CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

~~August 5, 2016~~
8-15-16

Larry and Jeanine McKee
2718 N. Lake Ridge Street
Wichita, KS 67205-1663

MKEC Engineering, Inc.
Attn: Brian Lindebak
411 N. Webb Rd.
Wichita, KS 67206-2521

Re: **BZA2016-00033: Administrative Adjustment to reduce the front setback by 20% on property zoned SF-5 Single-Family Residential.**

Legal Description: LOT 12, BLOCK 1, ESTANCIA ADDITION, Wichita, Sedgwick County, Kansas EXCEPT the north two feet there-of TOGETHER WITH a portion of Reserve B, as identified on the approved site plan; generally located northeast of Ridge Road and 37th Street North

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 adjust the location of the building on the lot.

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 front yard setback reduction 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 SF-5 Single-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 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.

Dale Miller

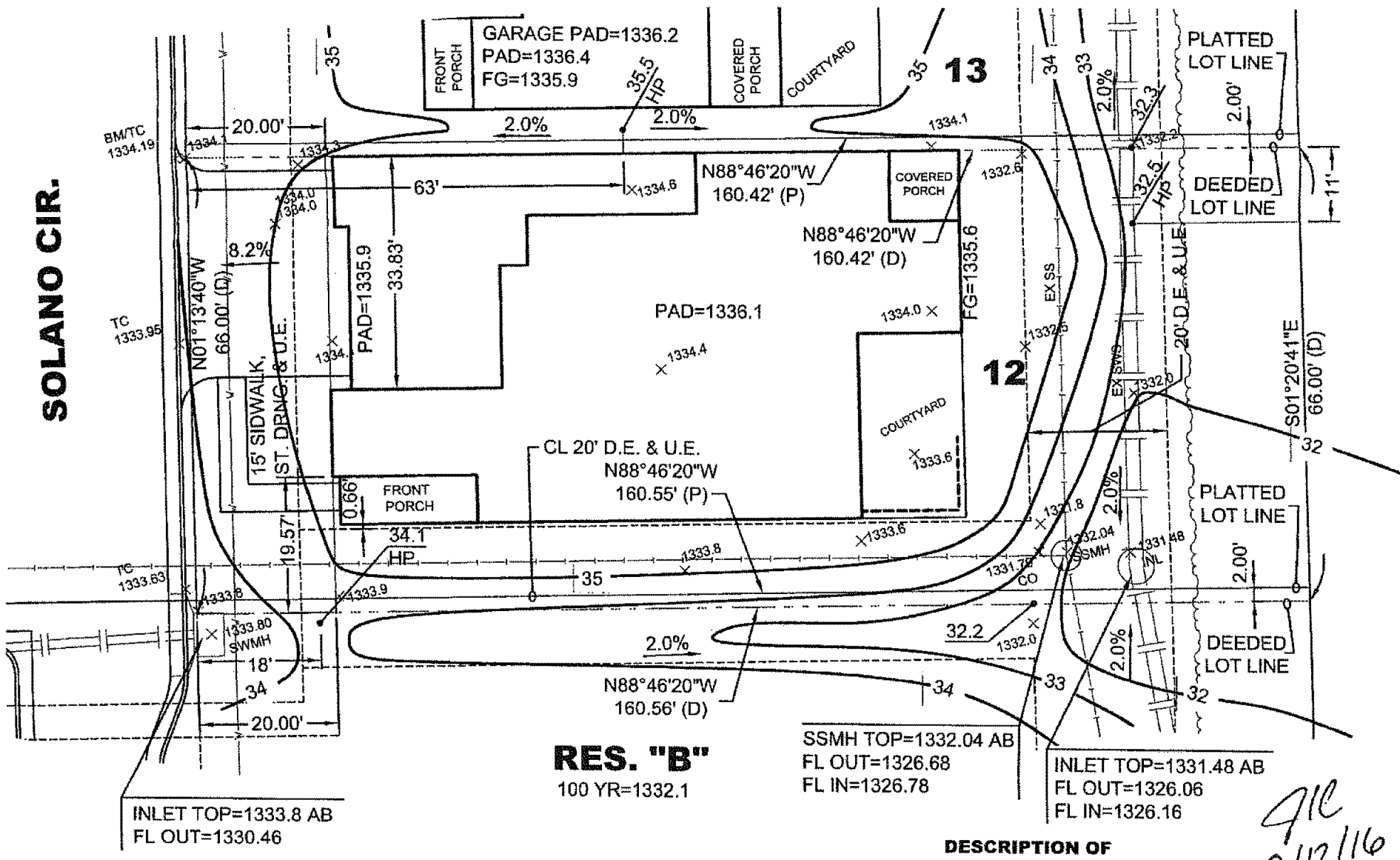
Dale Miller, Director
Metropolitan Area Planning Department

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

cc: JR Cox, MABCD
Bryan Frye, CM District V
Laura Rainwater, Community Service Representative, District V

APPROVED AS

SITE PLAN



INLET TOP=1333.8 AB
FL OUT=1330.46

RES. "B"
100 YR=1332.1

SSMH TOP=1332.04 AB
FL OUT=1326.68
FL IN=1326.78

INLET TOP=1331.48 AB
FL OUT=1326.06
FL IN=1326.16

JC 8/12/16

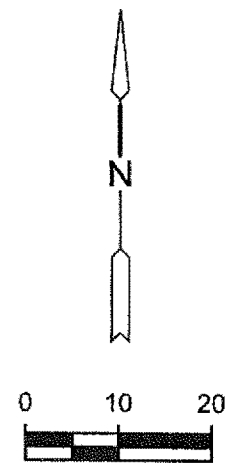
DESCRIPTION OF
NEW Lot 12, Block 1, Estancia Addition

Lot 12, Block 1, Estancia Addition, an addition to Wichita, Sedgwick County, Kansas, EXCEPT the north 2.00 feet thereof, TOGETHER WITH
A portion of Reserve B, said addition being described as follows:
BEGINNING at the northeast most corner of said Reserve B, being coincident with the southeast corner of said Lot 12; thence along the east line of said Reserve B on a platted bearing of S01°20'41"E, 2.00 feet; thence parallel with and 2.00 feet south of the common line to said Reserve B and said Lot 12, S88°46'20"W, 160.56 feet; thence on an extended west line of said Lot 12, N01°13'40"W, 2.00 feet; thence along said common line, N88°46'20"E, 160.55 feet to the POINT OF BEGINNING.

NOTE: ALL ROOF DRAINS MUST DRAIN TO THE FRONT OR BACK. THERE SHALL BE NO OUTLETS ALONG THE SIDES OF HOUSE.

LEGEND

TF	TOP OF FOUNDATION	WO PIT	WALK-OUT/WALK-UP PIT
BF	BASEMENT FLOOR	ADD STEP	STEP FROM GARAGE TO TF
TC	TOP OF CURB	PAD	ELEV. @ GARAGE OPENING
FL	FLOW LINE	FG	FINISHED GROUND
HP	HIGH POINT	INL	INLET
VO	VIEW OUT	000.00	EXISTING ELEVATIONS
WO	WALK OUT	XX.X	PROPOSED ELEVATIONS
BSMT	BASEMENT	2.0%	FLOW ARROW & % SLOPE
TW	TOP OF WALL		DROP SIDING/BRICK LEDGE



GENERAL NOTES

1. Builder shall provide retaining walls along property line for grade transitions when required to maintain proper slopes between houses.
2. This drawing is provided for grading purposes only.
   - drawing does not represent a boundary or mortgage title inspection. Easement and Building Setback information shown is from the recorded plat unless otherwise indicated.
   - Utilities shown are for information only, and builder shall verify depths and locations prior to construction. Builder will be required to provide a minimum advance notice of seventy-two (72) hours to utility companies prior to starting any excavation as follows: Kansas One Call 1-800-344-7233 or 687-2470 (local Wichita).
3. Care should be taken to protect existing sidewalk. Sidewalk may need to be removed and replaced due to damages from construction and/or to more gradually slope driveway from house to curb.

BENCHMARK:	DISTANCE FROM HOUSE TO PROPERTY LINE	
BM = Square Cut Top of Curb between Lots 12&13, Block 1. Elev. = 1334.19 NAVD 88	FRONT	20.00'
	REAR	49.09'
	LEFT	0.00'
	RIGHT	12.66'

REVISION	DATE
CLARIFY DEED INFO.	8-11-16
MOVE HOUSE FORWARD	7-18-16
ISSUED	4-19-16

©2016
MKEC Engineering
All Rights Reserved
www.mkec.com
These drawings and their contents, including, but not limited to, all concepts, designs, & ideas are the exclusive property of MKEC Engineering (MKEC), and may not be used or reproduced in any way without the express consent of MKEC.

MKEC
Wichita, KS • 316.684.9600

ESTANCIA
LOT 12, BLOCK 1 AS DEEDED

BUILDER: PERFECTION BUILDERS LLC

PAD	1336.1	MINIMUM PAD	N/A	DRAWN BY:	DM	DATE:	APRIL 2016
SSWR FL	1319.0	BFE (MKEC)	1332.1	DESIGNED BY:	JTC	SHEET NO.	1-12-ES
PAD - SSWR	17.1'	DEV. DATUM	NAVD88	APPROVED BY:	GJA		

J:\PROJECTS\2014\1401010462_PREMIER_ESTANCIA\05-CIVIL\CAD\PLOT PLANS\1-12-ES\1-12-ES.DWG