CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

July 8, 2014

Spilled Wine LLC
P.O. Box 2256
Wichita, KS 67201

PEC, P.A.
Attn.: Isaac Krumme
303 S. Topeka
Wichita, KS 67202

Re: **BZA2014-49: City Administrative Adjustment to reduce the rear setback from 20 feet to 16 feet in SF-5 Single Family Residential zoning.**

Legal Description: LOT 1 BLOCK 1 SPILLED WINE ADDITION, Wichita, Sedgwick County, Kansas. The property is generally located south of 21ST Street North on the east side of Greenwich Road (2000 N. Greenwich.)

Dear Applicant,

We reviewed your request for a Zoning Adjustment to reduce the rear setback from 20-feet to 16-feet at the northeast corner of the primary structure. The Zoning Code requires a 20 foot rear setback in SF-5 zoning.

Section V-I.2.a of the Unified Zoning Code allows an Administrative Adjustment to reduce rear yard setbacks from 20-feet to 16-feet. We find that reducing the rear yard setback to 16 feet, 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 rear setback reduction will 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 rear setback reduction.

3) Compatibility with existing or permitted uses on abutting sites: The rear setback reduction will be compatible with existing and permitted uses on abutting SF-5 and SF-20 zoned 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 reduce the rear setback from 20 to 16 feet 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 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 are granted.

3) The applicant shall obtain a building permit and complete construction 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, Director
Metropolitan Area Planning Department

Thomas J. Stolz, Director
Metropolitan Area Building and Construction Department

cc: J.R. Cox, MABCD
Pete Meitzner, CM District II
Alana Haynes, NA District II

APPROVED May 20 20 BY

SITE PLAN

SCALE: 1" = 80'

0 80 160

ADDRESS: 2900 N. GREENWICH

LEGAL DESCRIPTION

Lot 1, Block 1, Spilled Wine Addition to Wichita, Sedgwick County, Kansas.

LEGEND

TF	= TOP FOUNDATION
FF	= FINISHED FLOOR ELEVATION
TS	= TOP OF SLAB ELEVATION
PAD	= ELEVATION AT GARAGE DOOR OPENING
SS	= SANITARY SEWER
WTR	= WATER LINE
→	= FLOW ARROW
1350.00	= SPOT ELEVATION
*	= MATCH EXISTING
— · —	= FEMA MAP PANEL 20173C0377E (MAP OF RECORD) BFE = 1359.0
- - -	= EXISTING 1359.0 CONTOUR PER TOPOGRAPHIC SURVEY

ELEVATION DATUM = NAVD 88

NOTE: BFE OF 1360 WAS UTILIZED FOR DESIGN REFERENCE BASED ON THE PROPOSED MAP REVISION THAT IS NOT OF RECORD.

SURVEY BY MKEC (SURVEY DATE: MAY 3, 2013)

No.	Revision	By	Date

PLOT PLAN
LOT 1, BLOCK 1
SPILLED WINE ADDITION

PEC PROFESSIONAL ENGINEERING CONSULTANTS, P.A.
301 SOUTH TOPEKA WICHITA, KS 67202
316-262-2691 www.pec1.com

Designed by	IDK	Job No.	13332-002
Drawn by	CAE	Date	05/22/2014
		Sht	1 of 1

Saved: 05 23 2014 8:35:30 AM by CAE
Plot: Scale 1:1 05-23-2014 11:11:01 AM by CAE
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