREAS, it is the opinion of the Board of Zoning Appeals that the spirit and intent of the Zoning Code is being met in this case; and

WHEREAS, each of the five conditions required by Kansas Statutes Annotated 12-759, are found to be present for a Variance to be granted.

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals, pursuant to Kansas Statutes Annotated 12-759, a Variance to reduce the parking requirement for Group Residence, Limited from 12 spaces to 2 spaces on property located at 2650 North Gentry Avenue; legally described as follows:

> Odd Lots 37 through 47 inclusive, Block 12, Post & Christy's College Crest Addition to Wichita, Sedgwick County, Kansas

The variance is hereby **GRANTED,** subject to the following conditions:

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

ADOPTED AT WICHITA, KANSAS, this 26th Day of June, 2026

Bob Aldrich, BZA Board Chair

ATTEST:

Scott Wadle,
BZA Secretary

SITE PLAN

APPROVED 6/25/24 BY JBE

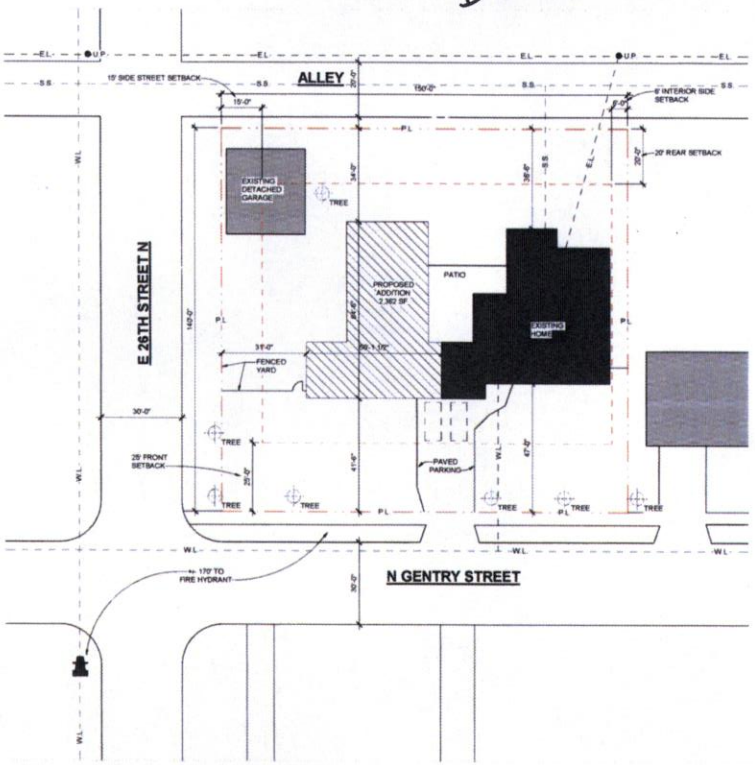
BZA2026-00050

SITE PLAN LEGEND

P.L.	PROPERTY LINE
	EASEMENT
	RAILROAD TRACKS
	CURBS, STREETS, DRIVES, ALLEYS, PAVING
W.L.	WATER LINE
S.S.	SEWER LINE
G.L.	GAS LINE
E.L.	ELECTRICAL LINE
S.W.	STORM SEWER LINE
HOME FOR REVIEW	HOME FOR REVIEW
BLDG ON ADJACENT LOT - (TYPICAL)	ADJACENT BLDGS
PROPOSED ADDITION XXX SF	PROPOSED CONSTRUCTION
+/- XXX' TO FIRE HYDRANT	FIRE HYDRANT
STREET	STREET NAME
U.P.	UTILITY POLE
TREE	TREE
DRIVEWAY	DRIVEWAY
PATIO	PATIO
REAR YARD IS FENCED	FENCE

GENERAL NOTES

1. THESE PLANS WERE DEVELOPED FROM AERIAL PHOTOGRAPHS AND PUBLICLY AVAILABLE GEOGRAPHIC INFORMATION SYSTEMS (GIS) MAPS. THEREFORE ALL DIMENSIONS, UTILITIES, AND SITE FEATURES ARE REPRESENTED HEREIN AS ACCURATLY AS POSSIBLE UNDER SUCH CIRCUMSTANCES.
2. THESE PLANS ARE NOT FOR CONSTRUCTION. THE OWNER SHALL HIRE A SURVEYER AS NEEDED TO DETERMINE CRITICAL CONSTRUCTION POINTS, PROPERTY LINES, EASEMENTS, AND BURIED UTILITIES.
3. THE OWNER / CONSTRACTOR AND THEIR REPRESENTATIVES SHALL CALL IN UTILITY LOCATES PRIOR TO CONSTRUCTION, AS UTILITIES SHOWN HERE MAY NOT BE ACCURACTLY DRAWN, AND OTHER UTILITIES MAY EXIST THAT ARE NOT NOTED HERE.



1 SITE PLAN - CONDITIONAL USE PERMIT
1" = 20'-0"

CONDITIONAL USE INFORMATION

PROJECT ADDRESS:
2650 N GENTRY AVE
WICHITA, KS 67220

OWNER:
BRITTANY BROWN & LAKEISHA WILLIAMS
7829 E ROCKHILL ST STE 401
WICHITA, KS 67206

LEGAL DESCRIPTION:
ODD LOTS 37 TO 47 INC BLOCK 12 COLLEGE CREST ADD

ZONING:
CURRENTLY ZONED: SF-5
NO PROPOSED CHANGES TO ZONING

PROJECT DESCRIPTION:
THE EXISTING HOME ON SITE IS A RESIDENTIAL BOARD AND CARE HOME FOR 8 RESIDENTS. THE OWNER WOULD LIKE TO BUILD AN ADDITION FOR 5 NEW BEDROOMS, A LIVING AREA, EXERCISE & SALON ROOM AND SUPPORT SPACES. THE HOME WOULD INCREASE FROM 8 RESIDENTS TO 12 RESIDENTS, AND WOULD BE SPRINKLED

BUILDING LIMITATIONS:
35' MAX BUILDING HEIGHT
25' ACTUAL BUILDING HEIGHT

LOT SIZE:
ACRES: 0.482 ACRES
MINIMUM LOT SIZE: 5,000 SF
ACTUAL LOT SIZE: 21,011 SF

MINIMUM LOT WIDTH: 50'
ACTUAL LOT WIDTH: 150'

SETBACKS:
FRONT SETBACK: 25'
- ACTUAL SETBACK: 41'-6"

REAR SETBACK: 20'
- ACTUAL SETBACK AT EXISTING HOME: 34'-0"
- ACTUAL SETBACK AT PROPOSED ADDITION: 34'-0"

INTERIOR SIDE SETBACK: 6' / 0'
SIDE STREET SETBACK: 15'
- ACTUAL SIDE SETBACKS
  - NORTH SIDE: 31'-0"
  - SOUTH SIDE: 7'-0"

EASEMENTS:
THE ARE NO UTILITY EASEMENTS ON THE LOT

ADDITIONS OR ALTERATIONS:
A 50' x 95' PROPOSED ADDITION - SEE PLAN

PARKING:
1 PARKING SPACE PER BEDROOM
12 BEDROOMS = 12 PARKING SPACES REQUIRED

REQUESTING VARIANCE TO REDUCE PARKING TO 2 SPACES FOR STAFF ONLY. RESIDENTS WILL NOT HAVE CARS AND WILL NOT DRIVE. WILL ONLY HAVE 2 STAFF ON DUTY AT A TIME.

NORTH

0 10' 20 40

DAVID JAMES SHANAHAN
CITIZEN SOLDIER
6304
KANSAS ARCHITECT
(8-PLUS)

Kansas Code Plans LLC.
2627 N Beacon Hill Ct
Wichita, KS 67220
T 316.393.8576
KansasCodePlans.com

COZY COTTAGE - GENTRY ST HOME
BUILDING ADDITION

2650 N GENTRY ST
WICHITA, KS 67220

PRINTS ISSUED:
11.5.25 - CUP REVIEW
5.14.26 - REVISED CUP

REVS.		
NO.	DATE	DESC.

KCP No. 25124 | drawn: Author | checked: Checker

SITE PLAN

CUP

copyright 2011 Kansas Code Plans LLC

McClatchy

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

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
41100	IPL0345340	Legal Ad - IPL0345340	6-25-2026 MAPC Summary Hearing	2.0	114.0L

ATTENTION: CITY OF WICHITA/PLANNING DEPT IP
271 WEST THIRD ST., 2ND FL, SU 203
WICHITA, KS 67202
MHEBERT@wichita.gov;kgonzalez@wichita.gov

LEGAL PUBLICATION
MAPC/BZA June 25, 2026
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, June 25, 2026, no earlier than 1:30 p.m.**, the Wichita-Sedgwick County Metropolitan Area Planning Commission/Board Zoning Appeals will consider the following applications. The meeting will be held in person at the Ronald Reagan Building, 271 West Third Street, 3rd Floor Conference Room, Wichita, KS 67202. Public participation is encouraged (see instructions below). Virtual participation is not available. **If you have any questions regarding the meeting or items on this notice, please call the Wichita-Sedgwick County Metropolitan Area Planning Department at (316) 268-4421.**

BZA2026-00050: Variance request in the City to reduce parking requirement for Group Residence, Limited from 12 to 2, generally located within a half mile east of the corner of North Hillside Avenue and East 26th Street North (2650 North Gentry Avenue).

BZA2026-00052: Variance request in the City to increase the height of a billboard from 35 feet to 50 feet, generally located on the west side of West 29th Circle South and abutting Interstate-235 (4428 West 29th Circle South).

CUP2026-00019: Request in the City to create CUP DP-366 Ignite 96 CUP, generally located on the east side of North Greenwich Road and within one-quarter mile north of East 21st Street North (2360 & 2370 North Greenwich Road).

CUP2026-00020: Amendment to CUP DP-342 to remove a portion of the properties within the CUP, generally located on the east side of North Greenwich Road and within one-quarter mile north of East 21st Street North (2360 & 2370 North Greenwich Road).

CUP2026-00021: Amendment to CUP DP-328 to remove a portion of the CUP, generally located south of Highway K-96 and within one-quarter mile east of North Greenwich Road.

DER2026-00010: Request to enlarge the Urban Area of Influence boundary for the City of Goddard.

PUD2026-00013: Zone change request in the City from SF-5 Single-Family Residential District to PUD Planned Unit Development to create the Cadillac Lake Residential PUD, generally located on the south side of West 29th Street North, within one-half mile east of North Maize Road (9725 West 29th Street North).

VAC2026-00020: Vacation request in the City to vacate an unused utility easement to reduce the building setback on property zoned LC Limited Commercial District, generally located on the north side of East 21st Street North, within one-quarter mile east of North Webb Road.

ZON2026-00025: Zone Change request in the City from LC Limited Commercial District and SF-5 Single-Family Residential District to LI Limited Industrial District, generally located on the east side of North Greenwich Road and within one-quarter mile north of East 21st Street North (2360 & 2370 North Greenwich Road).
IPL0345340
Jun 3 2026

In The STATE OF KANSAS
In and for the County of Sedgwick
STATE OF KANSAS)
SS
County of Sedgwick)
the undersigned, 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.

1.0 insertion(s) published on:
06/03/26 Print

Print Tearsheet Link

Marketplace Link

Mary Castro

DIGITALLY SIGNED

Mary Castro

Sherry J Chasteen

DIGITALLY SIGNED

Sworn to and subscribed before me on Jun 3, 2026, 10:29 AM EDT

NOTARY PUBLIC STATE OF TEXAS
SHERRY J CHASTEEN
ELECTRONIC NOTARY PUBLIC
STATE OF TEXAS
COMMISSION # 125328493
MY COMMISSION EXPIRES 4/16/2029

Online Notary Public. Notarization facilitated by SIGNiX®

Wichita-Sedgwick County Zoning Board of Appeals
June 25, 2026

AGENDA ITEM NO. 3

SECRETARY'S REPORT

CASE NUMBER: BZA2026-00050 (City)

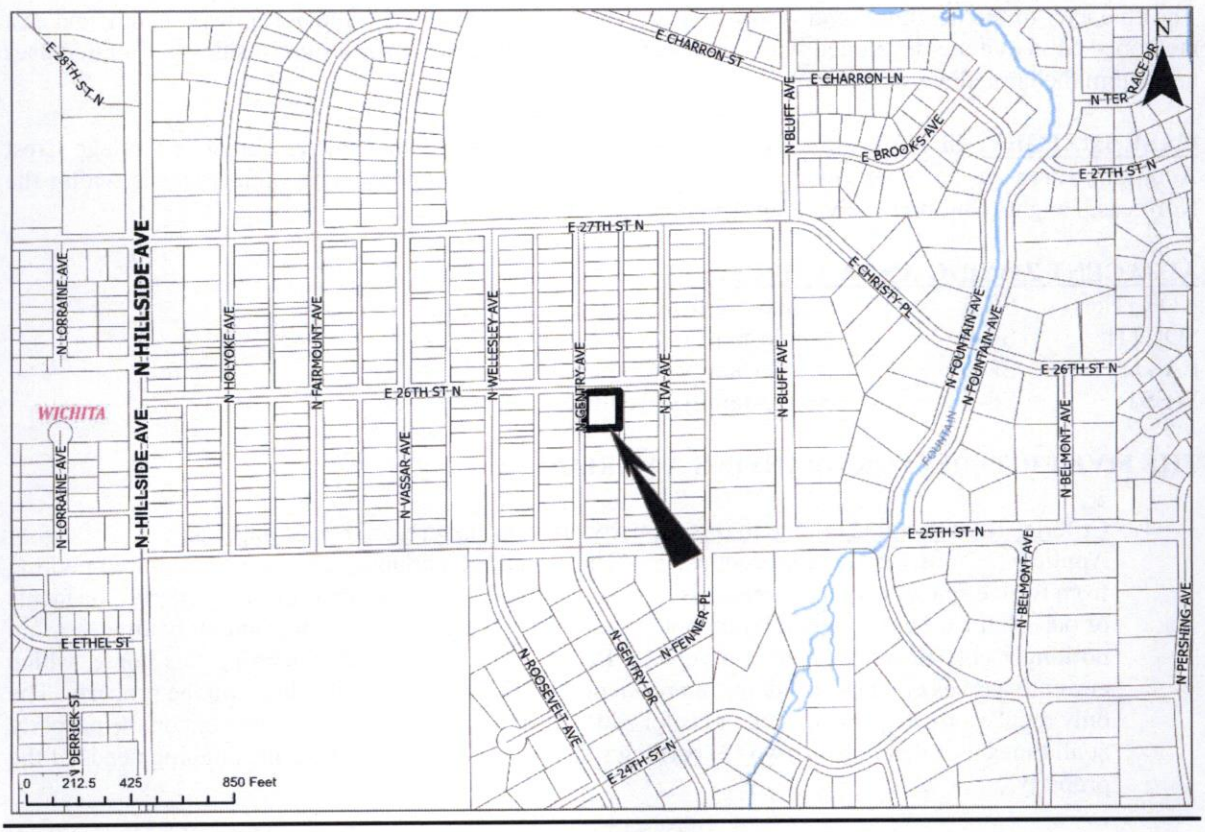
APPLICANTS: Brittany Brown & Lakeisha Williams (Applicant) / David Stauth (Agent)

REQUEST: Reduce the parking requirement for Group Residence, Limited from 12 spaces to 2 spaces

CURRENT ZONING: SF-5 Single-Family Residential District

SITE SIZE: 0.482 acres

LOCATION: Generally located at the southeast corner of East 26th Street North and North Gentry Avenue (2650 North Gentry Avenue)



JURISDICTION: The Board has jurisdiction to consider the Variance request under the provisions outlined in Kansas Statutes Annotated 12-759. The Board may grant the request when all five conditions, as required by the statutes, are found to exist.

BACKGROUND: The applicant is requesting a Variance to reduce the parking requirement for Group Residence, Limited from twelve (12) spaces to two (2) spaces.

The applicant applied for A Conditional Use (CON2026-00046) that was heard and approved by the Metropolitan Area Planning Commission (MAPC) on May 14, 2026. Because there were no protests against the request, the application will not be heard by the Wichita City Council (WCC). The applicant is increasing the capacity of a Home Plus Group Home on the property. The Group Residence, Limited allows the facility to house up to 15 persons, including staff. The Kansas Department for Aging and Disability Services (KDADS) generally defines Home Plus as "any residence or facility caring for not more than 12 individuals not related within the third degree of relationship to the operator or owner by blood or marriage…who…need personal care or supervised nursing care to help with limitations in activities of daily living." (see attached full definition)

Section IV-A of the Unified Zoning Code requires one parking space per bedroom for Group Residence, Limited. The applicant intends to have 12 bedrooms after a proposed addition is complete. Therefore, 12 parking spaces would be required. The proposed site plan shows two (2) parking spaces on a driveway accessing North Gentry Street.

The character of the neighborhood is low-density residential. Properties to the north, west, south, and east are zoned SF-5 and are developed with single-family dwellings. No other Group Residence, Limited uses are within the immediate vicinity.

CASE HISTORY: In 1910, the subject site was platted as part of the Post & Christy's College Crest Addition. There are no other zoning cases associated with this property. The subject site is within the Northeast Heights Comprehensive Plan Amendment area.

ADJACENT ZONING AND LAND USE:

NORTH:	SF-5	Single-family dwelling
SOUTH:	SF-5	Single-family dwelling
EAST:	SF-5	Single-family dwelling
WEST:	SF-5	Single-family dwelling

THE FIVE CRITERIA FOR GRANTING A VARIANCE:

1. Criteria: The request is unique to this property and was not created by the applicant:
   Applicant Narrative: The applicant states, "The requested Variance to reduce the required parking from twelve spaces to two (2) spaces is based on the actual parking needs of this property. Residents of our adult care home generally do not drive, as they typically seek placement only after they are no longer able to safely operate a vehicle. Based on our experience operating this home, which currently serves eight (8) residents, no resident has driven or parked a vehicle on the property. The only regular on-site parking demand is for staff, with two (2) staff members present on the property at all times. For that reason, two (2) parking spaces are sufficient to serve the ongoing needs of the property."

   Staff Analysis: Staff agrees that the situation of providing housing for individuals, and likely adults, who cannot drive is unique and not normally found in other situations with a Group Residence use.

2. Criteria: The granting of the Variance will not adversely affect the rights of the adjacent property owners or residents:

Applicant Narrative: The applicant states that, "Granting this Variance will not adversely affect adjacent property owners or nearby residents. In fact, requiring the addition of ten (10) more parking spaces would introduce a larger paved area into the middle of a residential neighborhood, creating a more commercial appearance that could be out of character with the surrounding homes. Retaining only the limited parking that is actually needed will help preserve the residential appearance of the property and maintain compatibility with the neighborhood."

Staff Analysis: Staff agrees with this statement. Rrequiring the applicant to provide the minimum number of parking spaces per the standards of the Unified Zoning Code will have greater detrimental impacts to surrounding properties. If the applicant is required to provide twelve off-street parking spaces, it will degrade the residential character of the subject site, which will negatively impact the surrounding properties.

3. Criteria: The strict application of the provisions of the zoning code would constitute an unnecessary hardship on the applicant:
   Applicant Narrative: The applicant states that, "As noted above, the home currently accommodates eight (8) residents and is staffed 24 hours per day without any complaints or concerns from neighbors related to parking. Strict application of the parking requirement would impose an unnecessary hardship on the property owner because it would require construction of parking that is not supported by the actual use of the property. It would also create a financial burden and diminish the residential, home-like setting that is important to the residents we serve. This request is reasonable because the proposed expansion adds only four (4) beds, and historically our residents do not drive."

   Staff Analysis: Staff agrees that providing the minimum required parking spaces for a Group Residence, Limited on this site could negatively affect both the applicant and the residential nature of the neighborhood. Providing additional parking on the site could also have significant cost implications.

4. Criteria: The Variance will not adversely affect the public health, safety, morals, order, convenience, prosperity, general welfare, or harmonious development of the community:
   Applicant Narrative: The applicant states, "Granting the Variance will not adversely affect public health, safety, morals, order, convenience, prosperity, the general welfare, or the harmonious development of the community, our adult care home has maintained positive relationships with neighboring property owners, who regularly interact with the owners, staff and residents. Neighbors have expressed appreciation for the improvements made to the home and for the care taken to keep the property and surrounding area well maintained. During our time at this location, we have received no complaints or concern, and we remain committed to being a respectful and responsible presence in the neighborhood. In addition, several residents' family members live within walking distance of the home and have expressed appreciation for the location's accessibility for visitation."

   Staff Analysis: Staff agrees with this statement. Granting the Variance should not adversely affect the public health, safety, morals, order, convenience, prosperity, general welfare, or harmonious development of the community.

5. Criteria: The granting of the Variance will not be opposed to the general spirit and intent of the Unified Zoning Code:
   Applicant Narrative: The applicant states that, "We understand and respect the purpose of the applicable code and the importance of providing adequate parking where it is genuinely needed.

In this case, however, requiring twelve parking spaces would not reflect the actual use of the property. Because residents of the home do not typically drive, construction of the additional parking would result in unused paved space and unnecessary expense. Granting the requested Variance would therefore remain consistent with the general spirit and intent of the code while allowing the property to be used in a practical and appropriate manner."

Staff Analysis: Staff agrees with this statement. Granting the Variance would uphold the spirit and intent of the Unified Zoning Code and promote harmonious development with the surrounding residential properties.

LEGAL CONSIDERATIONS: The Board of Zoning Appeals has the following options for actions.

1. Approval – The Board of Zoning Appeals can find that all five conditions necessary to the granting of a Variance exists and can approve the requested Variance. Any vote by the BZA to approve a Variance requires eight (8) votes per the BZA bylaws.

2. Denial – The Board of Zoning Appeals can find that the requested Variance does not meet the five criteria required to grant a Variance. Any vote by the BZA to deny a Variance requires a single majority of members present and voting.

RECOMMENDATION: The recommendation of Staff is that the request to reduce the amount of required off-street parking spaces **meets** the five criteria required to grant a Variance. Staff recommends the following condition of approval:

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

Staff Report Attachments:
1. KDADS Definition of Home Plus
2. Applicant Justification
3. Site Plan
4. Aerial Map
5. Zoning Map
6. Land Use Map
7. Site Photos

Home Plus as Defined by the Kansas Department for Aging and Disability Services (KDADS)
www.kdads.ks.gov

"Home Plus" means any residence or facility caring for not more than 12 individuals not related within the third degree of relationship to the operator or owner by blood or marriage unless the resident in need of care is approved for placement by the secretary for children and families, and who, due to functional impairment, needs personal care and may need supervised nursing care to compensate for activities of daily living limitations. The level of care provided to residents shall be determined by preparation of the staff and rules and regulations developed by the Kansas department for aging and disability services. An adult care home may convert a portion of one wing of the facility to a not less than five-bed and not more than 12-bed home plus facility provided that the home plus facility remains separate from the adult care home and each facility must remain contiguous. Any home plus that provides care for more than eight individuals after the effective date of this act shall adjust staffing personnel and resources as necessary to meet residents' needs in order to maintain the current level of nursing care standards. Personnel of any home plus who provide services for residents with dementia shall be required to take annual dementia care training.

Statement regarding five conditions required for granting a variance

2650 N Gentry St. Wichita, KS 67220

1. The variance requested arises from condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by an action of the property owner or the applicant.

The requested variance to reduce the required parking from 12 spaces to 2 spaces is based on the actual parking needs of this property. Residents of our adult care home generally do not drive, as they typically seek placement only after they are no longer able to safely operate a vehicle. Based on our experience operating this home, which currently serves 8 residents, no resident has driven or parked a vehicle on the property. The only regular on-site parking demand is for staff, with 2 staff members present on the property at all times. For that reason, 2 parking spaces are sufficient to serve the ongoing needs of the property.

2. The granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.

Granting this variance will not adversely affect adjacent property owners or nearby residents. In fact, requiring the addition of 10 more parking spaces would introduce a larger paved parking area into the middle of a residential neighborhood, creating a more commercial appearance that could be out of character with the surrounding homes. Retaining only the limited parking that is actually needed will help preserve the residential appearance of the property and maintain compatibility with the neighborhood.

3. The strict application of the provisions of the applicable code from which a variance is requested will constitute an unnecessary hardship upon the property owner represented in the application.

As noted above, the home currently accommodates 8 residents and is staffed 24 hours per day without any complaints or concerns from neighbors related to parking. Strict application of the parking requirement would impose an unnecessary hardship on the property owner because it would require construction of parking that is not supported by the actual use of the property. It would also create a financial burden and diminish the residential, home-like setting that is important to the residents we serve. This request is reasonable because the proposed expansion adds only 4 beds, and historically our residents do not drive.

4. The variance desired will not adversely affect the public health, safety morals, order, convenience, prosperity, general welfare, or the harmonious development of the community.

Granting this variance will not adversely affect public health, safety, morals, order, convenience, prosperity, the general welfare, or the harmonious development of the community. Our adult care home has maintained positive relationships with neighboring property owners, who regularly interact with the owners, staff, and residents. Neighbors have expressed appreciation for the improvements made to the home and for the care taken to keep the property and surrounding area well maintained. During our time at this location, we have received no complaints or concerns, and we remain committed to being a respectful and responsible presence in the neighborhood. In addition, several residents' family members live within walking distance of the home and have expressed appreciation for the location's accessibility for visitation.

5. Granting the variance desired will not be opposed to the general spirit and intent of the applicable code.

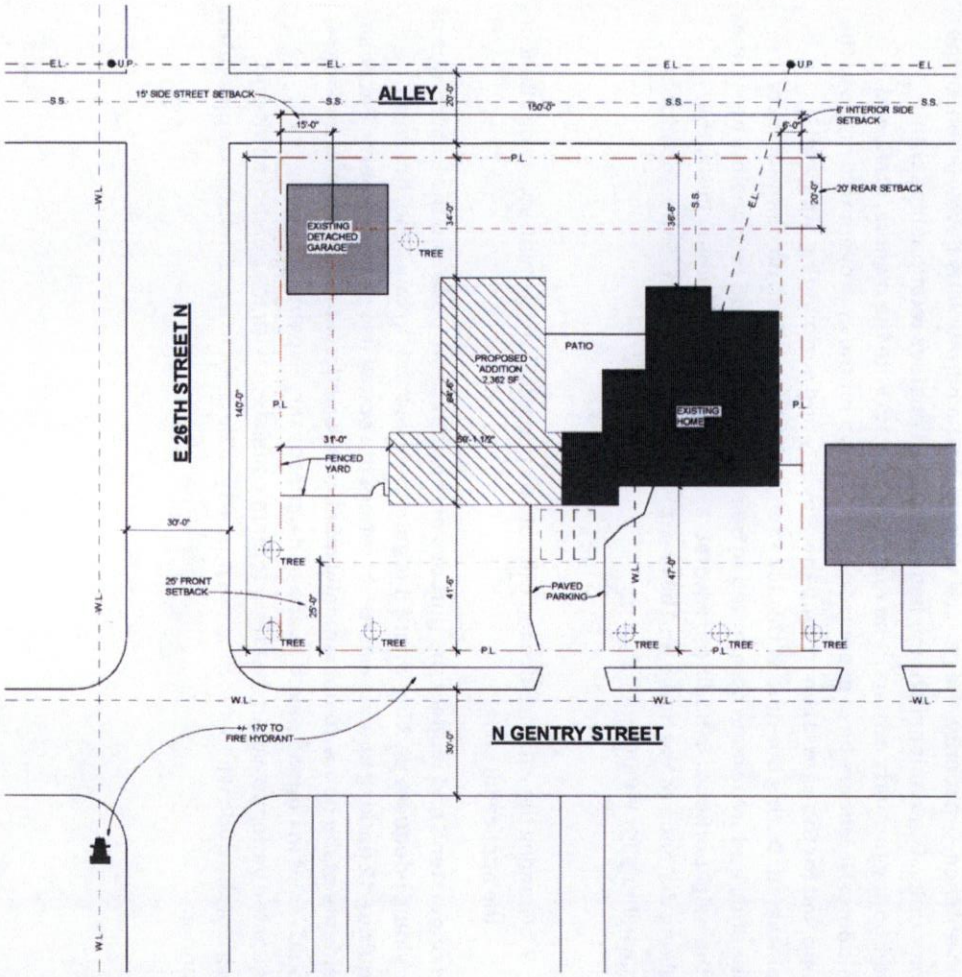
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P.L.	PROPERTY LINE
	EASEMENT
	SETBACKS
	STREETS, DRIVES, AND PAVING
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CONDITIONAL USE INFORMATION

PROJECT ADDRESS:
2650 N GENTRY AVE
WICHITA, KS 67220

OWNER:
BRITTANY BROWN & LAKEISHA WILLIAMS
7829 E ROCKHILL ST STE 401
WICHITA, KS 67206

LEGAL DESCRIPTION:
ODD LOTS 37 TO 47 INC BLOCK 12 COLLEGE CREST ADD.

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CURRENTLY ZONED: SF-5
NO PROPOSED CHANGES TO ZONING

PROJECT DESCRIPTION:
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INTERIOR SIDE SETBACK: 6' / 0'
SIDE STREET SETBACK: 15'
- ACTUAL SIDE SETBACKS:
- NORTH SIDE: 31'-0"
- SOUTH SIDE: 7'-0"

EASEMENTS:
THE ARE NO UTILITY EASEMENTS ON THE LOT.

ADDITIONS OR ALTERATIONS:
A 50' x 65' PROPOSED ADDITION - SEE PLAN.

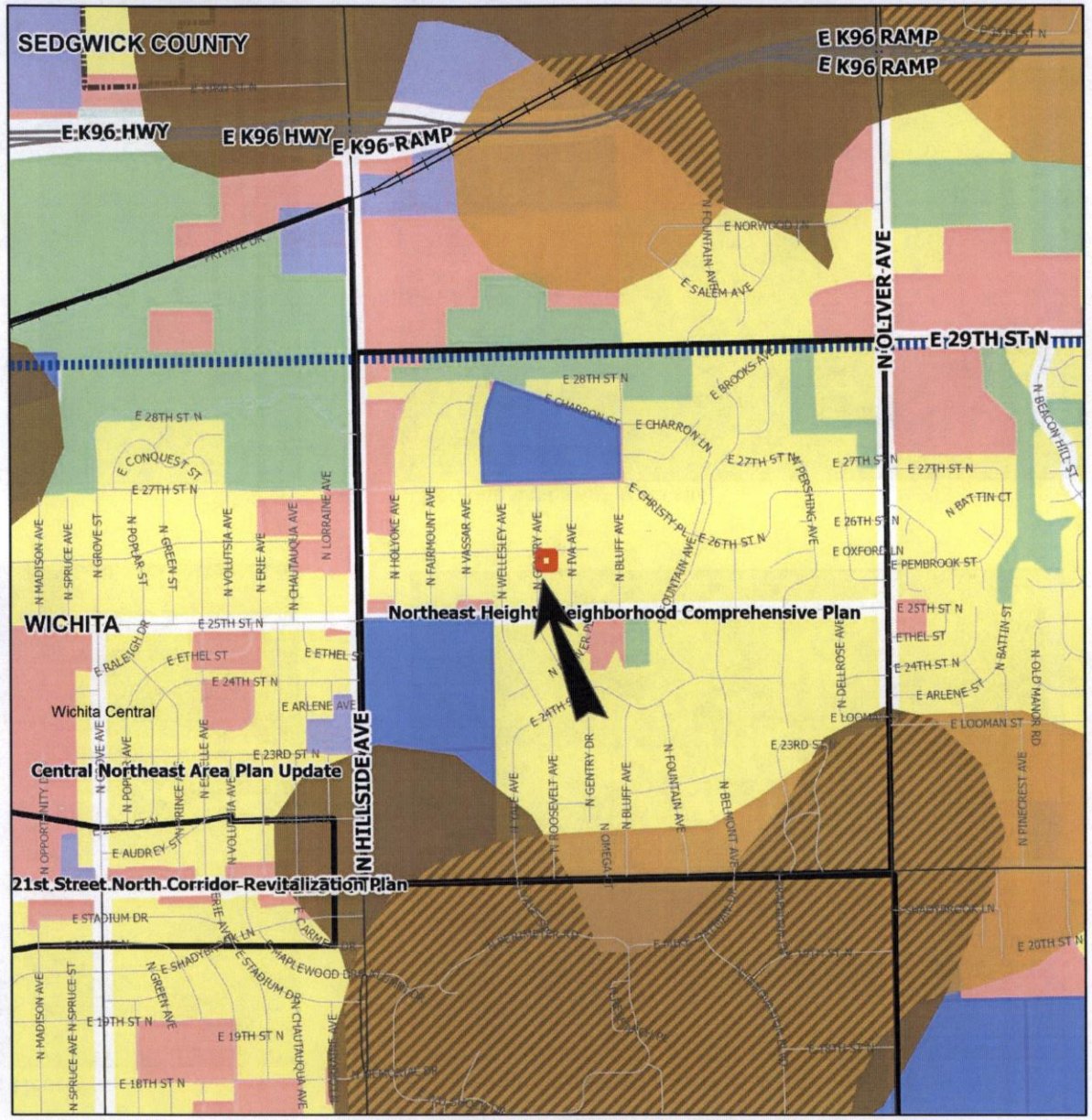
PARKING:
1 PARKING SPACE PER BEDROOM
12 BEDROOMS = 12 PARKING SPACES REQUIRED

REQUESTING VARIANCE TO REDUCE PARKING TO 2 SPACES FOR STAFF ONLY. RESIDENTS WILL NOT HAVE CARS AND WILL NOT DRIVE, WILL ONLY HAVE 2 STAFF ON DUTY AT A TIME.


N WELLESLEY AVE
N GENTRY AVE
E 26TH ST N
N IVA AVE
WICHITA
0 45 90 180 Feet
N


N VASSAR AVE
N WELLESLEY AVE
E 26TH ST N
N GENTRY AVE
WICHITA
N IVA AVE
N BLUFF AVE
N GENTRY DR
N FENNER PL
E 25TH ST N
N
ZONING
RR
SF-20
SF-10
SF-5
TF-3
MF-18
MF-29
B
MH
NO
GO
NR
LC
GC
CBD
OW
IP
LI
IP-A
GI
AFB
U
PUD
AIRPORT
OLD TOWN

2035 Wichita Future Growth Concept Map



Legend

- Application Area
- Established Central Area
- Residential and Employment Mix
- New Employment
- New Residential
- Wichita City Limits
- Other Cities
- Northwest Bypass Right-of-Way
- Other Urban Growth Areas 2014
- Other Urban Growth Areas 2014
- Rural Growth Areas 2014
- Major Institutional
- Neighborhood Area & Plans 2025

LAND USE

- Residential
- Commercial
- Industrial
- Major Air Transportation & Military
- Parks and Open Space
- Agricultural or Vacant

N

Scale: 1:16,826

0 650 1,300 2,600 US Feet

It is understood that while the City of Wichita Data Center Geographical Information Systems Department have no indication and reason to believe that there are inaccuracies in information incorporated in the base map, the Data Center-GIS personnel make no warranty or representation, either expressed or implied, with respect to the information, or data displayed.
Note: Public property represented on this map is not intended to be inclusive.

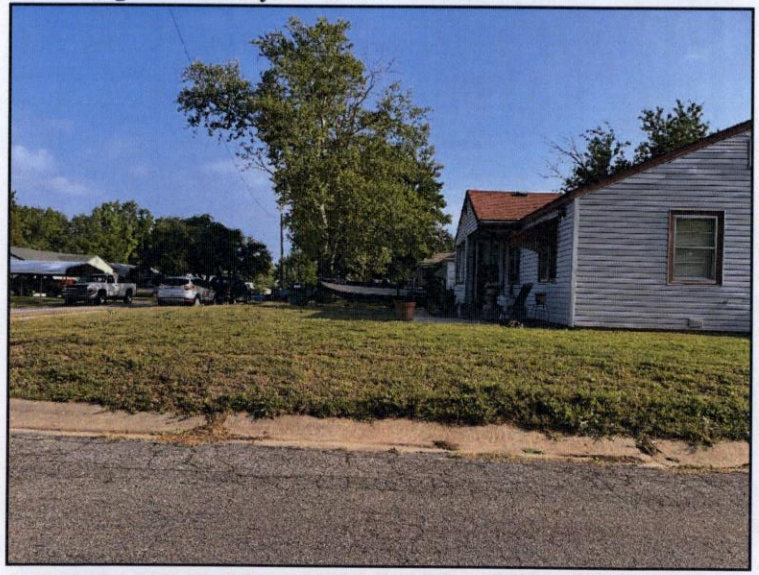
Looking southeast at site from N. Gentry



Looking southwest at rear of site from 26th St.



Looking north away from site



Looking west away from site

