



**Wichita-Sedgwick County Metropolitan Area Planning Department**

May 26, 2000

Clarence A. Lieber  
3634 S. 215<sup>th</sup> Street West  
Goddard, KS 67052

Re: VAC2000-00012- Request to vacate a portion of a 35-foot building setback generally located on the west side of Hydraulic, south of Central between 2<sup>nd</sup> & 3<sup>rd</sup> Streets.

Dear Mr. Lieber:

At the Thursday, May 25, 2000, meeting of the Metropolitan Area Planning Commission the above-referenced vacation request was approved. This case will be placed on the Consent Agenda for final approval by the Wichita City Council on Tuesday, June 13, 2000, at 9:00 A.M. in the City Council Chamber, First Floor, City Hall, 455 North Main Street, Wichita, Kansas.

Sincerely,

Lisa A. Van de Water  
Senior Planner

LAV:le

cc: Mike Lindebak, City Engineer, Public Works Dept., Mail Stop 1-71  
Austin Miller, P.A., c/o Kim Edgington, 355 N. Waco, Suite 200, Wichita, KS 67202  
Elmer Monroe & Berta Marcelle Crandall, 1646 E. 2<sup>nd</sup> Street, Wichita, KS 67214  
William M. Crandall, 1646 E. 2<sup>nd</sup> Street, Wichita, KS 67214  
Richard A. & Dana Renee Loffland, P.O. Box 3431, Wichita, KS 67201  
Larry Schriener, 1140 N. Westwood, Mesa, AZ 85201  
Warren A. & Francie M. Potter, 452 N. Hydraulic, Wichita, KS 67214  
Richard A. & Dana R. Loffland, 347 N. Hydraulic, Wichita, KS 67214  
Michele S. & Paul C. Chauncey, Trustees of Michele S. Chauncey Living Trust, 388 N. Hydraulic, Wichita, KS 67214  
Lavene Elmore, 340 N. Hydraulic, Wichita, KS 67214  
Delyn Enterprises, Inc., 429 S. Terrace, Wichita, KS 67218  
R & W Rentals, LLC., 1408 Mars, Wichita, KS 67212  
Maria J. Causey, 11200 E. Bayley, Wichita, KS 67207  
Don's TV & Video, Inc., 1702 E. 2<sup>nd</sup> Street, Wichita, KS 67214

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

**T** 316.268.4421 **F** 316.268.4390

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STAFF REPORT

CASE NUMBER: VAC2000-00012 Request to vacate a portion of a front building setback

OWNER/APPLICANT: Clarence Lieber

AGENT: Austin Miller, P.A., c/o Kim Edgington

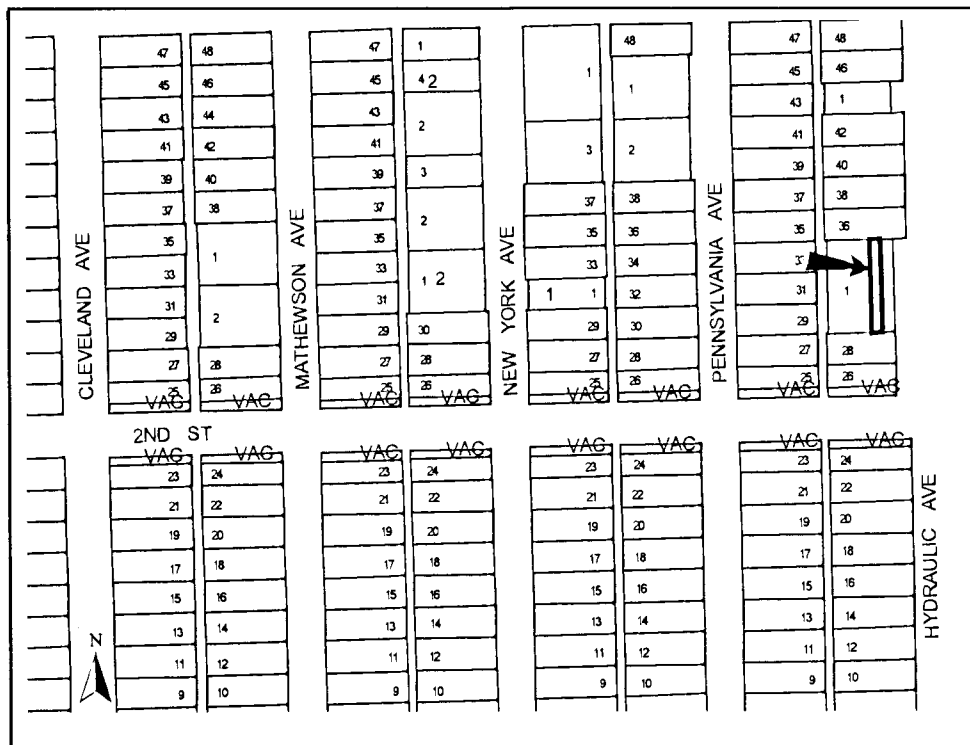
LEGAL DESCRIPTION: The west 15 feet of the east 35 feet of Lot 1, Lieber Addition, Wichita, Sedgwick County, Kansas

LOCATION: Generally located on the west side of Hydraulic between 2<sup>nd</sup> and 3<sup>rd</sup> Streets

REASON FOR REQUEST: To accommodate potential purchaser of property for business expansion

CURRENT ZONING: GC – General Commercial

VICINITY MAP:



The applicant is requesting to 15 feet of a 35-foot building setback along Hydraulic for future expansion of the existing business. This reduction in building setback would leave 20 feet of front setback, which is the same as the required front setback in the "GC" zoning district.

Based upon the information available prior to the public hearing, staff recommends the MAPC make the following findings and recommendation to the City Council:

- A. That after being duly and fully informed as to fully understand the true nature of this petition and the propriety of granting the same, the MAPC makes the following findings:
1. That due and legal notice has been given by publication as required by law, by publication in the Daily Reporter of notice of this vacation proceeding one time May 2, 2000, which was at least 20 days prior to this public hearing.
  2. That no private rights will be injured or endangered by the vacation of the above-described portion of a front building setback, and the public will suffer no loss or inconvenience thereby.
  3. In justice to the petitioner(s), the prayer of the petition ought to be granted.
- B. Therefore, the vacation of a portion of front building setback described in the petition should be approved.

**SUBDIVISION COMMITTEE'S RECOMMENDED ACTION:**

The Subdivision Committee recommends approval.