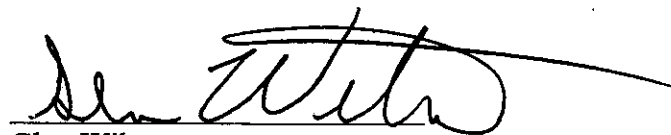


- 4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way; therefore, there should not be a negative impact on the public health, safety or welfare nor will properties or improvements in the vicinity be materially injured.

Our signatures below indicate that a Zoning Adjustment to reduce the minimum lot size from two-acres (87,120-square feet) to 86,870-square for Lot 1, Block A, Pauly – Rausch – Richardson Acres Addition is hereby granted. The zoning adjustment sign may now be removed from the property.



John L. Schlegel
Planning Director



Glen Wiltse
Code Enforcement Director

cc: Glen Wiltse, Sedgwick County Code Enforcement
Mary Richardson, 27600 West 55th Street South, Viola, KS, 67149



Wichita-Sedgwick County Metropolitan Area Planning Department

November 7, 2005

Mark Savoy
Savoy Company, Inc.
535 S Emporia Street
Suite 104
Wichita, KS, 67202

RE: BZA2005-00069 – Zoning Adjustment to reduce the minimum lot size for Lot 1, Block A, Pauly – Raush – Richardson Acres Addition, Sedgwick County, Kansas. Generally located north of 55th Street South, midway between of 263rd Street West and 279th Street West. (BOCC District #3)

Dear Mr. Savoy:

We have reviewed your request for a Zoning Adjustment to reduce the minimum lot size for the above-referenced "RR" Rural Residential zoned lot. The minimum lot size for "RR" zoned properties with septic systems for on-site sanitary sewer service is 2-acres; 87,120-sqaure feet. You request consideration to allow this lot size to be 86,870-sqaure feet, which is 250-sqaure feet smaller than the minimum "RR" zoned lot size requirement with a septic system for on-site sanitary sewer service. In order for the plat to be approved, a Zoning Adjustment to reduce the minimum lot size of the lot is required.

Section V-I.2.i. of the Unified Zoning Code allows the Planning Director, with the concurrence of the Zoning Administrator, to reduce the minimum lot size by as much as 10 percent as long as the adjustment does not have any of the negative impacts stated in Section V-I.6. We find that reducing the lot size as proposed 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 decrease in lot size will have no impact on the safety and convenience of vehicular and pedestrian circulation.
- 2) Impact on existing uses in surrounding areas: The proposed residential lot size of 86,870-sqaure-feet will not create more adverse impacts on uses in surrounding areas than a 87,120-square foot (two-acre) lot since sufficient space will remain for an on-site septic sewage.
- 3) Compatibility with existing or permitted uses on abutting sites: Use of the subject property for a single family residence is compatible with uses on abutting sites, which are used for agriculture and single-family residences on large tracts or lots. Compatibility with abutting sites will not be diminished by reducing the lot size.

PAULY-RAUSCH-RICHARDSON ACRES

Sedgwick County, Kansas

State of Kansas)
Sedgwick County) SS

We, Savoy Company, P.A., Surveyors in aforesaid county and state do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "PAULY-RAUSCH-RICHARDSON ACRES", Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

That part of the SW1/4, of Sec. 21, Twp. 28-S, R-3-W of the 6th P.M., Sedgwick County, Kansas, described as commencing at the S.E. corner of said SW1/4; thence N01°00'14"W, along the east line of said SW1/4, 635 feet for a place of beginning; thence S88°40'08"W, parallel with the south line of said SW1/4, 295 feet; thence N01°00'14"W, parallel with the east line of said SW1/4, 295 feet; thence N88°40'08"E, 295 feet, to a point on the east line of said SW1/4; thence S01°00'14"E, along the east line of said SW1/4, 295 feet to the place of beginning.

All Public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Savoy Company, P.A.

Date _____

Mark A. Savoy RLS #788 Surveyor

This plat of "PAULY-RAUSCH-RICHARDSON ACRES", Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this _____ day of _____, 2005.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Morris K. Dunlap Chair

John L. Schlegel Secretary

State of Kansas)
Sedgwick County) SS

This plat approved and all dedications shown hereon, are hereby accepted by the Board of County Commissioners, Sedgwick County, Kansas, on this _____ day of _____, 2005.

Dave Uhrh Chairman

Don Brace County Clerk

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into a Lot and Block to be known as "PAULY-RAUSCH-RICHARDSON ACRES", Sedgwick County, Kansas. A drainage plan has been developed for this plat and all drainage easements, and rights-of-way shall remain at established grades or as modified with the approval of the County Engineer, and unobstructed to allow for the conveyance of stormwater.

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2005.

Tricia L. Robello, L.S. #1246 Deputy County Surveyor
Sedgwick County, Kansas

Entered on transfer record this _____ day of _____, 2005.

Don Brace County Clerk

State of Kansas)
Sedgwick County) SS

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 2005, at _____ o'clock _____ M. and is duly recorded.

Bill Meek Register of Deeds

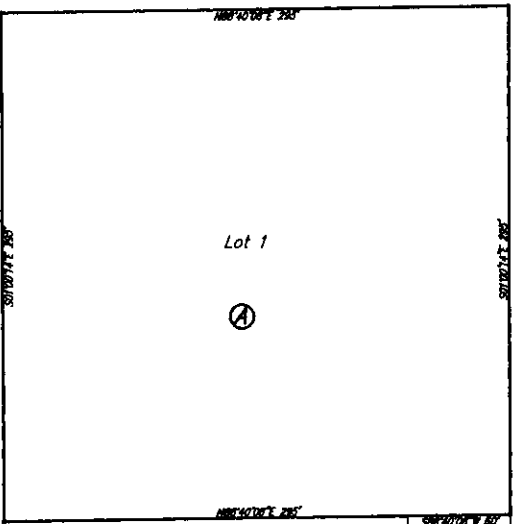
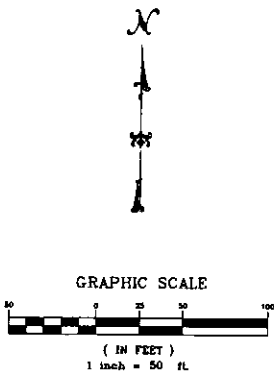
Tonya Buckingham Deputy

State of Kansas)
Sedgwick County) SS

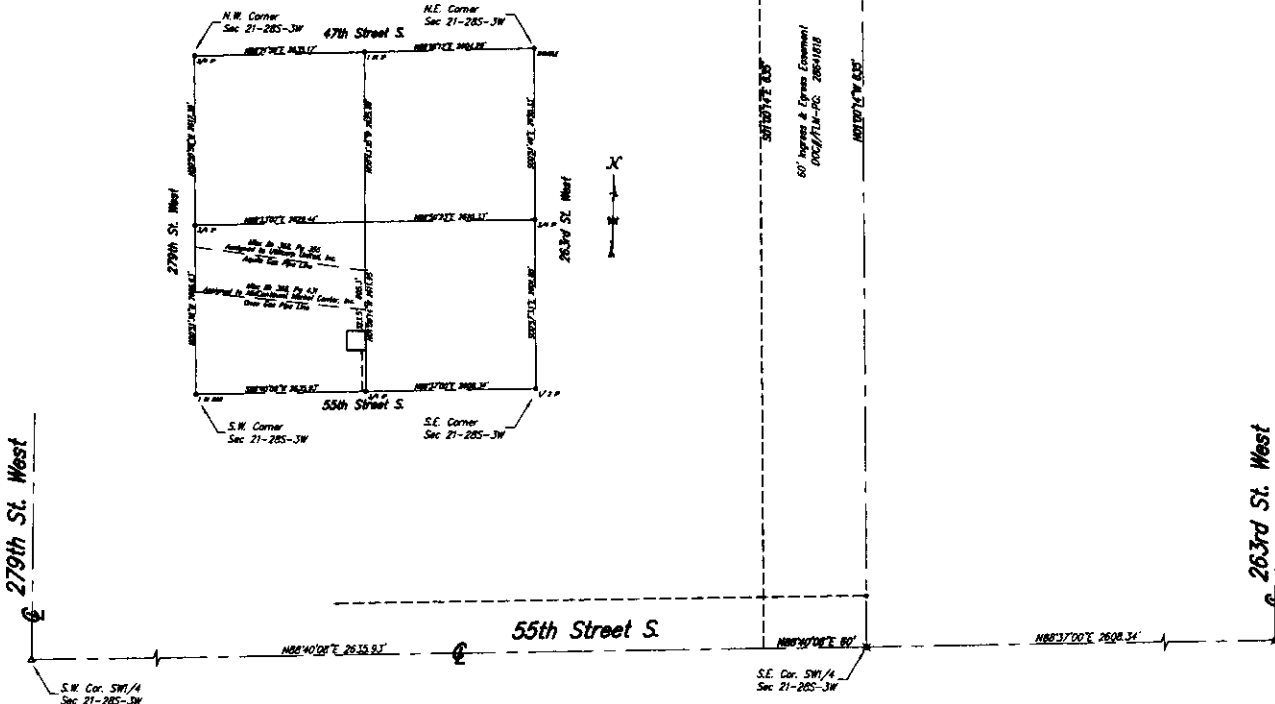
The foregoing instrument acknowledged before me, this _____ day of _____, 2005, by Jeff Richardson and Mary Richardson, husband and wife.

Notary Public

My App't. Exp. _____



- Note:
Easement for pipeline, Mac. Bk. 304, Pg. 305
SW1/4 of Sec. 21-28S-3W of the 6th P.M.
Assigned to Utility Limited, Inc.
Easement for pipeline, Mac. Bk. 304, Pg. 431
SW1/4 of Sec. 21-28S-3W of the 6th P.M.
Assigned to Midcontinent Market Center, Inc.
There are no pipelines or pipeline equipment
crossing or adjacent to any portion of Lot 1,
Block A, Pauly-Rausch-Richardson Acres,
Sedgwick County, Kansas or the 60 feet wide
Easement & Egress Easement recorded on
Deed PLAT 205-41818
- Δ = 1" STEEL BAR (FOUND)
 - X = 3/4" IRON PIPE (FOUND)
 - # = 1/2" IRON PIPE (FOUND)
 - = 1/2" REBAR W/SANDY CAP (SET)



Savoy Company, P.A.
Land Surveyors
535 S. Emporia, Suite 104, Wichita, KS 67202
PH (316) 265-0005
FAX (316) 265-0275
www.savoyco.com

PROJECT NO. D5AA04275 P