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) The applicant shall obtain a building permit within one year of the administrative adjustment approval. The site shall conform to all codes including but not limited to building, health and fire.

4) 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.

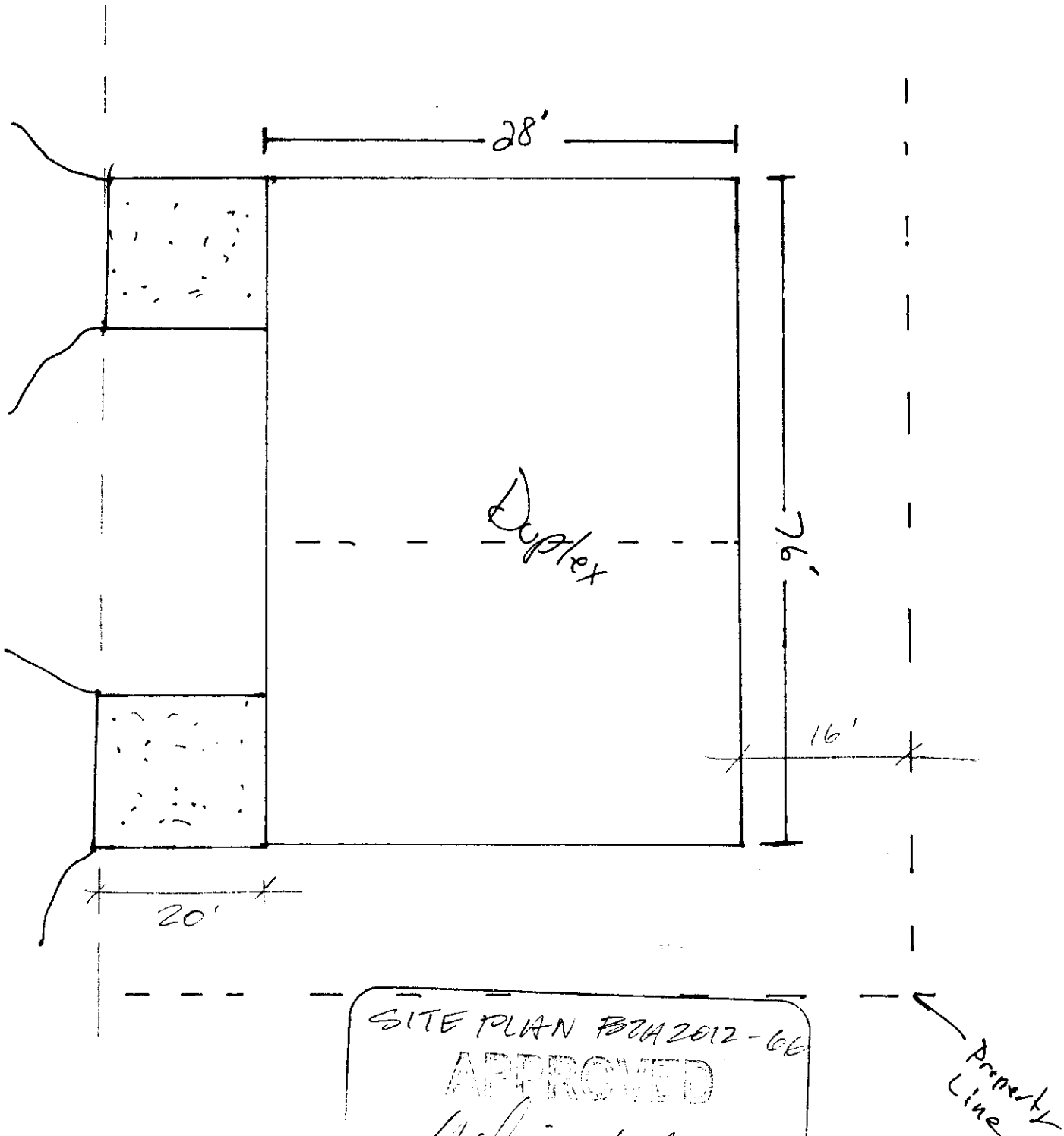
The "Development Application" sign should now be removed from the property.

John L. Schlegel
Planning Director

Ricky Stubbs
Interim Co-Superintendent of Central Inspection

cc: Rick Stubbs, Office of Central Inspection
Mike Gable, Office of Central Inspection
Michael O'Donnel, CM District IV
Kelli Geier, NA District IV

2115 W. Walker
Dustin Evans



SITE PLAN BZA 2012-66
APPROVED
William L. Cundy
12-12-12

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

December 12, 2012

Dustin Evans
1543 N. Walnut
Wichita, KS 67213

Re: BZA2012-66: Administrative Adjustment to reduce the front building setback from 25 feet to 20 and the rear building setback from 20 to 16 feet; South of West Walker Avenue, and west of South Bonn Street (2115 W. Walker Ave.)

Legal Description: E 90 FT LOTS 1-3-5 EVERETT AVE. STILES & SMITH'S ADD., Wichita, Sedgwick County, Kansas.

Dear Applicants,

We reviewed your request for a Zoning Adjustment to reduce the front and rear 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 20 feet of the front property line and within 16 feet of the rear property line. The Zoning Code requires a 25 foot front setback and a 20 foot rear setback in TF-3 zoning.

Section V-I.2.a of the Unified Zoning Code allows an administrative adjustment to reduce setbacks by 20%. This adjustment is permissible when the provisions of that section and the Zoning Adjustment Criteria of Section V-I.6 are met. We find that reducing the setbacks 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.

Our signatures below indicate that a Zoning Adjustment to allow a 20% front and rear setback reduction, to 20 and 16 feet respectively, for a duplex is hereby granted, subject to the following conditions: