CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

July 9, 2010

Camera, Lights
PO Box 771122
Wichita, KS 67277

Terra Tech Land Surveying, Inc
Attn: Michele Webster
22200 W. 63rd Street S.
Viola, KS 67149

Re: **BZA2008-00058: County zoning adjustment to reduce the required lot width on two lots from 200 feet to 2 acres to 180 feet on property zoned RR Rural Residential.**

Legal Description: Lots 1 and 2; Block A; Afton Lakeside Second Addition, Sedgwick County, Kansas; generally located north of 47th Street South east of 247th Street West.

Dear Applicant,

We have reviewed your request for a Zoning Adjustment to reduce the required lot widths on the aforementioned property. From reviewing the application, we understand that you desire to plat two lots with a 180-foot width each.

Section V-I.2.i of the Unified Zoning Code allows the lot width to be reduced by up to 10% when the provisions of that section and the Zoning Adjustment Criteria of Section V-I.6 are met. We find that the requested lot size reduction meets the provisions of Section V-I.2.i and the four criteria required by Section V-1.6 as set out below:

1) Impact on safety and convenience of vehicular and pedestrian circulation: The lot width reduction should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity as no public right-of-way is affected.

2) Impact on existing uses in surrounding areas: There should be no negative impact on the existing uses in surrounding areas as a result of the lot width reduction; the resulting lots will meet minimum size requirements.

3) Compatibility with existing or permitted uses on abutting sites: The proposed lots will be 180 feet wide, 10% less than the 200-foot code requirement; the proposed reduction should not affect compatibility with abutting sites.

4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way. Therefore, there should be no negative impact on the public health, safety or welfare, nor will properties or improvements in the vicinity be materially injured.

Our signatures below indicate that a Zoning Adjustment to reduce the required lot width on two lots from 200 feet to 180 feet, on property zoned RR Rural Residential, is hereby granted, subject to the following conditions:

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

2) The site shall be developed in conformance with all applicable codes, including but not limited to building, fire, and health codes.

3) The lot size reduction shall apply only to lots 1 and 2 as illustrated on the approved site plan.

4) 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.

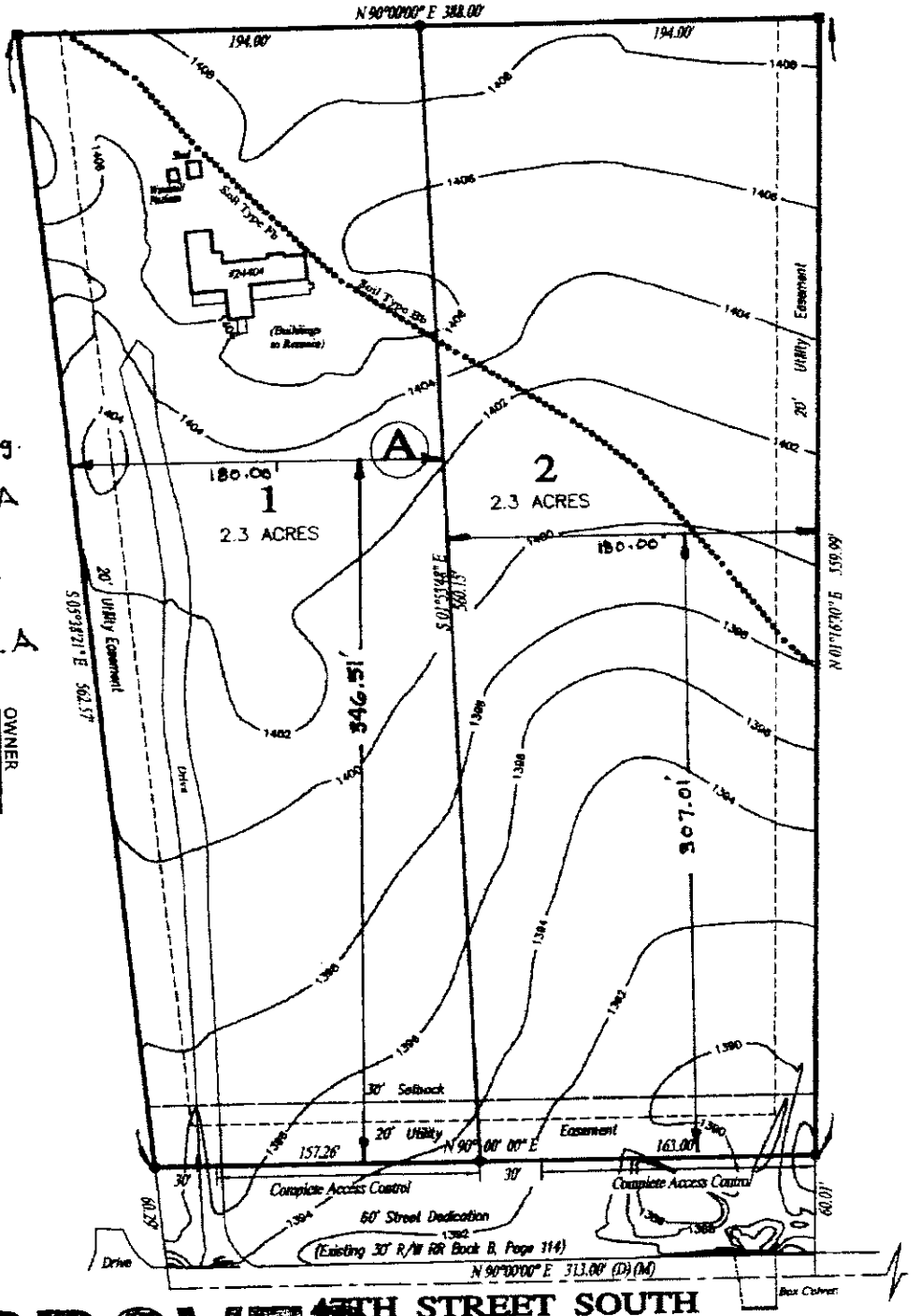
The "Development Application" sign should now be removed from the property.

John L. Schlegel
Planning Director

Glen Wiltse
Director of Code Enforcement

Enclosure

cc: Glen Wiltse, County Code Enforcement



* Plat 850' Bldg. Setback For Lot 1, Block A

* Plat 310' Bldg. Setback For Lot 2, Block A

OWNER
Charles D. Dean

1" = 80'

11-14-07

APPROVED

Nichole Webster 11-14-07

BZA2008-00058

Date: July 9, 2010