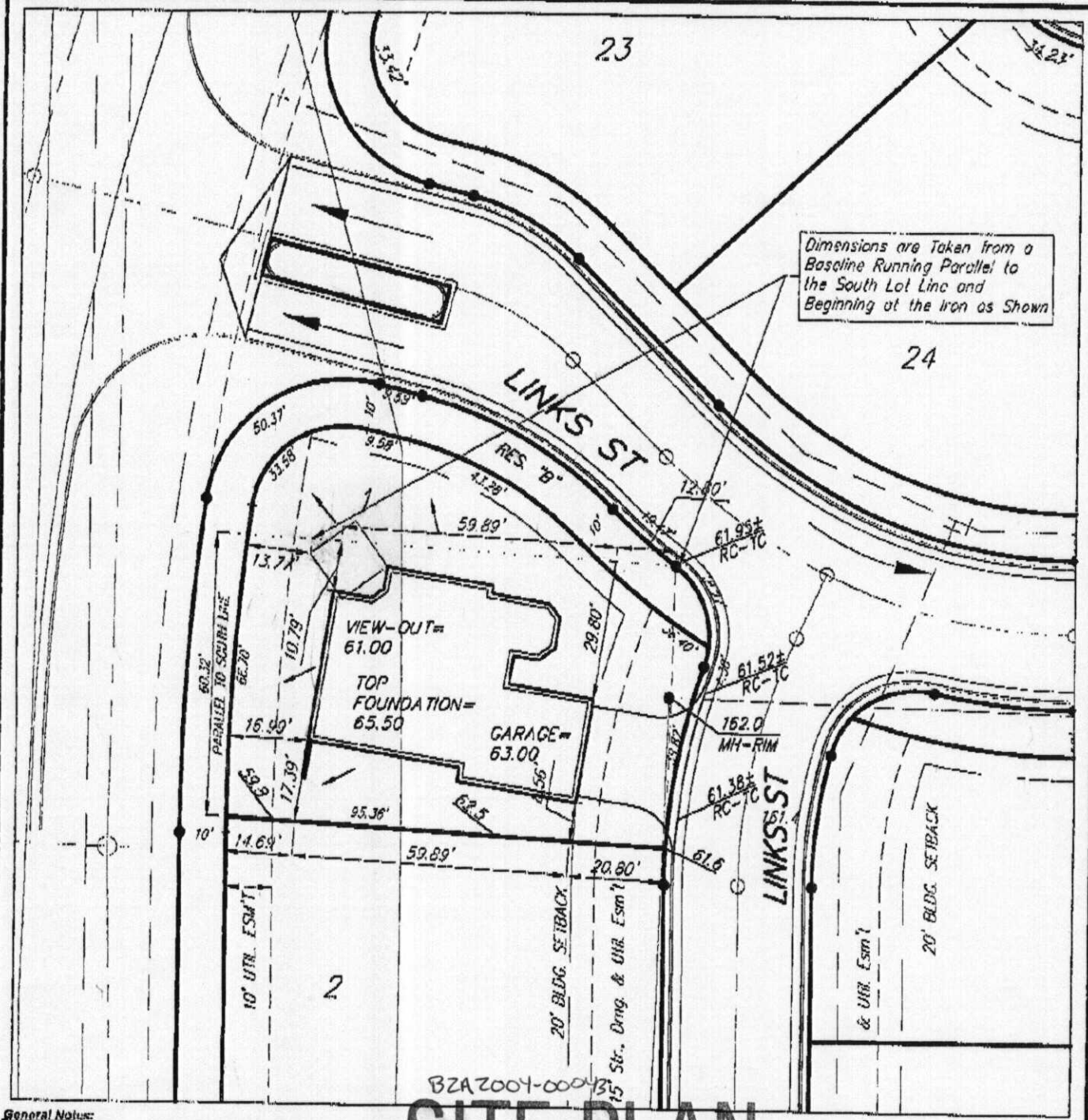


BZA2004-00013

SITE PLAN

General Notes:

1. Staking Dimensions are shown for representation only.
2. It shall be the builder's responsibility to ensure that the final location of the house conforms to all applicable setbacks.
3. Any changes in elevations shown on this plan must be approved by the Developer or his Authorized Representative.

APPROVED 6-7-04 BY SR

1" = 30'

Lot Grading Plan

Location:
Lot 1, Block A
AUBURN HILLS 9th ADDN.

Prepared For:
Goentzel Construction
Phone: 264-6333 Fax: 264-6388

Benchmark:
"⊔" Cut TOC on Common Lot Line of Lots 17 & 18, Block A, Auburn Hills 12th

Elev.= 171.11 (City Datum)

File Location:
F:\Grade\Auburn9\Lot1BlkA.dwg

BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 213 ELLIS • WICHITA, KANSAS 67211

Date Drawn:	Drawn By:	Project Number:
05.17.04	NLS	04-05-G100
Reviewed By:	Approved By:	Page 1 of 1

3) Compatibility with existing or permitted uses on abutting sites: The proposed single-family residence will comply with all development standards except for the minor setback encroachment; therefore, the minor setback encroachment should not reduce the compatibility of the proposed single-family residence with existing and permitted uses on abutting sites.

4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way; therefore, there should not be a 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 rear setback from 20 feet 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) 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
Planning Director

Kurt A. Schroeder
Superintendent of Central Inspection

Enclosure

cc: Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
J.R. Cox, Office of Central Inspection

CITY OF WICHITA

FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

June 7, 2004

Jeff Bennett
Stoneleigh Investment Group, Inc.
1354 S. Ridge Rd.
Wichita, KS 67209

Re: BZA2004-00043: Zoning Adjustment to reduce the rear setback from 20 feet to 16 feet.

Legal Description: Lot 1, Block A, Auburn Hills 9th Addition, Wichita, Sedgwick County, Kansas. Generally located south of Maple and east of 135th St. W. (13525 W. Links).

Dear Mr. Bennett:

We have reviewed your request for a Zoning Adjustment to reduce the rear setback for the aforementioned property. From reviewing your application, we understand that you propose to construct a new single-family residence property. The "SF-5" Single-Family zoning district requires a 20-foot rear setback, which leaves a buildable area that is slightly smaller than the foot print of the desired floor plan for the residence. Therefore, you are requesting to reduce the rear setback from 20 feet to 16 feet.

Section V-I.2.a. of the Unified Zoning Code allows an adjustment to reduce building setbacks by up to 20 percent when the four conditions required by Section V-I.6. of the Unified Zoning Code are met. We find that the reduction of the setback as proposed meets the four conditions required by Section V-I.6. of the Unified Zoning Code as set out below:

1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed encroachment should have no impact on the safety and convenience of vehicular and pedestrian circulation as the rear yard will not be used for circulation.

2) Impact on existing uses in surrounding areas: There should be no negative impact on the existing uses in surrounding areas as a result of the reduction of the setback, as the surrounding properties are developed with patio homes adjacent to open space reserves that provide less rear setback than proposed for the subject property. Also, there is a 10-foot open space reserve adjacent to the rear of the subject property that serves to increase the effective size of the rear yard of the subject property. Finally, the rear of the house faces an arterial street rather than another residence.