



Wichita-Sedgwick County Metropolitan Area Planning Department

July 31, 2000

Mr. Wayne Powers
3601 S. 143rd Street East
Derby, KS 67037

FILE COPY

****REVISED LETTER OF APPROVAL****

Re: Administrative Adjustment BZA2000-00025: An Administrative Adjustment to reduce the required lot width for two lots in the "RR" Rural Residential Zoning from 200 feet to 184 feet (8 percent) AND to reduce the minimum lot size from 4.5 acres to 4.461 acres (0.1 percent).

Legal Description: Lots 1 and 2, Block A, Powers Acres Addition, Sedgwick County, Kansas. Generally located on the west side of 143rd Street East between 31st Street South and 39th Street South (3601 S. 143rd Street East)

Dear: Mr. Powers:

We have reviewed your request for an Administrative Adjustment to reduce the required lot width and lot size for two lots that you recently submitted for platting. These adjustments were two of the conditions of approval by both the Subdivision Committee and the Metropolitan Area Planning Commission.

The Unified Zoning Code allows an adjustment to reduce the lot size and lot width by up to 10 percent. We find that the reduction of the lot width and lot size meets the four conditions required by Section V-1.6 of the Unified Zoning Code as set out below:

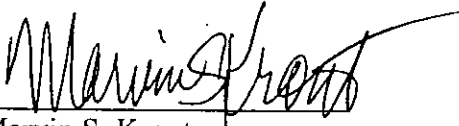
- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed lot width and size would have no impact on safety and convenience of vehicular and pedestrian circulation in the vicinity because of the rural character of the area. Two 30-foot access driveways have been platted with a minimum separation of 200 feet.
- 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 lot width or size since the reduction is minimal and will not be perceived as being different from the surrounding

properties.

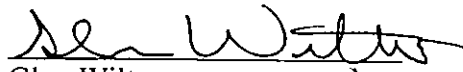
- 3) Compatibility with existing or permitted uses on abutting sites: The reduction of the lot size is compatible with the existing uses, because the reduction is minimal.
- 4) Effect on public health, safety or welfare: Sufficient right-of-way will be dedicated on the plat, therefore, there should not 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 required lot width by 16 feet (200 feet to 184 feet) and the minimum lot size from 4.5 acres to 4.461 acres on the aforementioned lots is hereby granted.

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



Marvin S. Krout
Director of Planning



Glen Wiltse
Director, Sedgwick County Code Enforcement

MK/GW/lv

cc: Glen Wiltse, Sedgwick County Code Enforcement
Jim Weber, Sedgwick County Public Works
Mark Savoy, SAVOY, RUGGLES & BOHM, P.A., 924 N. Main, Wichita, KS 67203

POWERS ACRES

SEDGWICK COUNTY, KANSAS

State of Kansas)
Sedgwick County) SS

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

The North 368 feet of the East 1056 feet of the N1/2 of the SE1/4 of Section 11, Twp. 28-S, R-2-E of the 6th P.M., Sedgwick County, Kansas.

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

Savoy, Ruggles & Bohm, P.A.

Date _____

Mark A. Savoy RLS #788 Surveyor

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into Lots and a Block to be known as "POWERS 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. The Floodway Reserve is hereby granted for floodway purposes, and shall be the responsibility of the owners of Lots 1 and 2, until such time as the governing body exercising jurisdiction elects to assume the responsibility for maintenance and improvement of drainage, provided further that no structure shall be constructed on or within said Floodway Reserve, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the Engineer of the appropriate governing body. Access Controls are hereby granted to the appropriate governing body (as indicated on the face of the plat). Minimum building pad elevations are as indicated on the face of the plat.

Wayne E. Powers

Marilyn K. Powers

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this _____ day of _____ 2000, by Wayne E. Powers and Marilyn K. Powers, husband and wife.

Notary Public

My App'l. Exp. _____

This plat of "POWERS 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 _____ 2000.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Francis S. Garofalo Chairman

Marvin S. Krout 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 _____, 2000.

Thomas G. Winters Chairman

James Alford County Clerk

Entered on transfer record this _____ day of _____, 2000.

James Alford County Clerk

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2000.

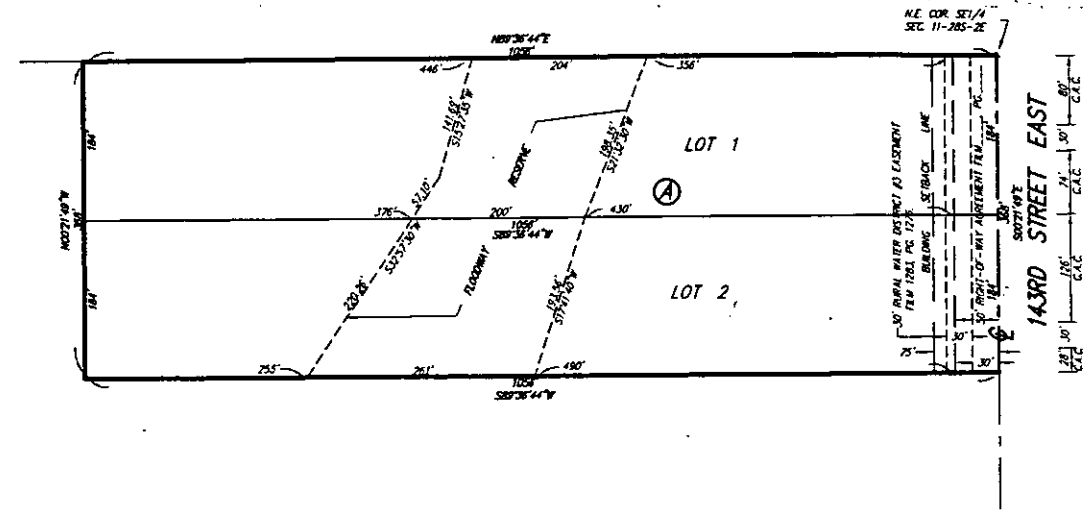
Tricia L. Robello, LS #1246 Deputy County Surveyor
Sedgwick County Kansas

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 _____ 2000, at _____ o'clock _____ M: and is duly recorded.

Bill Meek Register of Deeds

Linda Kizzire Deputy



BUTLER RURAL ELECTRIC COOPERATIVE EASEMENT - UNDETERMINED LOCATION.
FILM 1740, PG. 93 AND FILM 1740, PG. 95.



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

C.A.C. = COMPLETE ACCESS CONTROL

- △ = STONE #7" DIA (FOUND)
- = 5/8" REBAR W/SRB CAP (SET)

BENCH MARK: USGS, TOP OF "T" POST
34' N. & 25' E. OF S.E. CORNER
SE1/4, SEC. 11-28S-2E
ELEV. = 1355.26 (MGLD)

ON SITE B.M.: STEP SPIKE IN POWER POLE
16' E. & 58' N. OF S.E. CORNER OF LOT 2,
POWERS ACRES
ELEV. = 1354.83 (MGLD)

MINIMUM BUILDING PAD ELEVATION FOR LOWEST OPENING INTO STRUCTURES		
BLOCK	LOT NO.	ELEVATION (M.G.L.D.)
A	1	1347
A	2	1343