CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

December 14, 2010

Angel Fire, LLC
Attn: Mike Brand
2418 S. Hoover Rd.
Wichita, KS 67215

RE: **BZA2010-00059: Zoning Administrative Adjustment to reduce the required 25-foot front setback by 20% to 20-feet on property zoned TF-3 Two-family Residential ("TF-3").**

Legal Description: Lot 7; Block E; Angel Fire Addition, Wichita, Sedgwick County, Kansas; generally located north of 47th Street South and east of West Street.

Dear Applicant:

We have reviewed your request for an Administrative Adjustment to reduce the front setback for the proposed development. From reviewing your application and site plan, we understand that you propose to reduce the front setback by 20% (25 feet to 20 feet) for the development of a two-family residential structure.

It is understood that you are requesting this reduction in conjunction with the development of the site as a two-family dwelling and due to the placement of the structure on a corner lot; the structure will encroach into the front setback. The site plan and letter of explanation shows the placement of the structure and how it will encroach into the front setback.

The Unified Zoning Code allows an Administrative Adjustment to reduce the front setback by 20%. We find that reducing the required the front setback from 25 feet to 20 feet on the aforementioned property 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 subject property is the future site of a two-family residence, and is surrounded by undeveloped

lots and lots currently under construction. The nature of the request will not have a negative impact on the ability of these properties to function in a safe manner at the time they are built.

2) Impact on existing uses in surrounding areas: The property is located at a curve and no other property is directly affected by this adjustment. Also, the subject lot is located across the street from a pond and not another residential property.

3) Compatibility with existing or permitted uses on abutting sites: This allowance will not have an appreciable impact on surrounding land uses for the same reasons as previously stated. The subject property is located in a relatively open area and surrounded with undeveloped lots and lots currently under construction owned by the same developer.

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 impact on the public health, safety or welfare, nor will properties or improvements in the vicinity be materially injured.

Our signatures below indicate that an Administrative Adjustment to allow the reduction of the front setback by 20% for the aforementioned property is hereby granted, subject to the following conditions:

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

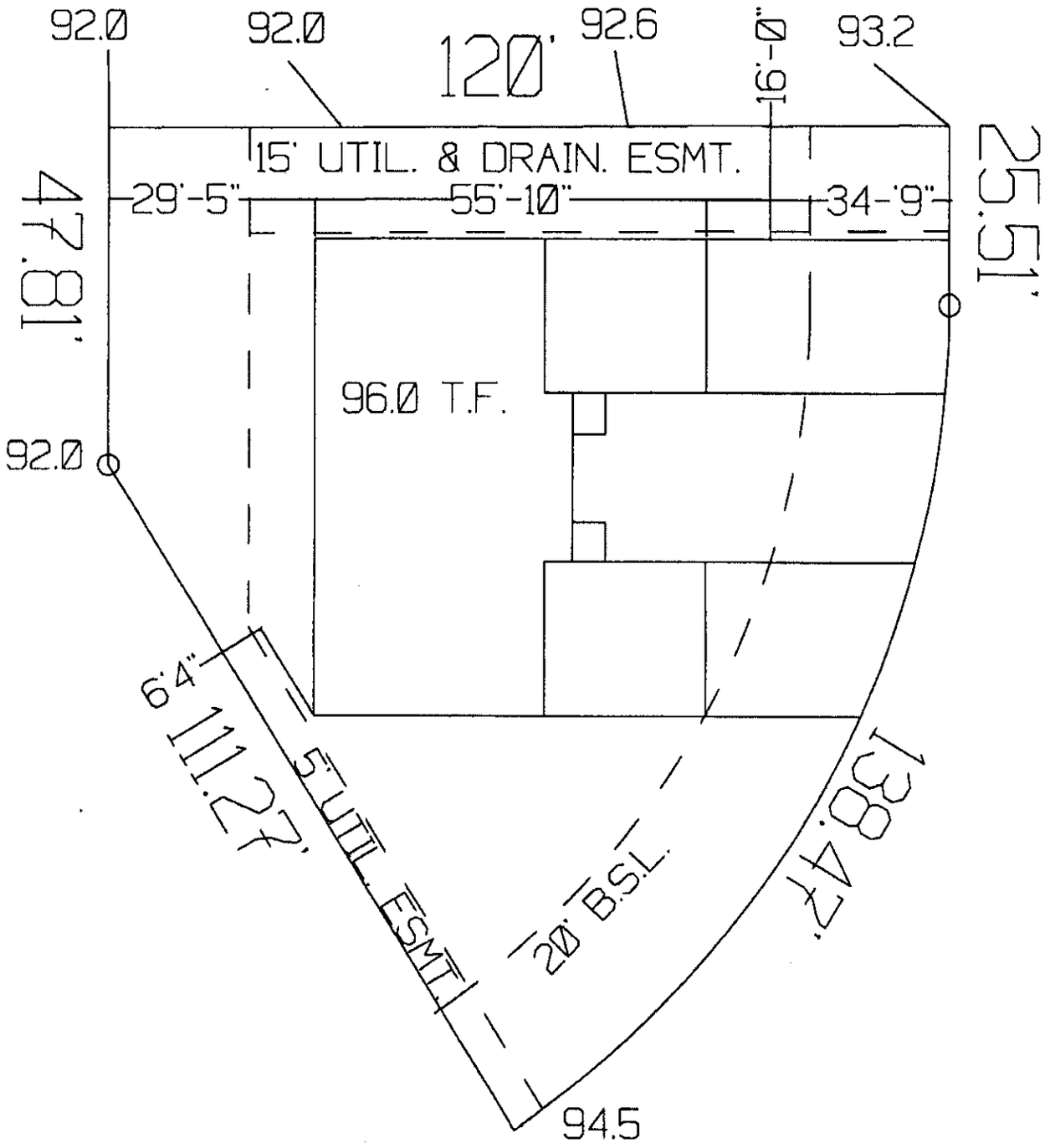
2) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.

The "Development Application" notification signs may now be removed from the property.

John L. Schlegel
Director of Planning

Kurt A. Schroeder
Superintendent of Central Inspection

cc: Baughman Company, Attn: Russ Ewy, 315 Ellis, Wichita, KS 67211
Paul Hays, Office of Central Inspection
JR Cox, Office of Central Inspection
Dale Miller, MAPD



PLOT PLAN

N.T.S.

3801-03 ANGEL

LOT. ~~15~~ 7

BLOCK. E

ANGEL FIRE ADD

WICHITA, KS.

PERMIT # 324010-00059

APPROVED

Date: 12/20/10

C:\Gemini Cad\Gm\AE-7-C.mnl — 12/02/2010 — 10:23 PM — Scale 1 : 240