



**Wichita-Sedgwick County Metropolitan Area Planning Department**

June 20, 2011

BATC, LLC  
c/o: Tim Chadd  
1830 W. Harry  
Wichita, KS 67213

**Re: BZA2011-00036: City Administrative Adjustment request to reduce street side yard setback by 20% on SF-5 Single-family Residential ("SF-5") zoned corner lot.**

**Legal Description: Lots 2, 4, 6, 8, 10 and 12; Block 8, Quincy Addition, Wichita, Sedgwick County, Kansas; generally located midway between West St & Sheridan Avenue, south of Maple Street, on the southeast corner of University Avenue and Kessler Street (3631 W. University).**

Dear Applicant:

We have reviewed your request for an Administrative Adjustment to reduce the street side setback on the above-referenced property. From reviewing your application, we understand that you desire to construct a 36-foot wide single-family residence on the property; however, the 15-foot street side setback and the six foot interior side setback leave only 33-feet of buildable area on the property. Therefore, you request to reduce the street side setback by three feet or 20%.

The Unified Zoning Code allows an adjustment to reduce setbacks by up to 20 percent. We find that the reduction of the street side setback from 15-feet to 12-feet meets the four conditions required by Section V-1.6 of the Unified Zoning Code as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed encroachment should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity as the street side yard will not be used for a vehicle parking area.
- 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 reduction of the street side setback, as sufficient separation between buildings is maintained and sight lines of existing structures

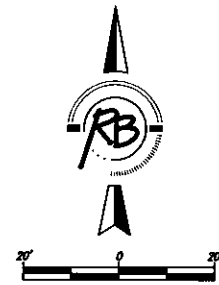
City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

**T** 316.268.4421 **F** 316.268.4390

[www.wichita.gov](http://www.wichita.gov)

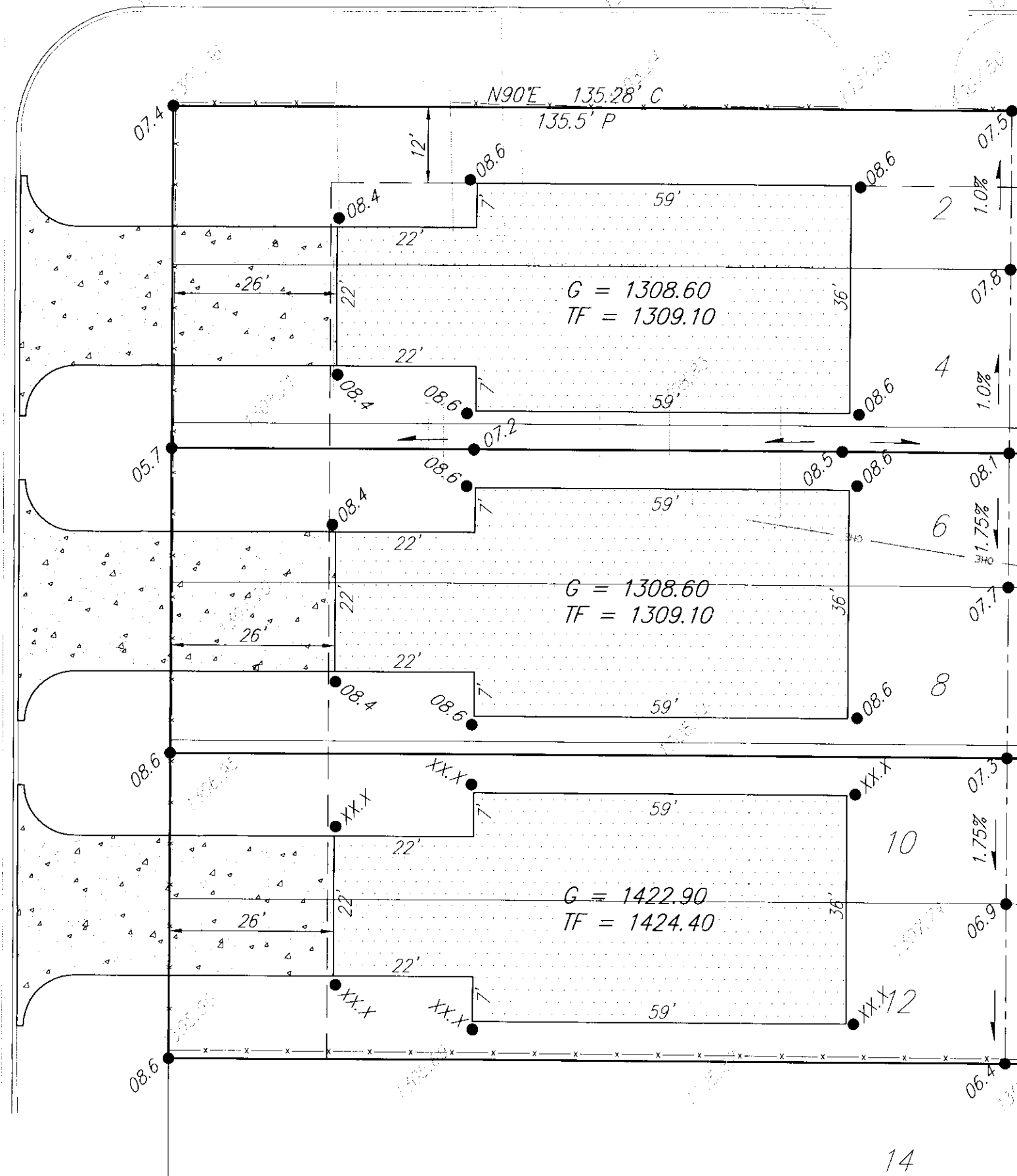
# UNIVERSITY

## LOT SPLIT



KESSLER

**BENCHMARK**  
Railroad spike E face of power pole at NE  
corner Lot 1, Block 1, Sand Plum Addition  
Elevation 1417.51 MSL (88 Datum)

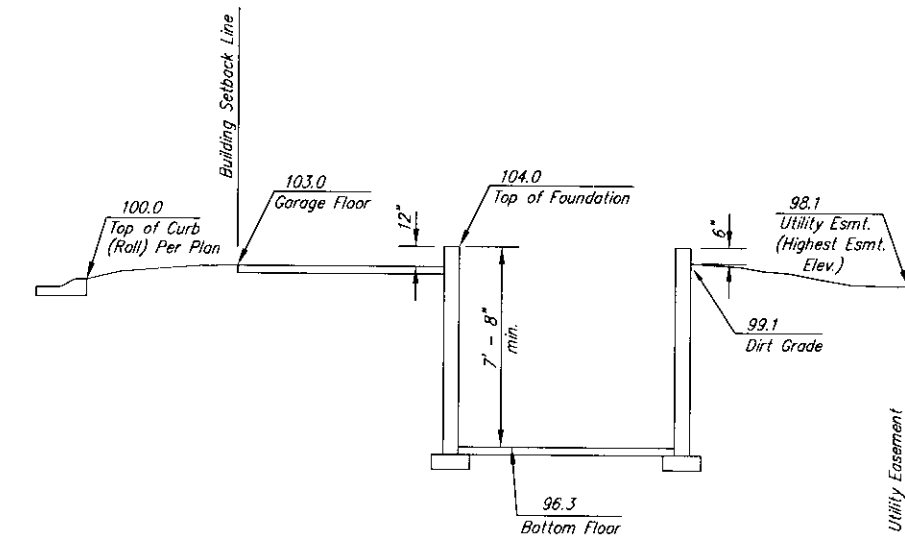


**PARCEL A**  
Lots 2, 4 and the north 4.00 feet  
of Lot 6, Block 8, Quincy Addition  
to Wichita (Sedgwick County),  
Kansas. 7,314 Sq. Ft.±

**PARCEL B**  
Lot 6, EXCEPT the north 4.00 feet  
thereof, TOGETHER WITH Lot 8 and  
the north 2.00 feet of Lot 10,  
Block 8, Quincy Addition to Wichita  
(Sedgwick County), Kansas. 6,502  
Sq. Ft.±

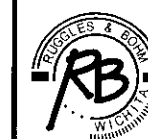
**PARCEL C**  
Lot 10, EXCEPT the north 2.00 feet  
thereof, TOGETHER WITH Lot 12,  
Block 8, Quincy Addition to Wichita  
(Sedgwick County), Kansas. 6,501  
Sq. Ft.±

Note:  
Regrade rear swale as indicated.



Section Through Typical Lot

PARCELS A THRU C, BLK 8, QUINCY ADDITION  
GRADING PLAN  
WICHITA, KANSAS



**Ruggles & Bohm, P.A.**  
Engineering, Surveying, and Planning  
924 North Main  
Wichita, Kansas 67203  
www.rbkansas.com  
(316) 264-8008  
(316) 264-4621 fax  
E-mail: info@rbkansas.com

DRAWING FILE PROJECT NUMBER DATE

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|---------|-----|-------|---|
| DESIGN  | KWL | SHEET | 1 |
| DRAWN   | RA  | OF    | 1 |
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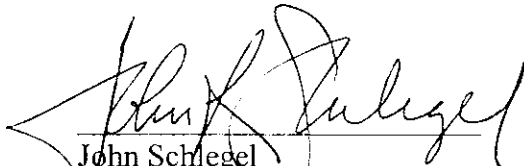
will not be obstructed.

- 3) Compatibility with existing or permitted uses on abutting sites: The proposed single-family residence is compatible with abutting sites, which also are developed in a similar fashion including street side setbacks of less than 15-feet.
- 4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way; therefore, there should not be a negative impact on the public health, safety or welfare nor will properties or improvements in the vicinity be materially injured.

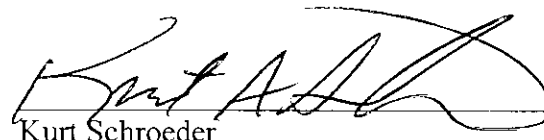
Our signatures below indicate that an Administrative Adjustment to reduce the street side setback from 15-feet to 12-feet for the aforementioned property is hereby granted, subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site plan.
- 2) Any violation of these conditions shall render the Administrative Adjustment null and void.

The zoning adjustment sign may now be removed from the property.



John Schlegel  
Planning Director



Kurt Schroeder  
Superintendent of Central Inspection

Enclosure

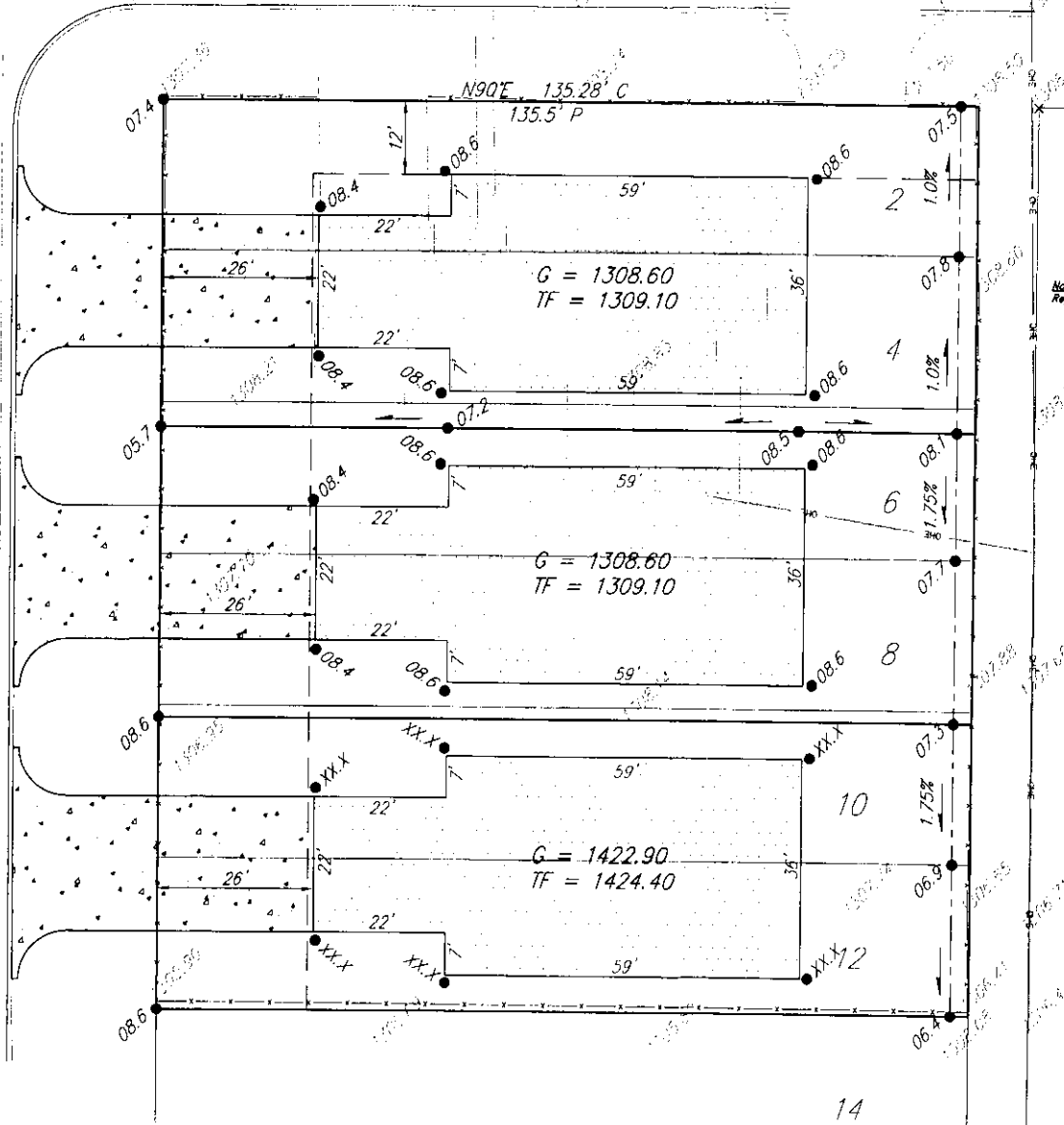
cc: Will Clevenger, Ruggles & Bohm, P.A., 924 N. Main St., Wichita, KS 67203  
Kurt Schroeder, Office of Central Inspection  
Paul Hays, Office of Central Inspection  
J.R. Cox, Office of Central Inspection

# UNIVERSITY



KESSLER

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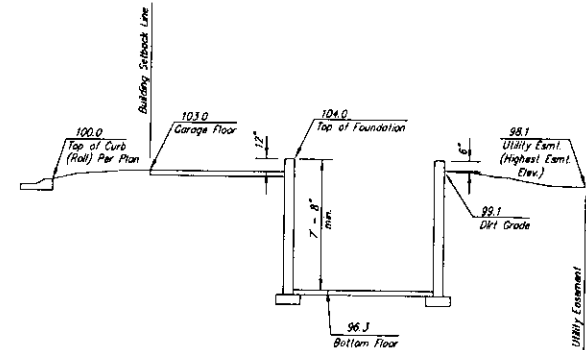
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Note:  
 Regrade rear slope as indicated.



Section Through Typical Lot

| PARCELS A THRU C, BLK 8, QUINCY ADDITION |                                                                                                                                                                                       |                  |                         |
|------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|-------------------------|
| GRADING PLAN                             |                                                                                                                                                                                       |                  |                         |
| WICHITA, KANSAS                          |                                                                                                                                                                                       |                  |                         |
|                                          | Ruggles & Bohm, P.A.<br>Engineering, Surveying, and Planning<br>824 North Main<br>Wichita, Kansas 67203<br>Phone: (313) 264-8008<br>Fax: (313) 264-8921<br>E-mail: info@rkbkansas.com |                  |                         |
|                                          | SHEET<br>RA<br>1 OF 1                                                                                                                                                                 | DATE<br>11/11/11 | PROJECT NUMBER<br>11111 |
|                                          | DRAWING FILE<br>11111                                                                                                                                                                 |                  |                         |
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