

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

March 11, 1999

Southwestern Bell Telephone Company
c/o Dave Hollis
1206 E Waterman
Wichita, KS 67211

Re: V-2161 - Request to vacate building setback

Dear Mr. Hollis:

At the Thursday, March 11, 1999, meeting of the Metropolitan Area Planning Commission the above-referenced vacation request was approved subject to the conditions recommended by the Subdivision Committee and stated in our letter of March 5, 1999. This case will be scheduled for final action by the Wichita City Council at the first appropriate date after all conditions have been met.

If you have any questions about this matter, please call -- 268-4495.

Sincerely,


Keith Gooch
Senior Planner

KG:le

cc: Mike Lindebak, City Engineer, Public Works Dept., Mail Stop 1-71
Babar Khan, Municipal Engineers, P.A., 254 Laura, Suite 201, Wichita, KS 67211
Oscar & Jewell Hidalgo, 4756 Ellis, Wichita, KS 67216
Earp Meat Co., 6550 Kansas Avenue, Kansas City, KS 66111

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CITY HALL — TENTH FLOOR
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March 5, 1999

Southwestern Bell Telephone Company
c/o Dave Hollis
1206 E Waterman
Wichita, KS 67211

Re: V-2161 - Request to vacate building setback

Dear Mr. Hollis:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 4, 1999, the above-captioned vacation request was considered. The action of the Committee was to recommend that this vacation be approved subject to:

- A. The applicant shall file a variance to reduce the front yard setback from 20 feet to 10 feet.
- B. Any relocation or reconstruction of utilities made necessary by this vacation shall be the responsibility of the applicant.

This matter is set for public hearing by the Metropolitan Area Planning Commission on Thursday, March 11, 1999, at 1:00 p.m. in the Planning Conference Room, Tenth Floor, City Hall, 455 North Main, Wichita, Kansas. If you have any questions, please call at 268-4421.

Sincerely,

Keith Gooch
Senior Planner

KG:le

cc: Mike Lindebak, City Engineer, Public Works Department, Mail Stop 1-71
Babar Khan, Municipal Engineers, P.A., 254 Laura, Suite 201, Wichita, KS 67211
Oscar & Jewell Hidalgo, 4756 Ellis, Wichita, KS 67216
Earp Meat Co., 6550 Kansas Avenue, Kansas City, KS 66111

STAFF REPORT

CASE NUMBER: V-2161 Request to vacate a portion of a building setback

OWNER/APPLICANT: Southwestern Bell Telephone Company (Owner)

AGENT: Municipal Engineers, Babar Khan

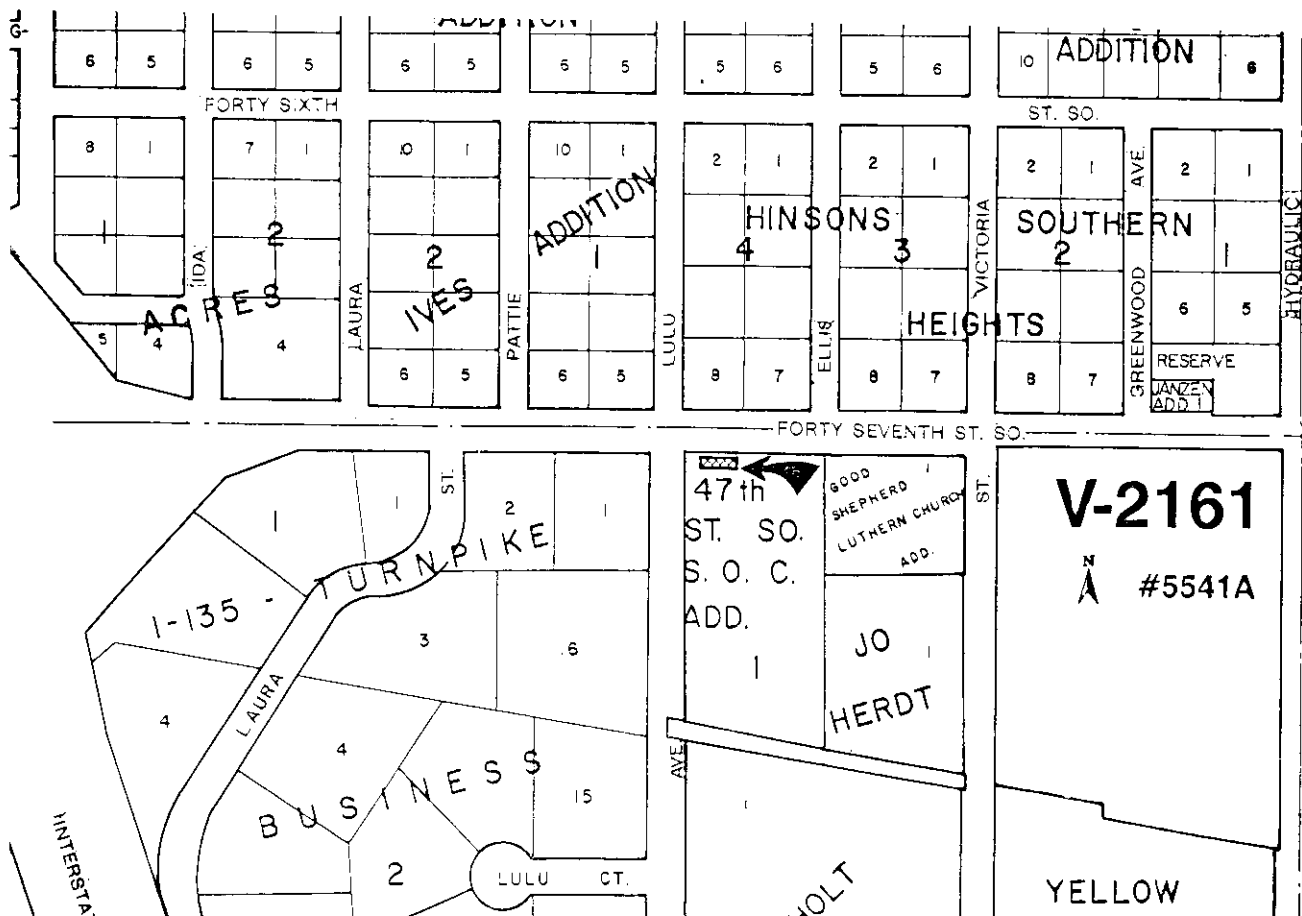
LEGAL DESCRIPTION: East 85 feet of the west 115 feet of the south 25 feet of the north 35 feet of 47th Street
South S.O.C. Addition, Lot 1, Wichita, Sedgwick County, Kansas

LOCATION: Southeast corner of 47th Street South and Lulu Street

REASON FOR REQUEST: To vacate a building setback

CURRENT ZONING: "SF-6" Single-family

VICINITY MAP:



The applicant is requesting to vacate a portion of a building setback. The building as constructed encroached into the 35 foot building setback.

Consider the request based upon information provided by Staff.

- A. The applicant shall file a variance to reduce the front yard setback from 20 feet to 10 feet.
- B. City Public Works needs to comment on the acceptability of this vacation and if any substitute easements and/or dedications should be required.
- C. The Utility Representatives need to comment on the acceptability of this vacation and any requirements.
- D. Any relocation or reconstruction of utilities made necessary by this vacation shall be the responsibility of the applicant.

SUBDIVISION COMMITTEE'S RECOMMENDED ACTION: