

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421

October 22, 1993

Sam & Andrea Gregov
2235 White Oak
Wichita, Kansas 67207

RE: V-1842; Request to vacate building setback

Dear Mr. & Mrs. Gregov:

The Metropolitan Area Planning Commission considered the above referenced vacation request, recommended that this vacation be approved. Because you have satisfied all conditions of approval specified by the Metropolitan Area Planning Commission, this matter will be scheduled for public hearing before Wichita City Council on Tuesday, November 16, 1993. The meeting will begin at 9:00 a.m., in Council Chambers, First Floor, City Hall, 455 North Main Street.

Upon approval by Wichita City Council, this vacation case will be scheduled for final public hearing before the Sedgwick County Board of Commissioners on Wednesday, December 1, 1993. The meeting will begin at 9:00 a.m., in Room 320, Sedgwick County Courthouse, 525 North Main Street.

Should you have any questions regarding the disposition of this vacation case, please feel free to contact me at 268-4495.

Sincerely,

Bruce G. Peshoff, J.D.
Associate Planner

cc: Mike Lindebak, City Engineer
Joann Weldon
Maria Causey
Michael & Kelly Ball
Wendall Parks

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421

October 14, 1993

Sam & Andrea Gregov
2235 White Oak
Wichita, Kansas 67207

RE: V-1842; Request to vacate building setback

Dear Mr. & Mrs. Gregov:

Your request to vacate the above referenced building setback has been reviewed by the Subdivision Committee of the Metropolitan Area Planning Commission. The action of the Committee was to recommend that this vacation be approved, subject to the following condition:

Any relocation or reconstruction of utilities necessitated by this vacation shall be the sole responsibility and expense of the applicants.

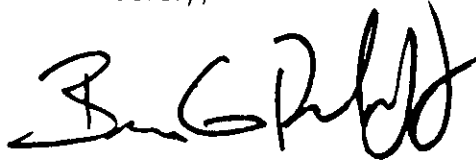
This vacation case will be forwarded to the Metropolitan Area Planning Commission for its consideration on Thursday, October 21, 1993, at 1:30 p.m., in the Planning Conference Room, Tenth Floor, City Hall, 455 North Main Street. You or your agent should plan to be present at this meeting in order to address any questions which may arise about this vacation request. Neighboring property owners may attend the public hearing in order to express their views about this vacation request.

Upon approval by MAPC, and upon satisfactory completion of all requirements and conditions, this case will be scheduled for final public hearing before Wichita City Council.

10/15/93

Should you have any questions regarding this vacation case, please feel free to contact me at 268-4495.

Sincerely,

A handwritten signature in black ink, appearing to read "Bruce G. Peshoff". The signature is stylized with a large, looped "B" and a long, sweeping "P".

Bruce G. Peshoff, J.D.
Associate Planner

cc: Mike Lindebak, City Engineer
Joann Weldon
Maria Causey
Michael & Kelly Ball
Wendall Parks

777 268-4495

STAFF REPORT

CASE NUMBER: V-1842

OWNER/APPLICANTS: Sam & Andrea Gregov
2235 White Oak
Wichita, Kansas 67207

LEGAL DESCRIPTIONS: That portion of building setback described as:

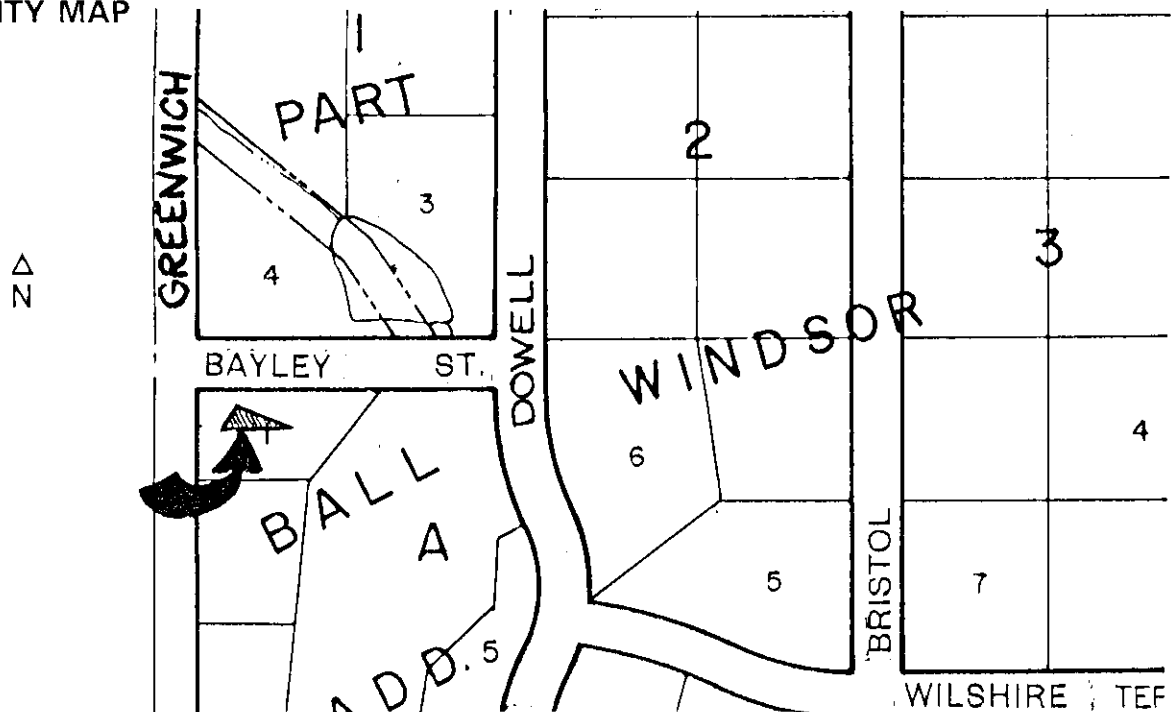
Part of Lot 1, Block A, Ball Addition, Sedgwick County, Kansas, described as beginning at a point 40 feet south and 30 feet east of the NW Corner of said Lot 1; thence northeasterly 21.2 feet to a point 20 feet south and 37 feet east of the NW Corner of said Lot 1; thence southeasterly 67 feet to a point 40 feet south and 101 feet east of the NW Corner of said Lot 1; thence west 71 feet to the point of beginning.

LOCATION: east of Greenwich; north of Harry

REASON FOR REQUEST: To increase buildable area for a 3-car garage

SITE ZONING: "R-1" Suburban Residential

VICINITY MAP



STAFF NOTE: An application for the vacation of 20 feet of a 40-foot building setback for this site was previously filed (V-1758). The Subdivision Committee voted to deny the vacation request (4-16-92), but the MAPC voted to approve the request (5-7-92). The case was heard and approved on final hearing by the Board of County Commissioners (7-7-92). The vacation was approved for only a limited, defined area. The current application seeks to (i) maintain the 20-foot building setback established in 1992 (the structure will still be no closer than 20 feet from right-of-way, and (ii) modify the amount of area that can be considered buildable area (an increase from 155 SF of vacation area to 170 SF of vacation area).

STAFF COMMENTS: Approve the vacation subject to the following conditions:

- (A) Any relocation or reconstruction of utilities necessitated by this vacation shall be the sole responsibility and expense of the applicants.
- (B) County Engineering should be prepared to discuss and comment upon the acceptability of this vacation, and indicate any conditions and guarantees they may require of the applicants.
- (C) Representatives from the utility companies should be prepared to discuss and comment upon the acceptability of this vacation, and indicate any conditions and guarantees they may require of the applicants.