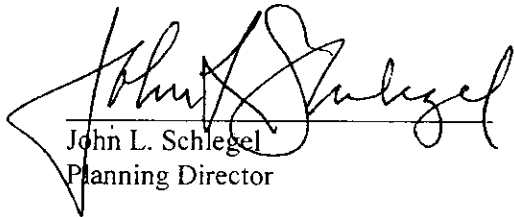


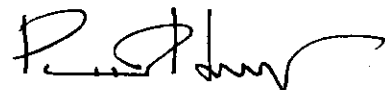
Our signatures below indicate that a Zoning Adjustment to allow a 20% side setback reduction for a duplex is hereby granted, subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site plan.
- 2) The adjustment shall apply only to the duplex as illustrated on the approved site plan. All other structures or additions on the subject property shall conform to the locations and setbacks permitted by the Unified Zoning Code unless a separate Zoning Adjustment or Variance is granted.
- 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 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.



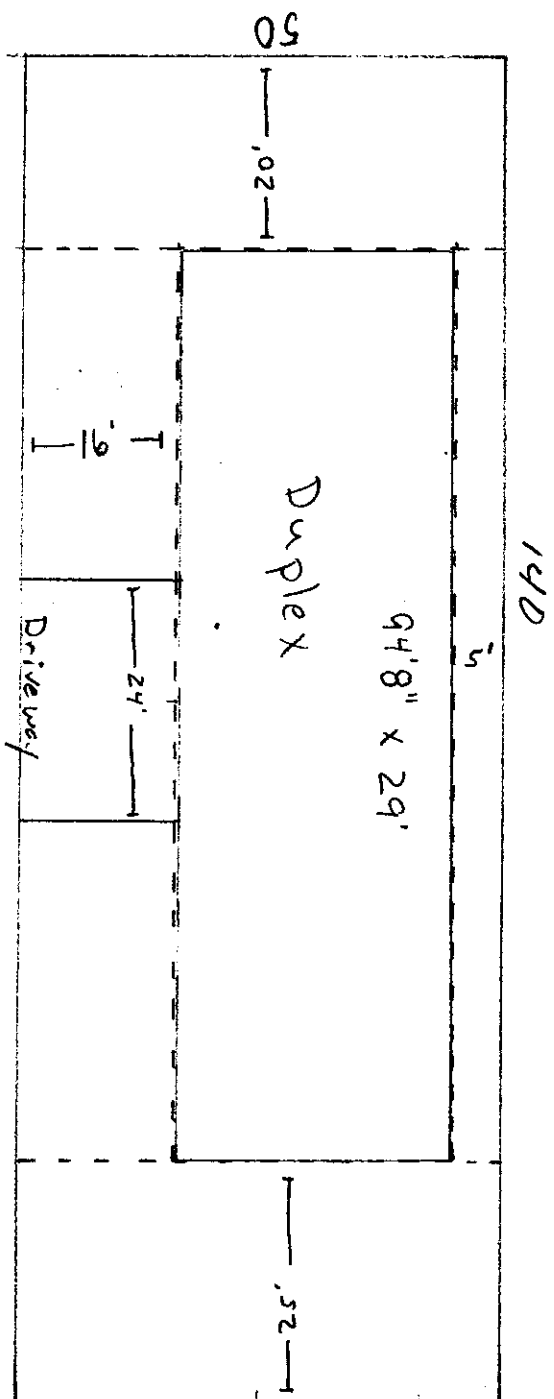
John L. Schlegel  
Planning Director



FOR RICK STUBBS  
Ricky Stubbs  
Interim Co-superintendent of Central Inspection

cc: Rick Stubbs, Office of Central Inspection  
Mike Gable, Office of Central Inspection  
Lavonta Williams, CM District I  
LaShonda Games, NA District I

1" = 20'



Skinner St

Ellis St.



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

August 30, 2012

Brandon Walsh  
PO Box 13044  
Wichita, KS 67213

Re: **BZA2012-49**: City Administrative Adjustment to reduce the interior side setback from six to five feet, and reduce the street side setback from 20 to 16 feet (20%) in MF-29 Multifamily Residential zoning for a duplex; generally located south of Skinner and east of Ellis (1904 S. Ellis).

**Legal Description**: LOTS 46-48 ELLIS AVE. STRONG'S ADD., Wichita, Sedgwick County, Kansas.

Dear Applicants,

We reviewed your request for a Zoning Adjustment to reduce the side setbacks by 20% for a duplex on the aforementioned property. From reviewing the application and site plan, we understand that you wish to build a duplex within five feet of the interior side property line and within 16 feet of the street side property line. The Zoning Code requires a six-foot interior side setback and a 20-foot street side building setback in MF-29 zoning.

Section V-1.2.a of the Unified Zoning Code allows an administrative adjustment to reduce the side setback by 20%. This adjustment is permissible when the provisions of that section and the Zoning Adjustment Criteria of Section V-1.6 are met. We find that reducing the side setback by 20% as proposed meets 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 building location should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity as right-of-way and driveways are not affected.
- 2) Impact on existing uses in surrounding areas: There will be no impact on the existing uses in surrounding areas as a result of the building location; sufficient separation between the building and right-of-way will be maintained.
- 3) Compatibility with existing or permitted uses on abutting sites: The setback reduction for a duplex will be compatible with existing and permitted 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. There should be no impact on the public health, safety or welfare nor will properties or improvements in the vicinity be materially injured.

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)