

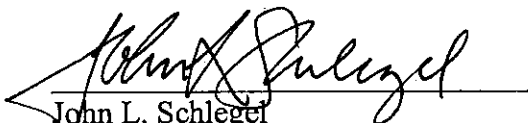
of vehicular and pedestrian circulation in the vicinity because the site is not used for public circulation.

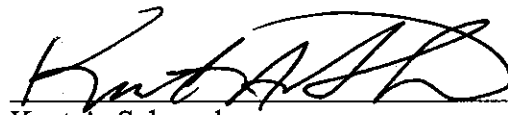
- 2) Impact on existing uses in surrounding areas: There should be no negative impact on the existing uses in surrounding areas as a result of reduction of the lot size, as the proposed reduction is minor in nature and should not be noticeable.
- 3) Compatibility with existing or permitted uses on abutting sites: The proposed development will comply with all development standards except for the minor lot size reduction. The minor lot size reduction should not reduce the compatibility of the proposed development 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 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 minimum lot size for the aforementioned property from 3,000 square feet to 2,937 square feet per duplex dwelling unit is hereby granted, subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site plan.
- 2) No building permits shall be issued for this site prior to completion of a lot split on the property, nor prior to dedication of an access easement.
- 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 the Zoning Adjustment 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

Kurt Schroeder
Randy Sparkman



FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

January 25, 2006

Charles Pettegrew
1705 W. 101st N.
Valley Center, KS 67147

D.P. Holdings Inc.
1610 S. Emporia
Wichita, KS 67211

RE: BZA2006-03 Zoning Administrative Adjustment to reduce the minimum lot size in "TF-3" Two-family Residential zoning by less than 10%.

Lots 17, 19, 21, and 23 Stiles and Smiths Addition, Wichita, Sedgwick County, Kansas. Generally located east of S. Everett and north of W Dooley Street (1328 S Everett).

Mr. Pettegrew:

We have reviewed your request for a Zoning Adjustment to reduce the minimum lot size on the property described above. From reviewing your application, we understand that you propose to lot split the property described above, creating four 50-foot by 117.5-foot lots with a central access easement, to construct four duplexes. The "TF-3" Two-family Residential zoning district requires a minimum 3000 square-foot lot area per duplex dwelling unit. According to your site plan, you propose four duplex lots of 5,875 square feet, or 2,937.5 square feet per dwelling unit. Your proposal is 62.5 square feet, 2% per dwelling unit, less than required by code. Staff notes that the City of Wichita Fire Department approved this concept, provided that a 15-foot central access easement is required as a part of the lot split.

Section V-I.2.i of the Unified Zoning Code allows an adjustment to reduce a minimum lot size by up to 10 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 minimum lot size in TF-3 zoning by 2% as proposed meets the four conditions required by the Unified Zoning Code as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed lot size reduction should have no impact on the safety and convenience



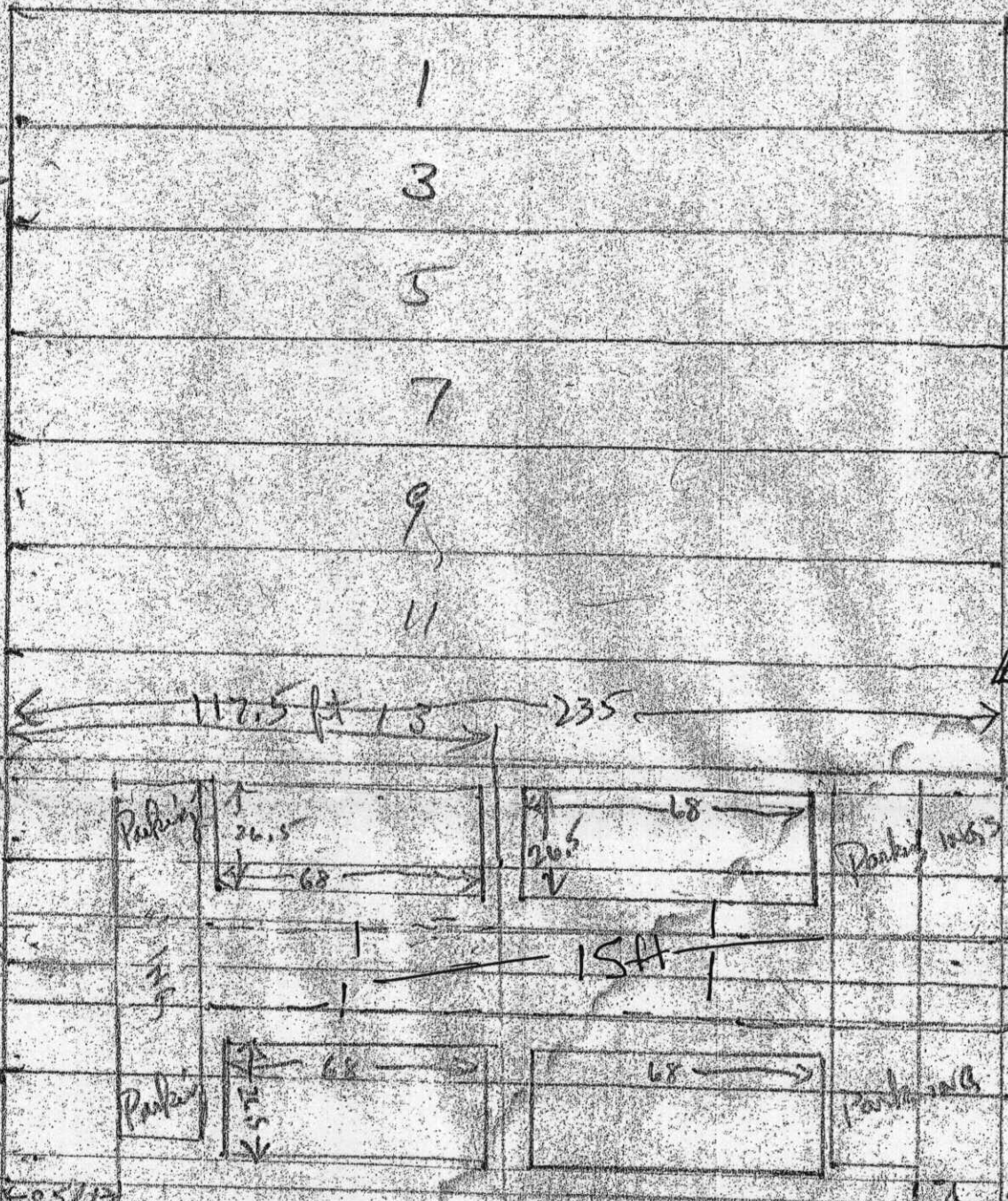
$\frac{1}{4}'' = 10\text{ft}$

WALKER AVE

10ft ALLEY

60ft

ENERGET AVE



2 1/2 ft street ROW dedication

4ft offset

15ft setback to alley

4ft offset
20ft offset

APPROVED

DOOLEY AVE

William W. Andy

DATE PLAN B242006-03

DATE 1-21-06