



Wichita-Sedgwick County Metropolitan Area Planning Department

April 21, 2000

Ricky & Cynthia K. Fuller
543 S. Limuel Court
Wichita, KS 67235

Re: VAC2000-00005- Request to vacate a portion of the building setback generally located at 135th Street West and south of Maple (543 S. Limuel Ct)

Dear Mr. & Mrs. Fuller:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 20, 2000, the above-captioned vacation request was considered. The action of the Committee was to recommend that this vacation be approved.

This matter is set for public hearing by the Metropolitan Area Planning Commission on Thursday, April 27, 2000 at 1:30 p.m. in the Planning Conference Room, Tenth Floor, City Hall, 455 North Main, Wichita, Kansas. If you have any questions, please call at 268-4421.

Sincerely,

Lisa A. Van de Water
Senior Planner

LAV:le

cc: Mike Lindebak, City Engineer, Public Works Department, Mail Stop 1-71
Stephen J. & Deborah D. Ast, 1528 N. Judith, Wichita, KS 67212
Nett Homes By Design, Inc., 1650 S. Meridian, #7, Wichita, KS 67213
Auburn Hills, Inc., 12602 W. 13th Street, Wichita, KS 67235
Timothy D. Warren, 539 S. Limuel Ct., Wichita, KS 67235
John A. Jr. & Melinda F. Martyn, 537 S. Limuel Ct., Wichita, Ks 67235
Shawn P. & Michelle L. Chambers, 535 S. Limuel Ct., Wichita, Ks 67235

STAFF REPORT

CASE NUMBER: VAC2000-00005 Request to vacate a portion of a front yard setback

OWNER/APPLICANT: Ricky & Cynthia Fuller

AGENT: Baughman Company, P.A.

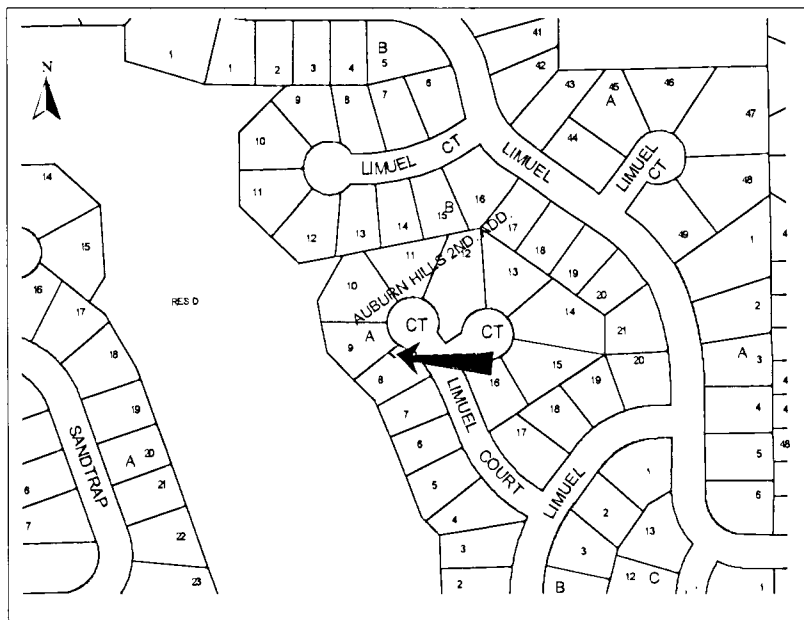
LEGAL DESCRIPTION: That part of Lot 8, Block A, Auburn Hills 2nd Addition, Wichita, Sedgwick County, Kansas commencing at the northeasterly corner of said Lot 8; thence S52deg40'41"W along the northerly line of said Lot 8, 25.87 feet to the intersection of a 25 foot building setback line; thence southeasterly along said setback line, said setback line being a curve to the left, having a central angle of 03deg55'09" and a radius of 75 feet, an arc distance of 5.13 feet, (having a chord length of 5.13 feet bearing S51deg21'51"E) to the point of beginning; thence continuing along said 25 foot building setback and said curve to the left, having a central angle of 10deg02'51" and a radius of 75 feet, an arc distance of 13.15 feet, (having a chord length of 13.14 feet bearing S58deg20'15"E); thence N44deg33'54"W, 12.76 feet; thence S45deg26'06"W, 3.13 feet to the point of beginning.

LOCATION: Generally located east of 135th Street West and south of Maple on Limuel Court (543 W. Limuel Court)

REASON FOR REQUEST: Existing home protrudes into platted setback.

CURRENT ZONING: "SF-6" Single-Family Residential

VICINITY MAP:



The applicant is requesting to vacate a portion of a platted front yard 25-foot setback. Upon purchase of the home the applicant was made aware of the minor protrusion of the home into the setback and wishes to resolve the problem through this vacation.

Consider the request based upon information provided by Staff.

- A. **City Public Works** needs to comment on the acceptability of this vacation and if any substitute easements and/or dedications should be required, especially of water and/or sewer lines.
- B. **Utilities Representatives** need to comment on the acceptability of this vacation and any requirements.
- C. Any relocation or reconstruction of utilities made necessary by this vacation shall be the responsibility of the applicant.