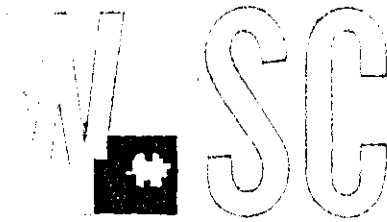


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1388
(316) 268-4421
FAX (316) 268-4390

FILE COPY

August 14, 1998

Randy Unruh
P.O. Box 3391
Wichita, KS 67201

RE: V- 2109 - Request to vacate portion of side street building setback line

Dear Mr. Unruh:

At the August 13, 1998, meeting of the Metropolitan Area Planning Commission, the above-referenced vacation request was approved subject to the conditions recommended by the Subdivision Committee and stated in our August 6, 1998 letter. This case will be scheduled for final public hearing before the Wichita City Council at the first appropriate date after all conditions have been met.

If you have any questions about this matter, please call at 268-4421.

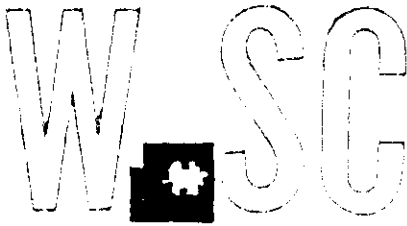
Sincerely,

Keith Gooch
Senior Planner

KG:le

cc: Mike Lindebak, City Engineer, Public Works Department, Mailstop 1-71
Savoy Ruggles & Bohm, attn: Mark Savoy, 924 N. Main, Wichita, KS 67203
Ty Caldwell, 10201 S. Meridian, Peck, KS 67120
Kelly Storm, 9241 N. Osage, Valley Center, KS 67147
Travis G & Anna L Sharp, 1525 Horizon, Derby, KS 67037
Jack L Richardson Jr, 3145 S Exchange, Wichita, KS 67217

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

FILE COPY

August 6, 1998

Randy Unruh
P.O. Box 3391
Wichita, KS 67201

RE: V- 2109 - Portion of side street building setback line

Dear Mr. Unruh:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, Thursday, August 6, 1998, the above-captioned vacation request was considered. The action of the Committee was to recommend that this vacation be approved subject to:

- A. The applicant shall submit an application for a variance to reduce the street yard setback from 20 feet to 15 feet. The vacation request will not be scheduled for City Council approval until such time the variance has been approved by the BZA.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, August 13, 1998, at 1:30 p.m. If you have any questions, please call at 268-4421.

Sincerely,

Keith Gooch
Senior Planner

KG:le

cc: Mike Lindebak, City Engineer, Public Works Department, Mailstop 1-71
Savoy Ruggles & Bohm, attn: Mark Savoy, 924 N. Main, Wichita, KS 67203
Ty Caldwell, 10201 S. Meridian, Peck, KS 67120
Kelly Storm, 9241 N. Osage, Valley Center, KS 67147
Travis G & Anna L Sharp, 1525 Horizon, Derby, KS 67037
Jack L Richardson Jr, 3145 S Exchange, Wichita, KS 67217



STAFF REPORT

FILE COPY

CASE NUMBER: V-2109 Request to vacate a portion of a building setback

OWNER/APPLICANT: Randy Unruh, P.O. Box 3391, Wichita, KS 67201

AGENT: Savoy Ruggles & Bohm, c/o Mark Savoy, 924 N. Main, Wichita, KS 67203

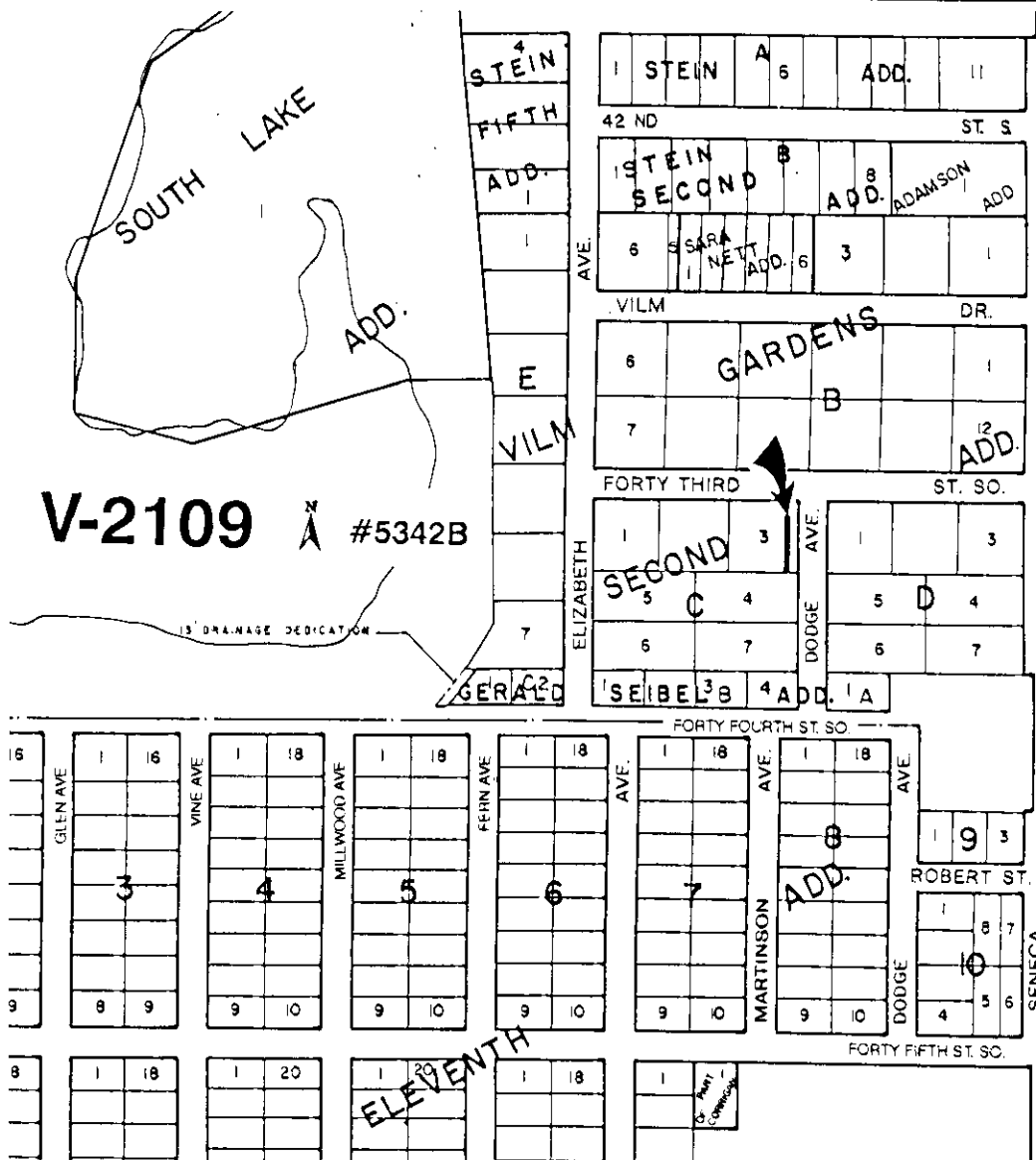
LEGAL DESCRIPTION: The west 15 feet of the east 30 feet of Parcel #2 of Lot 3, except the north 30 feet thereof, Block C, Vilm Gardens 2nd Addition.

LOCATION: Southwest corner of 43rd Street South and Dodge

REASON FOR REQUEST: This would allow for the construction of a building on-site.

CURRENT ZONING: "MF-18"

VICINITY MAP:



This lot (142 feet by 147 feet) was split into two separate lots earlier this year. Parcel 2 is the east half of the original lot (71 feet by 147 feet). The original plat had a 30 foot building setback platted on the east side which would only leave 36 feet for a building to be constructed on this lot. Therefore the applicant is requesting to vacate 15 feet of this 30 foot platted setback to a 15 foot street side setback. The Unified Zoning Code requires all lots which are zoned "MF-18" to maintain a 20 foot street yard setback. The applicant will be required to apply for a variance to reduce the street side setback from 20 feet to 15 feet.

SUBDIVISION COMMITTEE'S RECOMMENDED APPROVAL SUBJECT TO THE FOLLOWING
CONDITION:

- A. The applicant shall submit an application for a variance to reduce the street yard setback from 20 feet to 15 feet. The vacation request will not be scheduled for City Council approval until such time the variance request has been approved by the BZA.