WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

March 5, 2012

Wichita Habitat for Humanity
PO Box 114
Wichita, KS 67201

Ruggles and Bohm c/o Will Clevenger
924 N. Main
Wichita, KS 67203

Re: **BZA2012-07: City Administrative Adjustment to reduce the street side setback from 20 to 16 feet in MF-29 zoning, generally located southwest of 8th Street North and Wichita Street.**

Legal Description: Lot 127, Munger's Original Town Addition to Wichita, Sedgwick County, Kansas.

Dear Applicants:

We reviewed your request for an Administrative Adjustment to reduce the street side setback on the aforementioned property. From reviewing your application, we understand that you propose to build two single-family residences at this location; the northernmost residence would have a 16-foot setback from the north property line. Therefore, you request to reduce the street side setback requirement by 20 percent.

Sec. V-I.2.a of the Code allows up to a 20 percent reduction of the side setback requirement when the conditions required by Sec. V-I.6 of the Code are met. We find that reducing the setback by 20 percent meets the four conditions required by Section V-I.6 of the Code as set out below:

1) Impact on safety and convenience of vehicular and pedestrian circulation: The setback reduction will have no impact on public right-of-way. All parking will be off-street; therefore the safety and convenience of vehicular and pedestrian circulation in the area should not be impacted.

2) Impact on existing uses in surrounding areas: The existing uses in the surrounding areas should not be negatively impacted as a result of the setback reduction. The existing multi-family building west of this site has no setback from the north property line.

3) Compatibility with existing or permitted uses on abutting sites: A setback reduction of 20 percent should not compromise existing or permitted uses on abutting sites, as adequate separation between this structure and 8th Street will be maintained.

4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way; therefore, the public health, safety and welfare will not be impacted, nor will properties or improvements in the vicinity be materially injured.

On the basis of our review, we feel that adjusting the setback requirement will not have an adverse effect on the subject site or on adjacent properties.

Our signatures below indicate that an Administrative Adjustment to reduce the street side setback for the site from 20 to 16 feet is hereby granted subject to the following conditions:

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

2) The parking area shall be paved and marked in accordance with the site plan.

3) 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 Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.

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

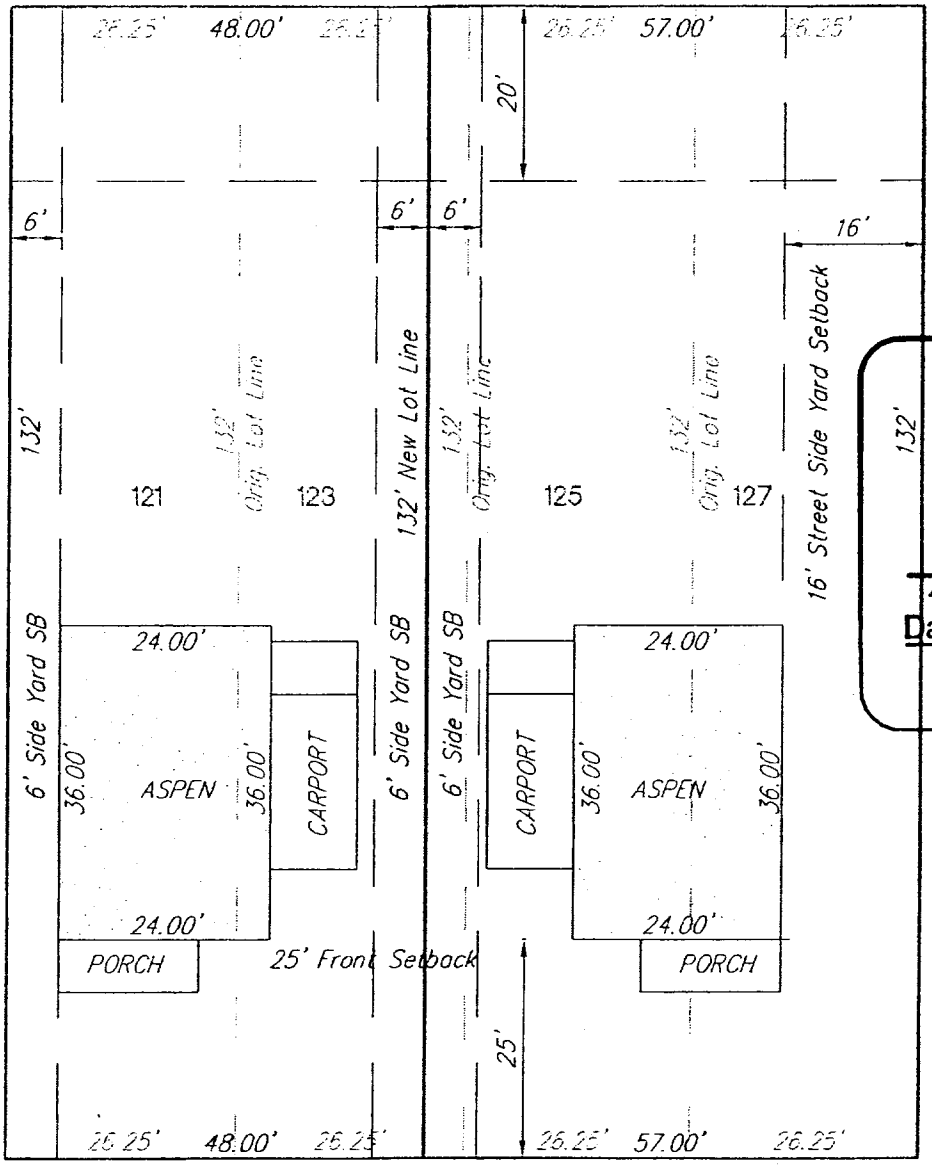
John Schlegel
Planning Director

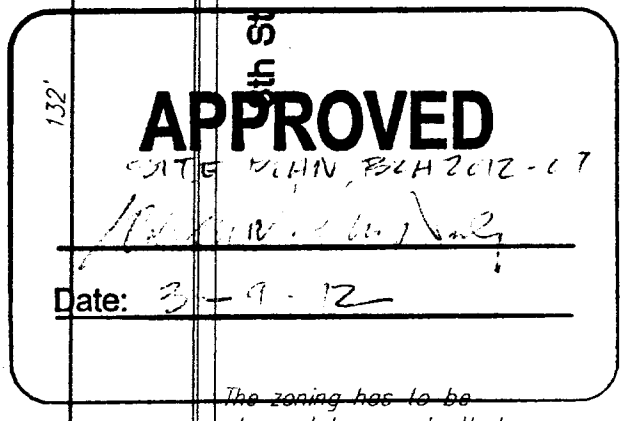
Ricky Stubbs
Co-superintendent of Central Inspection

cc: Paul Hays, Office of Central Inspection
Rick Stubbs, Office of Central Inspection
JR Cox, Office of Central Inspection

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Scale 1" = 20'





~~The zoning has to be~~ changed to a code that allows 15' street side setbacks in order for this configuration to work.

The lot has plenty of depth, any of the 24' wide models will work.

XX' - ORIGINAL LOT DIM
XX' - REPLATTED LOT DIM

WICHITA

SITE PLAN
Lots 121-127
Munger's Original Town
Wichita, Kansas