



Wichita-Sedgwick County Metropolitan Area Planning Department

May 23, 2016

Donald Baker
240 N. Madison
Wichita, KS 67214

Re: BZA2016-00022: Administrative Adjustment to reduce the front setback by 20% on property zoned B Multi-Family Residential.

Legal Description: LOT 7, LOCUST NOW MADISON AVENUE, PARK PLACE ADDITION, Wichita, Sedgwick County, Kansas; generally located on the east side of North Madison south of East 2nd Street (240 N. Madison.)

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 20-feet to 18-feet so that you may enclose the front porch.

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: Enclosing the front porch of 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 B Multi-Family which allows 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 City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

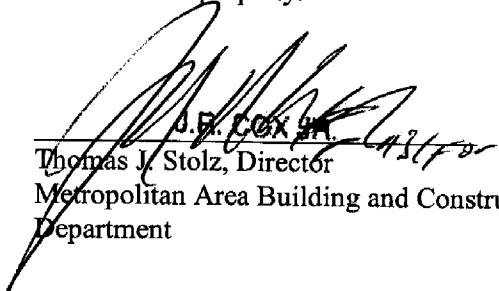
www.wichita.gov

property to 18-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 porch enclosure shall contain residential windows to be compatible with surrounding residential properties: two windows on the west elevation and one each on the north and south elevations.
- 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) 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.
- 54) 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.

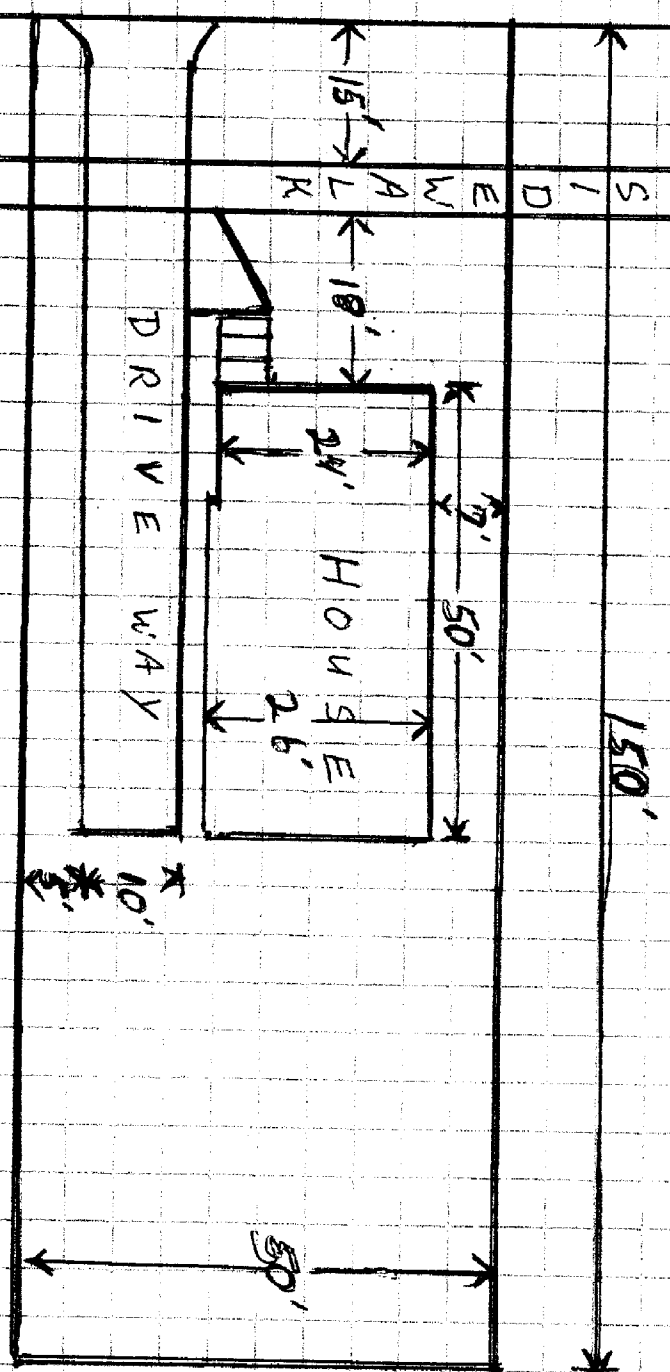

Dale Miller, Director
Metropolitan Area Planning Department


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

cc: JR Cox, MABCD
Lavonta Williams, CM District I
Kameelah Alexander, Community Service Representative, District I

NORTH
MADISON
AVENUE

NORTH
OWNER: DONALD BAKER
240 MADISON AVE
WILC HILTA KANSAS
LEGALL LOT 7 PARK PLACE
ADDITION SEDGWICK, KS.



SITE PLAN

APPROVED 5/24/2018 *Kimberly*

SCALE
1" = 20'