



Wichita-Sedgwick County Metropolitan Area Planning Department

June 20, 2011

BATC, LLC
c/o: Tim Chadd
1830 W. Harry
Wichita, KS 67213

Re: BZA2011-00036: City Administrative Adjustment request to reduce street side yard setback by 20% on SF-5 Single-family Residential ("SF-5") zoned corner lot.

Legal Description: Lots 2, 4, 6, 8, 10 and 12; Block 8, Quincy Addition, Wichita, Sedgwick County, Kansas; generally located midway between West St & Sheridan Avenue, south of Maple Street, on the southeast corner of University Avenue and Kessler Street (3631 W. University).

Dear Applicant:

We have reviewed your request for an Administrative Adjustment to reduce the street side setback on the above-referenced property. From reviewing your application, we understand that you desire to construct a 36-foot wide single-family residence on the property; however, the 15-foot street side setback and the six foot interior side setback leave only 33-feet of buildable area on the property. Therefore, you request to reduce the street side setback by three feet or 20%.

The Unified Zoning Code allows an adjustment to reduce setbacks by up to 20 percent. We find that the reduction of the street side setback from 15-feet to 12-feet meets the four conditions required by Section V-1.6 of the Unified Zoning Code as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed encroachment should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity as the street side yard will not be used for a vehicle parking area.
- 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 the reduction of the street side setback, as sufficient separation between buildings is maintained and sight lines of existing structures

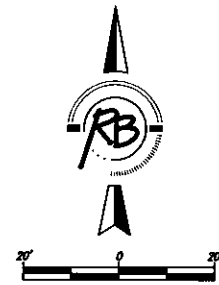
City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

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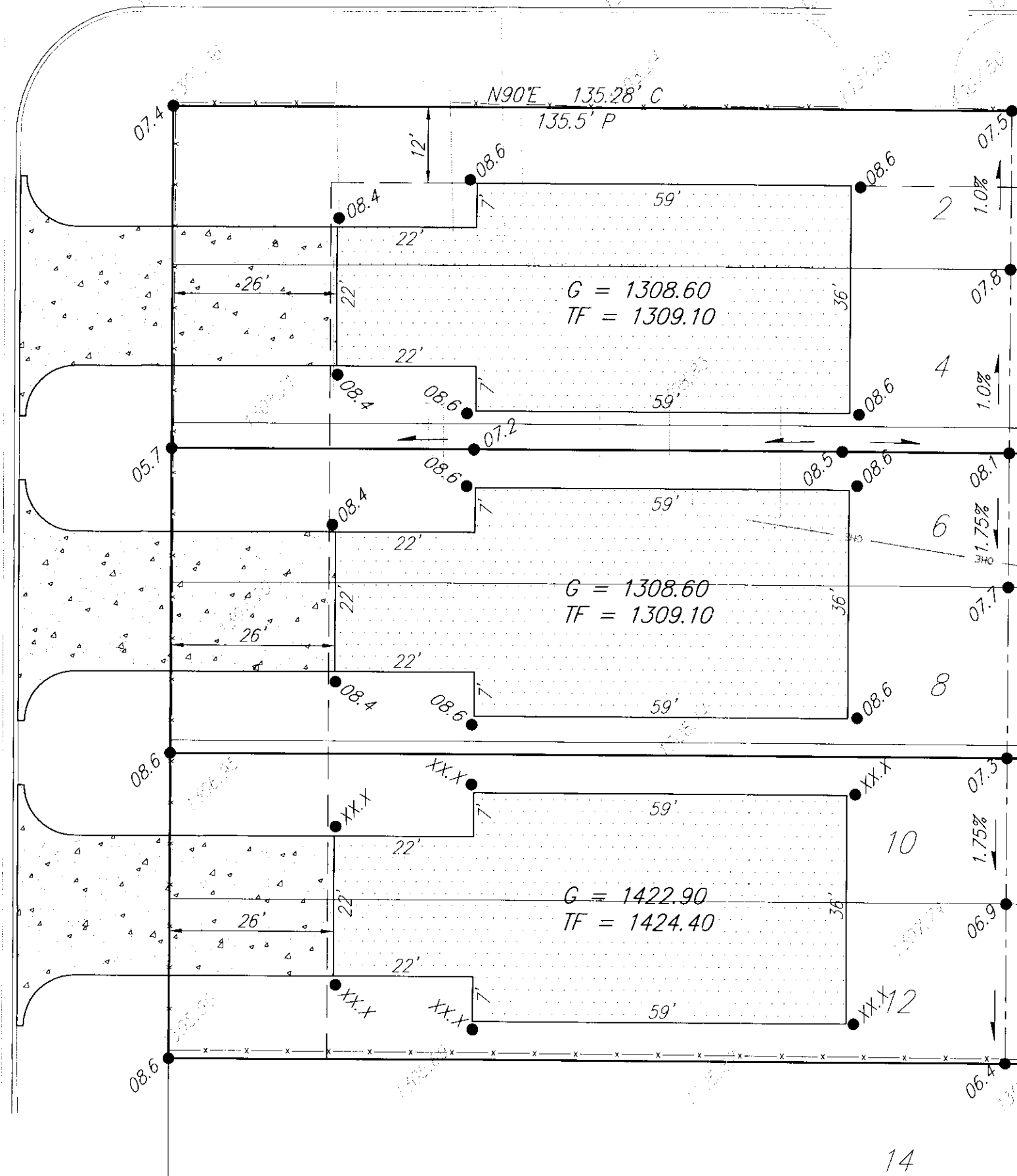
UNIVERSITY

LOT SPLIT



KESSLER

BENCHMARK
Railroad spike E face of power pole at NE
corner Lot 1, Block 1, Sand Plum Addition
Elevation 1417.51 MSL (88 Datum)

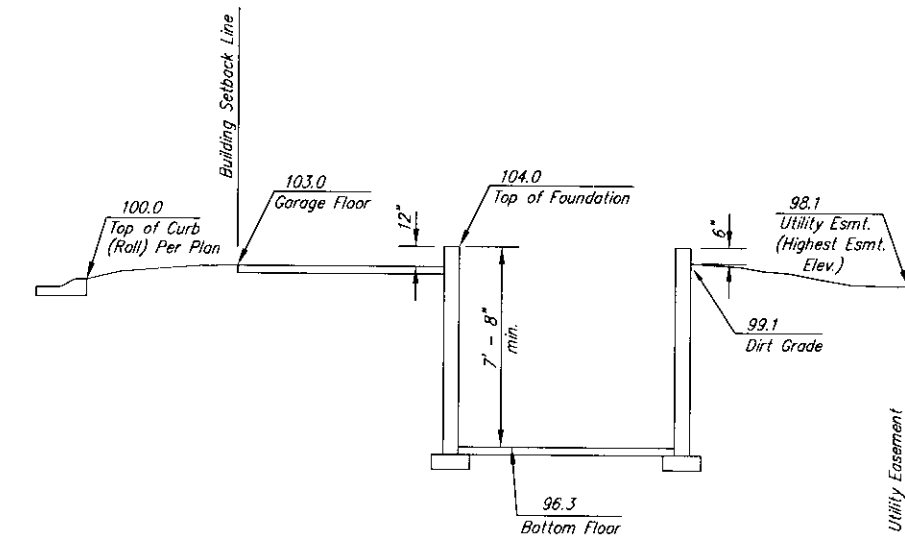


Note:
Regrade rear swale as indicated.

PARCEL A
Lots 2, 4 and the north 4.00 feet
of Lot 6, Block 8, Quincy Addition
to Wichita (Sedgwick County),
Kansas. 7,314 Sq. Ft.±

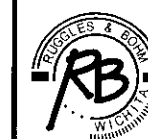
PARCEL B
Lot 6, EXCEPT the north 4.00 feet
thereof, TOGETHER WITH Lot 8 and
the north 2.00 feet of Lot 10,
Block 8, Quincy Addition to Wichita
(Sedgwick County), Kansas. 6,502
Sq. Ft.±

PARCEL C
Lot 10, EXCEPT the north 2.00 feet
thereof, TOGETHER WITH Lot 12,
Block 8, Quincy Addition to Wichita
(Sedgwick County), Kansas. 6,501
Sq. Ft.±



Section Through Typical Lot

PARCELS A THRU C, BLK 8, QUINCY ADDITION
GRADING PLAN
WICHITA, KANSAS



Ruggles & Bohm, P.A.
Engineering, Surveying, and Planning
924 North Main
Wichita, Kansas 67203
www.rbkansas.com
(316) 264-8008
(316) 264-4621 fax
E-mail: info@rbkansas.com

DESIGN	KWL	DATE	10/1/08
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REVIEW		OF	1
DATE			

DRAWING FILE PROJECT NUMBER

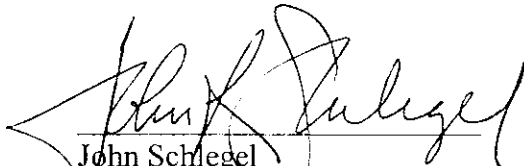
will not be obstructed.

- 3) Compatibility with existing or permitted uses on abutting sites: The proposed single-family residence is compatible with abutting sites, which also are developed in a similar fashion including street side setbacks of less than 15-feet.
- 4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way; therefore, there should not be a negative impact on the public health, safety or welfare nor will properties or improvements in the vicinity be materially injured.

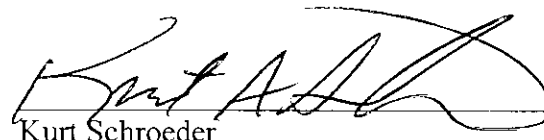
Our signatures below indicate that an Administrative Adjustment to reduce the street side setback from 15-feet to 12-feet for the aforementioned property is hereby granted, subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site plan.
- 2) Any violation of these conditions shall render the Administrative Adjustment null and void.

The zoning adjustment sign may now be removed from the property.



John Schlegel
Planning Director



Kurt Schroeder
Superintendent of Central Inspection

Enclosure

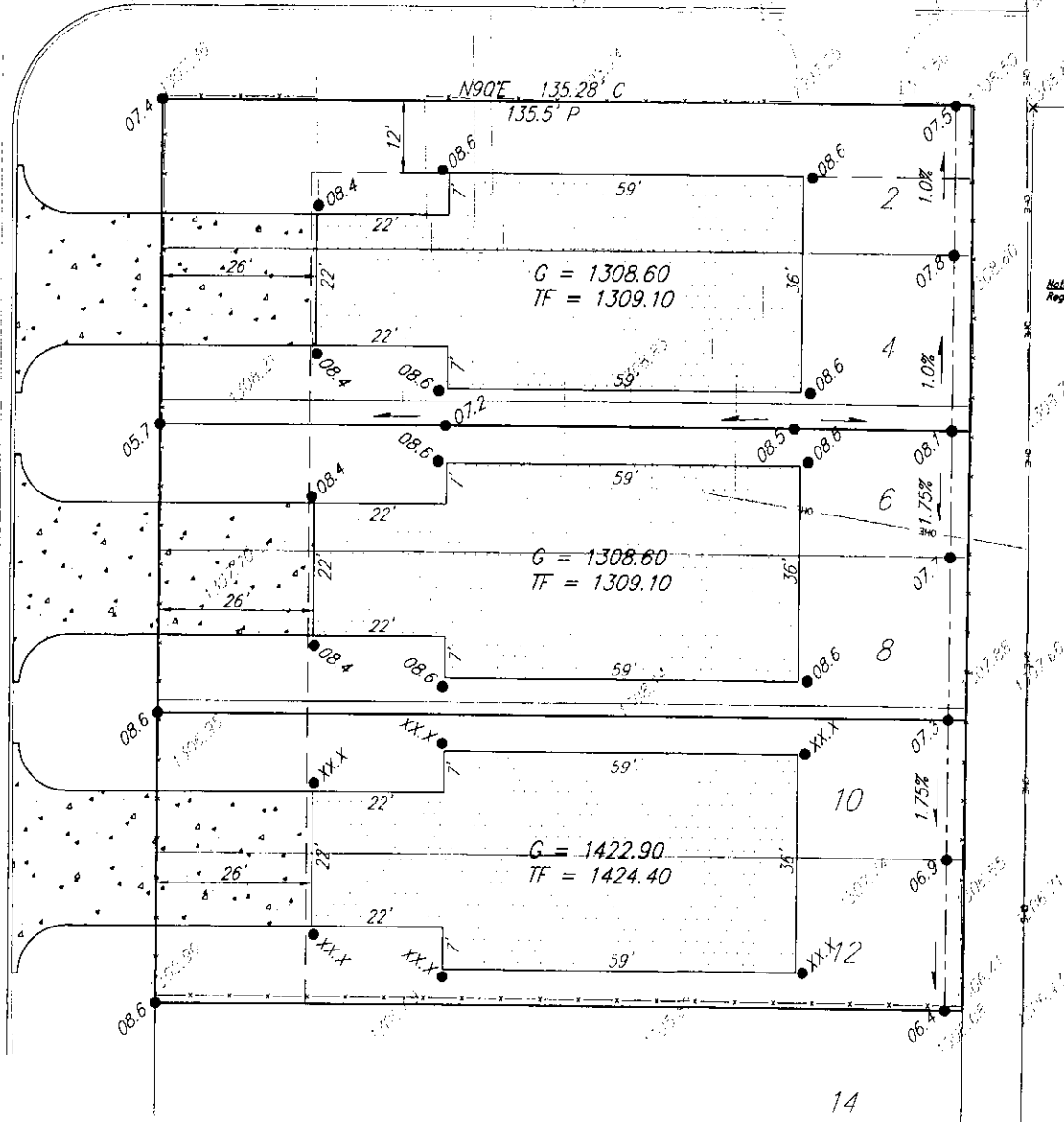
cc: Will Clevenger, Ruggles & Bohm, P.A., 924 N. Main St., Wichita, KS 67203
Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
J.R. Cox, Office of Central Inspection

UNIVERSITY



KESSLER

BENCHMARK
Railroad spike E face of power pole at NE corner Lot 1, Block 1, Sand Plum Addition
Elevation 1417.51 MSL (88 Datum)



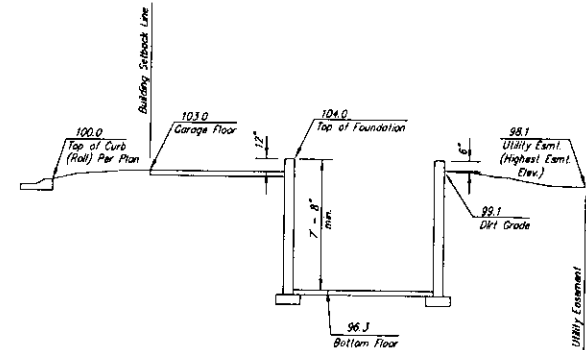
LOT SPLIT

PARCEL A
Lots 2, 4 and the north 4.00 feet of Lot 6, Block 8, Quincy Addition to Wichita (Sedgwick County), Kansas. 7,314 Sq. Ft.±

PARCEL B
Lot 6, EXCEPT the north 4.00 feet thereof, TOGETHER WITH Lot 8 and the north 2.00 feet of Lot 10, Block 8, Quincy Addition to Wichita (Sedgwick County), Kansas. 6,502 Sq. Ft.±

PARCEL C
Lot 10, EXCEPT the north 2.00 feet thereof, TOGETHER WITH Lot 12, Block 8, Quincy Addition to Wichita (Sedgwick County), Kansas. 6,501 Sq. Ft.±

Note:
Regrade rear slope as indicated.



Section Through Typical Lot

PARCELS A THRU C, BLK 8, QUINCY ADDITION GRADING PLAN WICHITA, KANSAS			
	Ruggles & Bohm, P.A. Engineering, Surveying, and Planning 824 North Main Wichita, Kansas 67203 Phone: (316) 264-8008 Fax: (316) 264-8921 E-mail: info@rboh.com		SHEET RA 1 OF 1
	DRAWING FILE PROJECT NUMBER		DATE