



Wichita-Sedgwick County Metropolitan Area Planning Department

Mennonite Housing Rehabilitation Services, Inc.
Attn: Byron Adrian
2145 N. Topeka
Wichita, KS 67214

September 5, 2017

Mennonite Housing Rehabilitation Services, Inc.
Attn: Lou Confessori
2145 N. Topeka
Wichita, KS 67214

Re: BZA2017-41: City Administrative Adjustment to allow 9% interior side yard setback reductions on the north and south property lines on property zoned SF-5 Single-Family Residential.

Legal Description: Lot 15 except the north 3 feet, Block 4, Orchard Park Addition, Wichita, Sedgwick County, KS. The property is generally located north of W. St. Louis Avenue on the east side of North Baehr Street (508 N. Baehr.)

Dear Applicants:

We have reviewed your request for a Zoning Adjustment to reduce the north and south interior side yard setbacks from 6-feet to 5-feet 6-inches on 0.15 acre. From reviewing your application, we understand that you are requesting the setback reductions to build a new house on the vacant lot at the above-mentioned location.

Section V-I.2.a of the Unified Zoning Code ("UZC") allows an administrative adjustment to reduce interior side yard setback by up to 20 percent. We find that permitting the construction of a residential structure with the reduced setbacks meets the four conditions required by Sec. V-I.6 of the Unified Zoning Code as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The location of the new residential structure should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity as right-of-way and driveways are not affected.
- 2) Impact on existing uses in surrounding areas: There will be no impact on the existing uses in surrounding areas as a result of the location of the new residence; sufficient separation between the buildings will be maintained, street visibility will be unchanged for neighboring properties.

- 3) Compatibility with existing or permitted uses on abutting sites: Abutting sites are zoned for single-family residential development and the interior side yard reductions will not have a negative impact on existing or permitted uses.
- 4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way. There will be no negative impact on the public health, safety or welfare, nor will properties or improvements in the vicinity be materially injured.

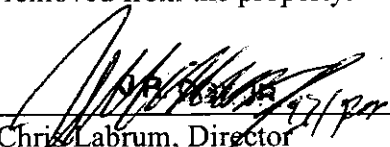
Our signatures below indicate that a reduction of the interior side yard setbacks from 6-feet to 5-feet 6-inches on the north and south property lines for the aforementioned property is hereby GRANTED, subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site plan.
- 2) The applicant shall obtain a building permit and complete construction within one year of the administrative adjustment approval. The site shall conform to all codes including but not limited to building, health and fire.
- 3) The interior side yard reductions shall apply only to the principal structure on the approved site plan. All other structures or additions on the subject property shall conform to the development standards of the Unified Zoning Code unless a separate Zoning Adjustment or Variance is granted.
- 4) 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.

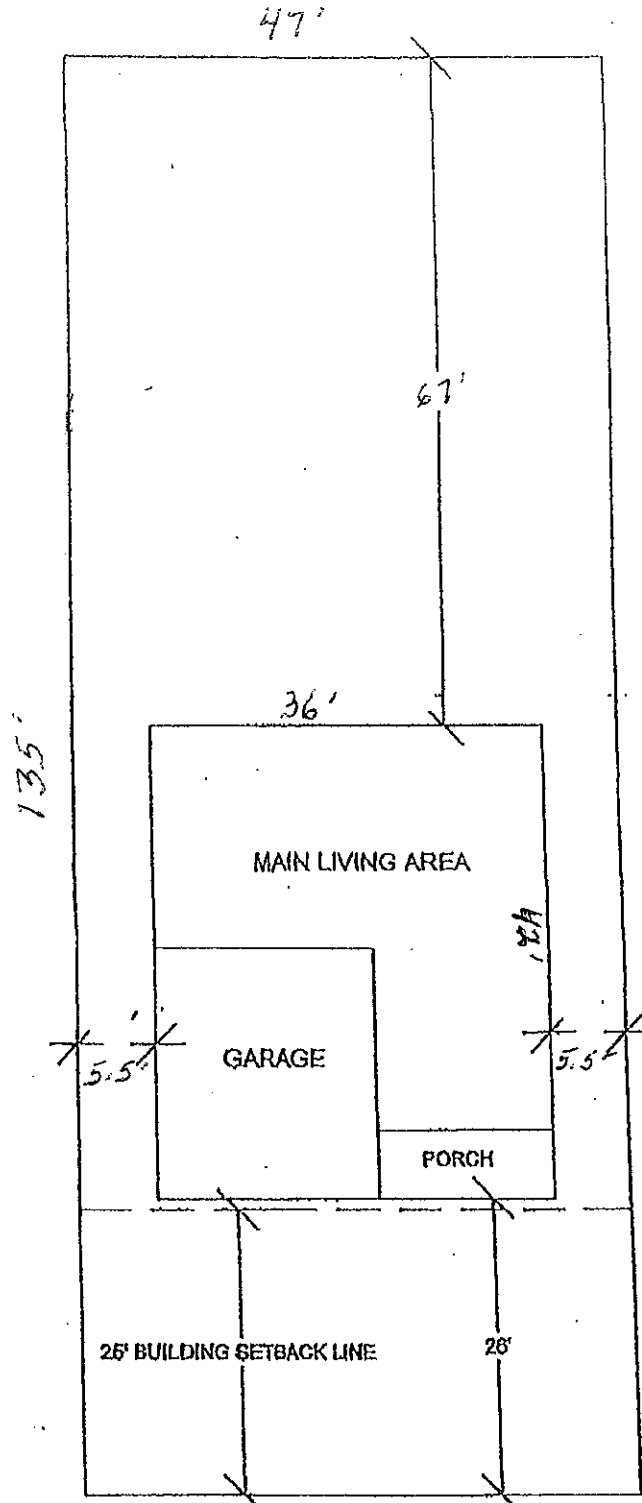


Dale Miller, Director
Metropolitan Area Planning Department



Chris Labrum, Director
Metropolitan Area Building and Construction
Department

cc: MABCD
Janet Miller, Council Member District VI
Brandon Findley, Community Services Representative District VI



SITE PLAN

APPROVED 9/5/2017 BY

LOT 15 EXC N 3 FT BLOCK 4 ORCHARD PARK

508 N Baehr