CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

May 26, 2015

Devon and Melissa Penny
734 S. Governeour St.
Wichita, KS 67207

Re: **BZA2015-00024: Administrative Adjustment to reduce the front setback by 20% on property zoned Multi-Family Residential (MF-29).**

Legal Description: LOT 34, BLOCK G, PLANEVIEW SUBDIVISION NO. 1, Wichita, Sedgwick County, Kansas; generally located on the north side of Munger Lane, east of South Holyoke Court (3400 E. Munger Lane.)

Dear Applicant,

We have reviewed your request for a Zoning Adjustment to reduce the front setback on the aforementioned property. From reviewing the application, we understand that you desire to reduce the front setback from 25-feet to 20-feet so that the house can be built in front and not encroach into an easement that bisects your lot 55 feet back from the front property line.

Section V-I.2.a of the Unified Zoning Code ("UZC") allows reducing minimum front setbacks (required by the property development standards of the zoning district) by up to 20 percent. These adjustments are permissible when the provisions of those sections and the Zoning Adjustment Criteria of Section V-I.6 are met. We find that the reduction of the front setback as proposed meets the provisions of Section V-I.2.a and 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 location of the new house 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 new construction; street visibility will be unchanged for neighboring properties.

3) Compatibility with existing or permitted uses on abutting sites: Abutting sites are zoned to allow residential development and the front yard setback reduction will not have a negative impact on existing or permitted uses.

4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way. There will be no 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 a Zoning Adjustment to reduce the front setback for the aforementioned property to 20-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 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.

3) The setback reduction shall apply only to the front setback as illustrated on the approved site plan. All other structures or additions on the subject property shall conform to the setbacks permitted by the Unified Zoning Code unless a separate Zoning Adjustment or Variance is granted.

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: JR Cox, MABCD
James Clendenin, CM District III
Case Bell, CL District III

SITE PLAN

APPROVED 5/26/2015

FOUNDATION AND FLOOR BY OTHERS
FOUNDATION / CONCRETE FLOOR NOTES:

Floor thickness to be determined by owner's intended use and local codes.

Wall is min. 8" wide concrete, set on footing. Rebar specifications by local engineer or foundation contractor.

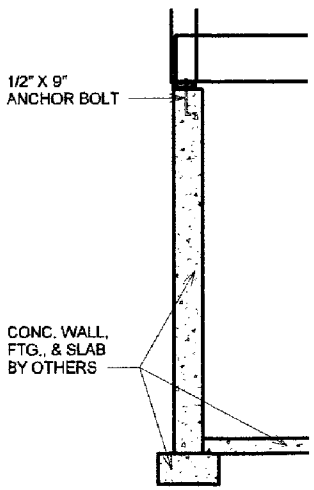
Size and depth of footings and height of wall are determined by local codes, soil conditions, owner's desired ceiling height, and grade at site.

Base of footing to be set below frost level as determined by local codes and conditions.

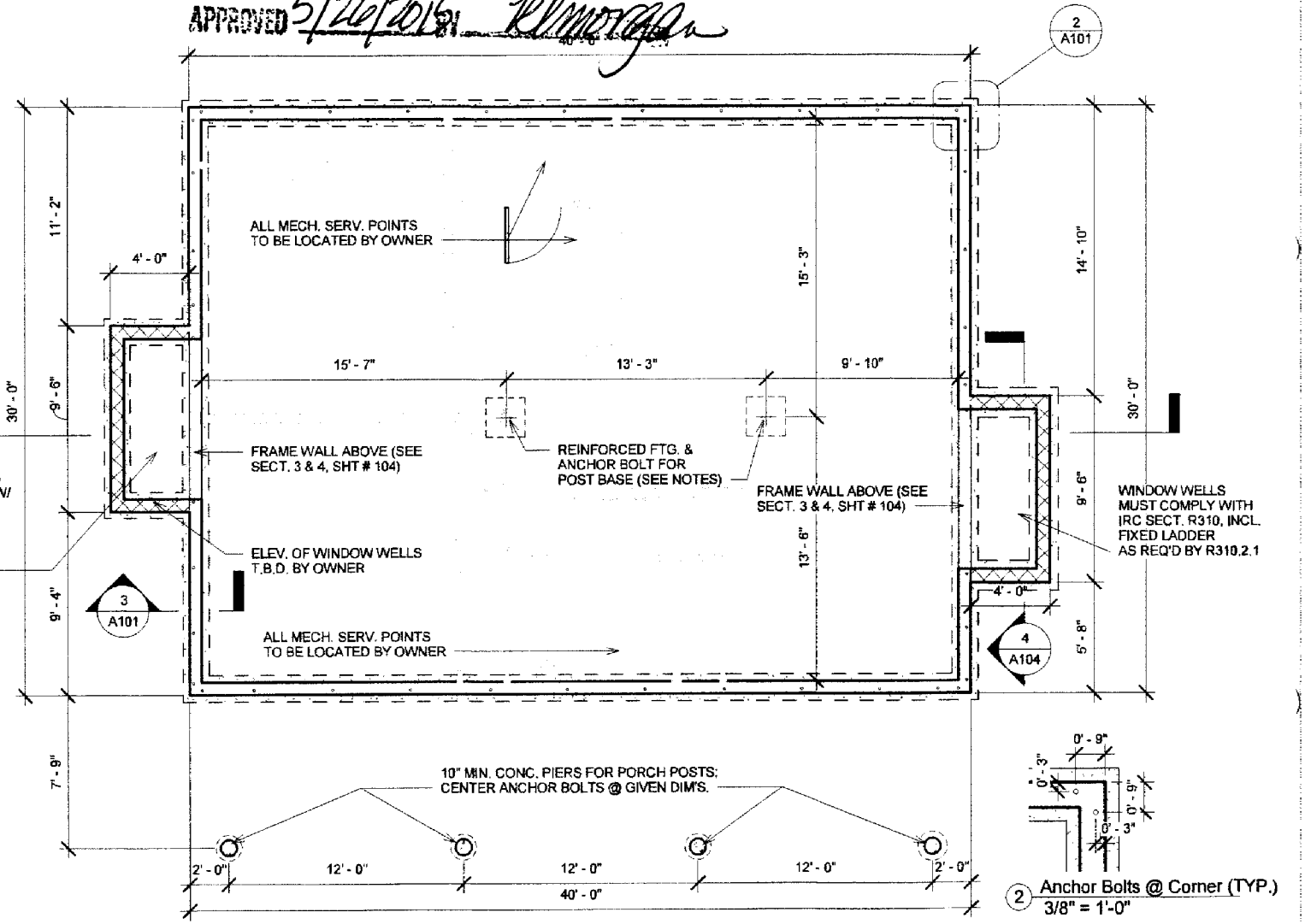
SLEEVES FOR ALL MECHANICAL SERVICES TO BE SPECIFIED AND LOCATED BY OWNER .

Set 1/2" x 9" anchor bolts as shown:

- Anchor bolts for sills. Locations shown are approximate. 3' max. o.c. spacing. Bolts to protrude 2 1/2" from top of wall.
- Anchor bolt for post base.Locations shown are specific. Bolt to protrude 3/4" from top of floor.



3 Foundation Section (TYP.)
3/8" = 1'-0"



1 Foundation Plan
3/16" = 1'-0"

2 Anchor Bolts @ Corner (TYP.)
3/8" = 1'-0"

THIS DRAWING PACKAGE ILLUSTRATES THE FEATURES AND DETAILS OF THE SHELTER-KIT BUILDING DESCRIBED AND IS PROVIDED FOR THE OWNER NAMED. IT IS NOT TO BE USED TO SPECIFY MATERIALS, DIMENSIONS OR DESIGN VALUES FOR THE CONSTRUCTION OF **ANY OTHER BUILDING OR COPY OF THIS KIT.**

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SHEET # A101

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1 East Main Street
Warner, NH 03278

Devin & Melissa Penny
30' x 40' House
FOUNDATION PLAN
4/2/2015 HTH

4/14/2015 3:05:08 PM