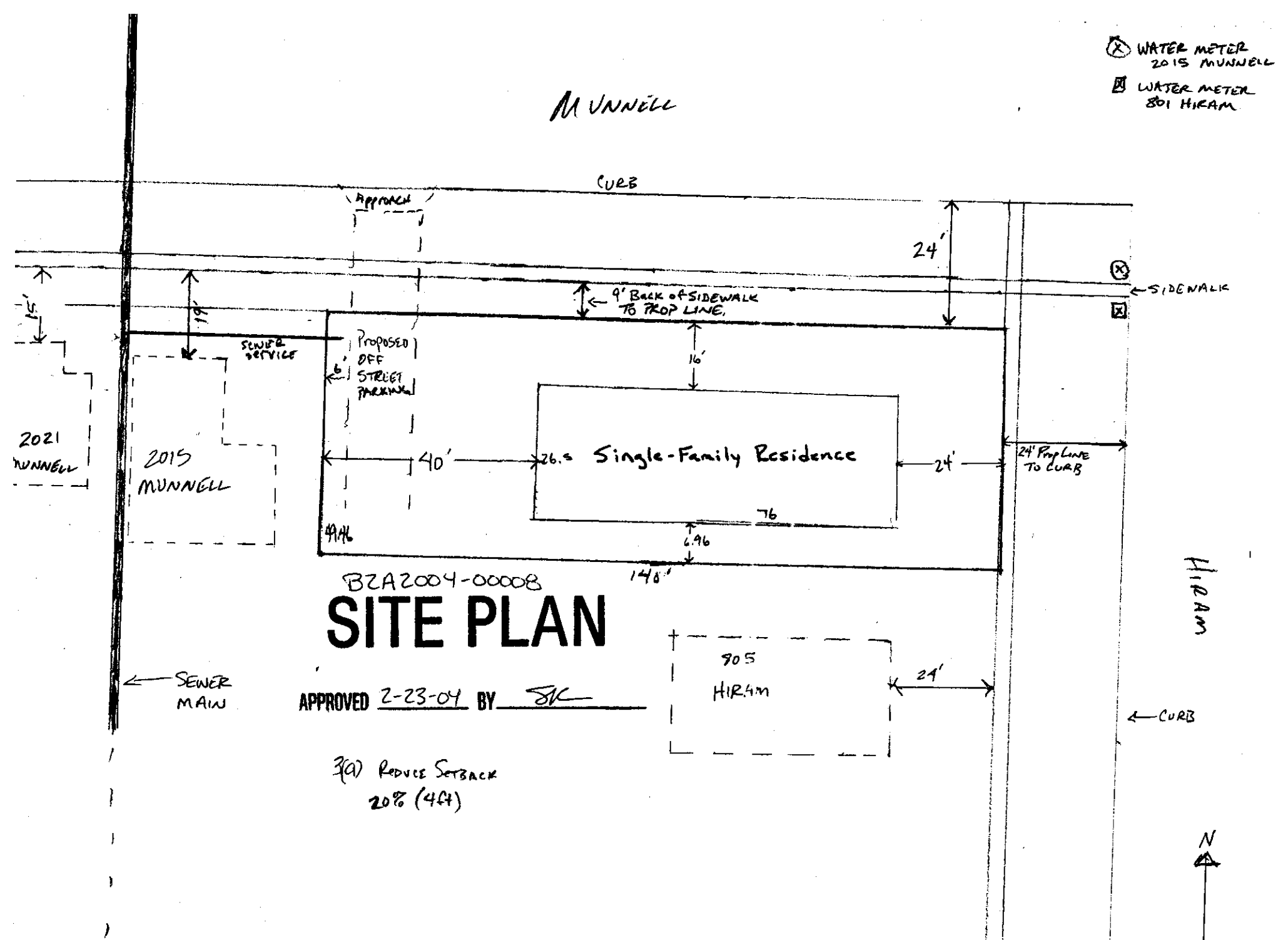

WATER METER 2015 MUNNELL
WATER METER 801 HIRAM
MUNNELL
CURB
APPROACH
24'
SIDEWALK
9' BACK OF SIDEWALK TO PROP LINE.
19'
15'
SEWER SERVICE
PROPOSED OFF STREET PARKING
6'
16'
2021 MUNNELL
2015 MUNNELL
40'
26.5
Single-Family Residence
24'
24' PROP LINE TO CURB
76
6.96
140'
HIRAM
BZA2004-00008
SITE PLAN
SEWER MAIN
APPROVED 2-23-04 BY SK
905 HIRAM
24'
CURB
3(a) REDUCE SETBACK 20% (4ft)
N

properties are non-conforming in that they encroach into the present building setbacks of the "MF-29" district to an extent greater than proposed for the subject property.

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 front setback along Hiram from 25 feet to 24 feet and to reduce the street side setback along Munnell 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) The setback reduction shall apply only to the "Single-Family Residence" 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.

3) 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 zoning adjustment sign may now be removed from the property.

John L. Schlegel
Planning Director

Kurt A. Schroeder
Superintendent of Central Inspection

Enclosure

cc: David Hart, Southside Homes, Inc., 3020 S. Broadway, Wichita, KS 67216
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

February 23, 2004

Richard & Nancy Baughman
3850 S. Meridian
Wichita, KS 67217

Re: **BZA2004-00008: Zoning Adjustment to reduce the front setback along Hiram from 25 feet to 24 feet and to reduce the street side setback along Munnell from 20 feet to 16 feet.**

Legal Description: The East 140 feet of the North half of Lot 6, on Hiram, Lawnfield Addition, Wichita, Sedgwick County, Kansas. Generally located north of McCormick and east of Meridian (801 S. Hiram).

Dear Mr. & Mrs. Baughman:

We have reviewed your request for a Zoning Adjustment to reduce the front and street side setbacks for the aforementioned property. From reviewing your application, we understand that you propose to construct a single family residence on the property. The "MF-29" Multi-Family zoning district requires a 25-foot front setback and a 20-foot street side setback; however, the proposed 26.5' x 76' house proposed for the property is too large to meet the required setbacks and maintain sufficient room for a future detached garage. Therefore, you are requesting to reduce the front setback along Hiram from 25 feet to 24 feet and to reduce the street side setback along Munnell 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 in the vicinity because the front and street side yards 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 many of the surrounding