CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

August 3, 2011

New Hope Full Gospel Pent. Fed. Church
c/o: Margaret Belin
3401 N. Park Place
Wichita, KS 67270

Re: **BZA2011-00043: City Administrative adjustment to respond to the change of dimensions and area due to proposed lot split with the reduction of front setbacks and interior side setbacks by 20% and the reduction of required lot size by 10% on property zoned SF-5 Single-family Residential ("SF-5").**

Legal Description: Lots 44, 45, 46, 47 and 48; Block 9, Jones Park Addition, Wichita, Sedgwick County, Kansas; generally located at the northwest corner of W. 33rd St. N. and N. Park Place (100 W. 33rd St. N.)

Dear Applicant:

We have reviewed your request for an Administrative Adjustment to reduce the front and interior side setbacks by 20% and the minimum lot size by 10% for the above-referenced property. From reviewing your application, we understand that you desire to initiate a lot split that would create two lots, one for the existing church and one for the existing single-family residence, both of which are currently on one lot. When completed, the lot split will produce two new lots, the lot with the church will be 11,305 square feet and the other lot with the single-family residence will be 4,500 square feet. Since the 4,500 square feet is less than the minimum 5,000 square feet, the applicant is requesting a 10%, or 500 square feet, reduction in minimum lot size to bring the lot size down to 4,500 square feet.

The two existing structures are physically separated by ten-feet and the proposed lot split will have the single-family residence 5.2-feet and the church 4.8-feet from the proposed interior lot line. Since the proposed lot the residence is located on is less than 6,000 square feet, the interior side setback is five-feet. However, the setback for the church from the interior lot line is six-feet since the proposed lot the church is on is greater than 6,000 square feet. The applicant is requesting a reduction of 20%, or 1.2-feet, to reduce that six-foot interior setback to 4.8-feet.

The applicant is also requesting a 20% reduction in the front setback for both structures along the 33rd Street North frontage. The required front setback for structures in a SF-5 zoned lot is 25-feet. Currently the two structures are 20-feet from the front property line, thus the applicant requests the 20% reduction, or five-feet, to reduce the front setback from 25-feet to 20-feet.

The Unified Zoning Code allows an adjustment to reduce setbacks by up to 20 % and to reduce the minimum lot area by up to 10%. We find that the reduction of the interior side setback from six-feet to 4.8-feet, the front setback from 25-feet to 20-feet and the 10% reduction of the minimum lot area from 5,000 square feet to 4,500 square 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 and lot size reduction should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity as the interior side yard and front setback will not be used for a public or pedestrian access.

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 setbacks or lot size reduction, as sufficient separation between buildings is maintained and sight lines of existing structures will not be obstructed.

3) Compatibility with existing or permitted uses on abutting sites: The existing uses will remain and are compatible with surrounding uses on 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 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 the interior side setback from six-feet to 4.8-feet, the front setback from 25-feet to 20-feet and the 10% reduction of the minimum lot area from 5,000 square feet to 4,500 square 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 and lot split.

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

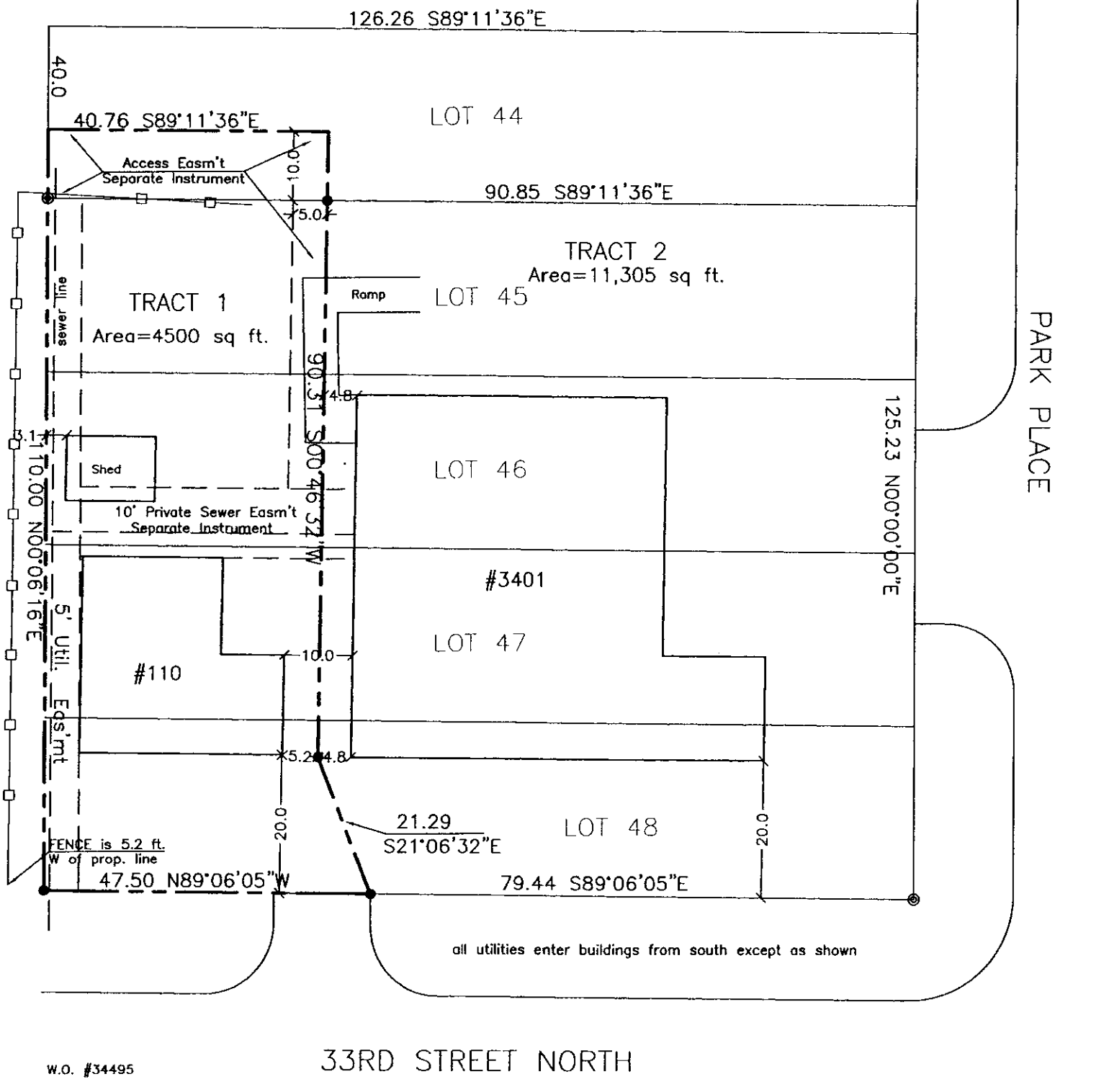
APPROVED

BZA2011-00043

Date: 8/10/11

● – "Armstrong" capped rebar set
⊕ – chisled "+" in concrete set
◎ – 1" iron pipe found

SCALE 1"=20'



33RD STREET NORTH

W.O. #34495