CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

June 23, 2016

Mearl Schiefelbein and Laura Mueller
6558 S. Eagle Drive
Derby, KS. 67037-9194

RE: BZA 2016-28 County Administrative Adjustment to reduce the required street side yard setback in RR-Rural Residential zoning from 20-feet to 16-feet for a new attached garage addition.
Legal Description: LOT 1, BLOCK 11, FAIRWAY MEADOWS ADDITION, SEDGWICK COUNTY, KANSAS.
The property is generally located at the southeast corner of Moonglow Avenue and Eagle Drive, south of E. 63rd Street South (6558 S. Eagle Dr.)

Dear Applicants,

We have reviewed your request for a County Administrative Adjustment of 20% to reduce the north street side yard setback from 20-feet to 16-feet in order to accommodate a new, attached garage addition.

Section V.I.2.a of the Unified Zoning Code allows an Administrative Adjustment to reduce the required street side yard setback by up to 20% when the conditions required by Sec. V.I.6 are met. We find that reducing the setback as requested meets the four conditions required by Sec. V.I.6 of the Code as set out below:

1) Impact on safety and convenience of vehicular and pedestrian and circulation: This request is to reduce the street side yard setback by up to 20%, all vehicular circulation will occur on private property and public circulation should not be affected.

2) Impact on existing uses in surrounding area: The location of the new addition is compatible with surrounding agricultural and large lot residential properties. The setback reduction from 20-feet to 16-feet will not impact uses in the surrounding area.

3) Compatibility with existing or permitted uses on abutting sites: The subject property and the surrounding properties are developed with single-family residences on platted lots to the north, south, and west. East of the subject property is large acreage agricultural land. The setback reduction is compatible with surrounding properties.

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 required street side yard setback along the north property line from 20-feet to 16-feet for the aforementioned property is hereby granted, subject to the following conditions:

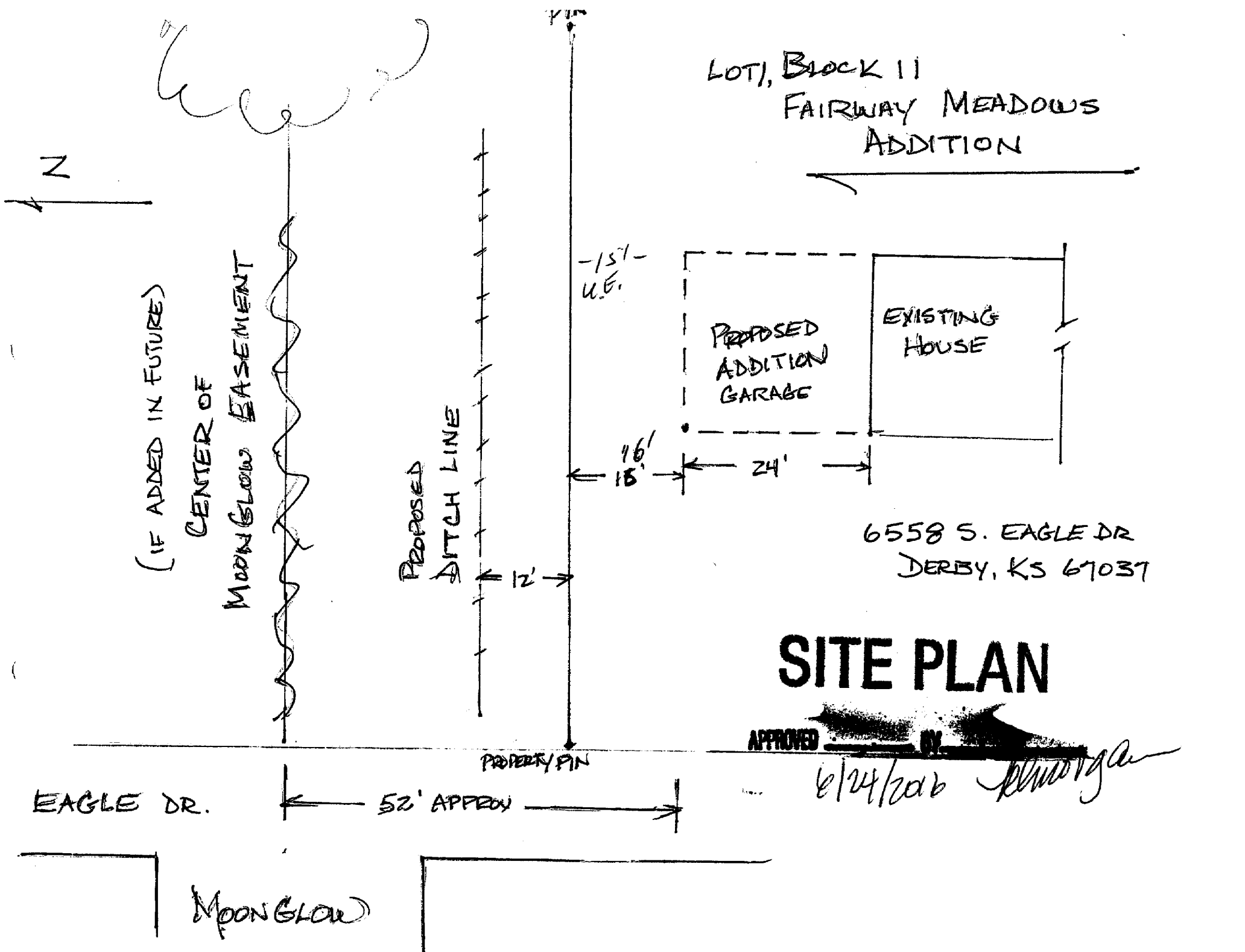
1) The setback reduction shall apply only to the new attached garage as illustrated on the approved site plan. All other structures or additions to existing structures on the subject property shall conform to the setbacks required by the Unified Zoning Code unless a separate Zoning Adjustment or Variance is granted
2) 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: J.R. Cox, MABCD
Kelly Dixon, MABCD
James Weber, Deputy Director, Sedgwick County Public Works
County Commissioner Jim Howell, District 5


LOT 1, BLOCK 11
FAIRWAY MEADOWS
ADDITION
N
(IF ADDED IN FUTURE)
CENTER OF
MOONGLOW EASEMENT
PROPOSED
DITCH LINE
12'
-15'-
U.E.
PROPOSED
ADDITION
GARAGE
EXISTING
HOUSE
16'
15'
24'
6558 S. EAGLE DR
DERBY, KS 67037
SITE PLAN
APPROVED
6/24/2026
PROPERTY PIN
EAGLE DR.
52' APPROX
MOONGLOW