



Wichita-Sedgwick County Metropolitan Area Planning Department

September 20, 2022

Robert L Brunn
10626 East 4th Street
Valley Center, KS 67147

Re: BZA2022-00033: Administrative Adjustment in the County to reduce front setback from 25 feet to 20 feet and reducing the 65-foot County rural standard major road setback from 65 feet to 60 feet for new single-family home on property zoned SF-5 Single-Family Residential located one-quarter mile south of East 109th Street North, within one-quarter mile West of 111th Street East (403 East 4th Street, Furley).

Legal Description: W 40 ft of Lots 1, 2, 3, 4, 5, & 6, and ½ Vac Alley Adj on the West and South sides, Block 11, City of Furley, Sedgwick County, Kansas.

Dear Applicant,

We have reviewed your request for a Zoning Adjustment to reduce the front yard setback and reduce the County rural standard major road setback on the aforementioned property. From reviewing the application, we understand that you desire to reduce the front yard setback from 25 feet to 20 feet and reduce the County rural standard major road 65-foot setback to 60 feet to allow for construction of a single-family home, as shown on the site plan.

Section V-I.2.a of the Unified Zoning Code (“UZC”) allows reducing minimum Front, Side, and Rear Setbacks (required by the property development standards of the zoning District) by up to 20 percent. This adjustment is 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 setbacks 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:

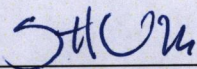
- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed reduction of the front yard setback will have no impact on the safety and convenience of vehicular and pedestrian circulation in the right-of-way.
- 2) Impact on existing uses in surrounding areas: There will be no impact on the existing residential uses; street visibility will be unchanged for neighboring properties.
- 3) Compatibility with existing or permitted uses on abutting sites: Abutting sites are zoned RR Rural Residential and are developed with single-family dwelling units.
- 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 yard setback from 25 feet to 20 feet and reduce the County rural standard major road 65-foot setback to 60 feet to allow for the construction

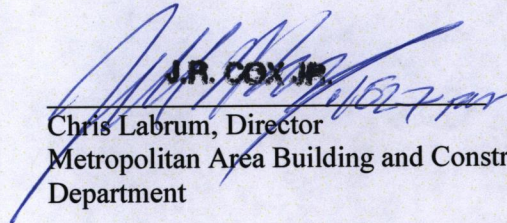
of a single-family home as shown on the site plan is hereby **GRANTED**, subject to the following conditions:

- 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 reductions shall apply only to the front yard setback and the County rural standard road 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.



Scott Wadle, Director
Metropolitan Area Planning Department



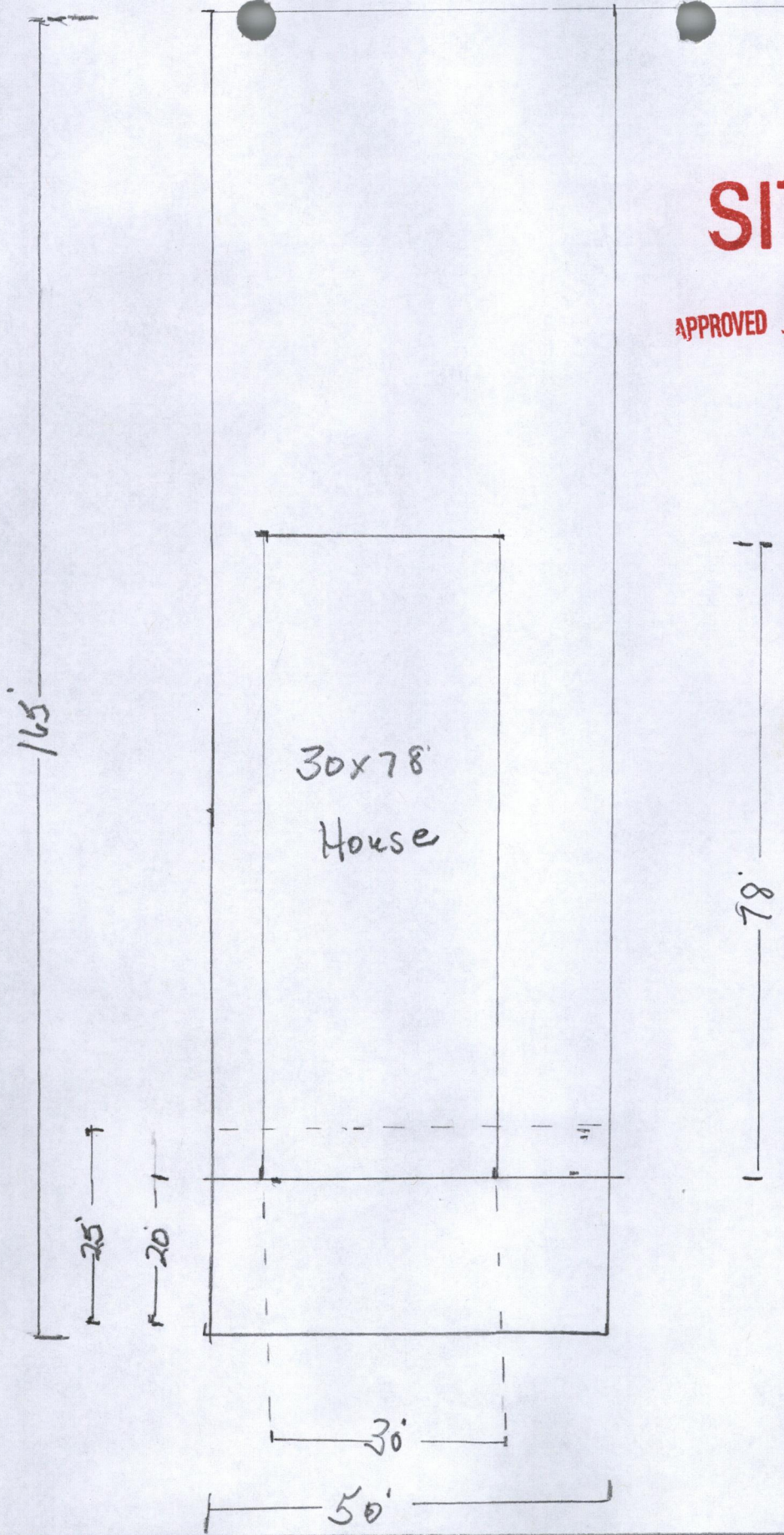
J.R. COX JR.
Chris Labrum, Director
Metropolitan Area Building and Construction
Department

cc: MABCD
Pete Meitzner, Citizens Advisory Board I

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SITE PLAN

APPROVED 9/20/22 BY [Signature]



4th Street Furley 403 East 4th Furley
Valley Center, KS 67147