



Wichita-Sedgwick County Metropolitan Area Planning Department

August 28, 2017

John E. Dugan Family Partnership, LP
Attn: John W. Dugan, Manager
15810 W. 47th St. South
Clearwater, KS 67026

Baughman Company
Attn: Russ Ewy
315 Ellis
Wichita, KS 67211

Re: ZON2016-00040⁷: City Administrative Adjustment to adjust building setback along west property line in PO-183.

Legal Description: Lot 1, Block A, Skyway West Addition, Wichita, Sedgwick County, Ks.
The property is generally located at the southwest corner of Maize Road and 31st Street South

Dear Applicants:

We have reviewed your request for a Zoning Adjustment to eliminate the 100 foot building setback along the west line of the property.

Section V-C.14 of the Unified Zoning Code ("UZC") allows the Planning Director, with the concurrence of the Zoning Administrator, to approve minor adjustments to an approved PO. We find that modifying P.O. #183 to eliminate the 100 foot building setback along the west line of the property meets the conditions required by Sec. V.I.6 of the Code.

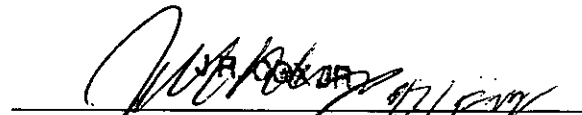
Our signatures below indicate that the modifications for P.O. #183 on the aforementioned property is hereby GRANTED, subject to the following conditions:

- 1) The site shall conform to all codes including but not limited to building, health and fire.
- 2) The adjustment applies only to the property line building setbacks on the west end of the parcel.

- 3) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.

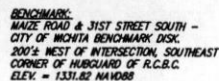
The "Development Application" sign should now be removed from the property.


Dale Miller, Director
Metropolitan Area Planning Department


Scott Knebel, Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
Jeff Blubaugh, Council Member District IV
Rebecca Fields, Community Services Representative District IV

FINAL PLAT



- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = #4 REBAR W/ "TILS" CAP (FOUND)
- = 1" IRON PIPE (FOUND)
- = #4 REBAR (FOUND)
- △ = #5 REBAR W/ "ARMSTRONG" CAP (FOUND)

(N) = MEASURED
(P) = PLATED
(D) = DESCRIBED
(R) = RECORD MEASUREMENT
(CM) = CALCULATED PER
MEASURED INFO.
(C-D) = CALCULATED PER
DESCRIBED INFO.
(C-P) = CALCULATED PER
PLATED INFO.

Baughman Company, P.A.

 **Baughman Company, P.A.**
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0145
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

NOTE:
A drainage plan has been developed for the plot and all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer and unobstructed to allow for the conveyance of stormwater.

A:\Projects\Skyway West 5th Addition_1745 P288\Plat\Drawings\Skyway West 5th P.dwg-RK