



**Wichita-Sedgwick County Metropolitan Area Planning Department**

December 18, 2017

Perfection Signature Properties, LLC  
Attn: Jason Ronk  
11828 W. Central, Ste. 124  
Wichita, KS 67212-5178

MKEC Engineering, Inc.  
Attn: Brian Lindebak  
411 N. Webb Rd  
Wichita, KS 67206-2521

**Re: BZA2017-00057: Administrative Adjustment to reduce the front setback by 20% on property zoned SF-5 Single-Family Residential.**

**Legal Description: LOTS 20 & 21, Block 1, Courtyards at Auburn Hills, Wichita, Sedgwick County, Kansas; generally located one-half mile north of West Kellogg and west of West 135<sup>th</sup> Street on South Nineiron Street**

Dear Applicants,

We have reviewed your request for a Zoning Adjustment to reduce the front setback on the aforementioned properties. From reviewing the application, we understand that you desire to reduce the front setback from 25-feet to 20-feet so that you may build a new residence with a front covered porch on each lot as proposed in the attached site plan.

Section V-I.2.a of the Unified Zoning Code ("UZC") allows reducing minimum front setbacks (required by the property development standards of the zoning district) by up to 20 percent. These adjustments are permissible when the provisions of those sections and the Zoning Adjustment Criteria of Section V-I.6 are met. We find that the reduction of the front setback as proposed meets the provisions of Section V-I.2.a and the four criteria required by Section V-1.6 as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: Construction of a new residence 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 new construction; street visibility will be unchanged for neighboring properties.
- 3) Compatibility with existing or permitted uses on abutting sites: Abutting sites are zoned SF-5 Single-Family Residential which allows residential development. The front yard setback reduction 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.

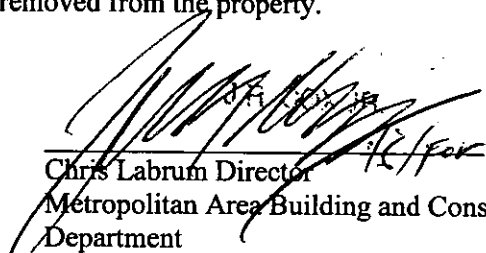
Our signatures below indicate that a Zoning Adjustment to reduce the front setback for the aforementioned property to 20-feet is hereby **GRANTED**, subject to the following conditions:

- 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 setback reduction shall apply only to the front setback as illustrated on the approved site plan. All other structures or additions on the subject property shall conform to the setbacks permitted by 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.

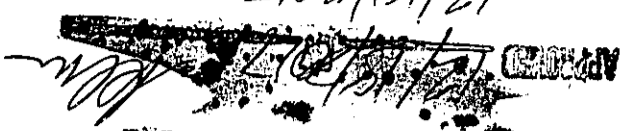


Dale Miller, Director  
Metropolitan Area Planning Department

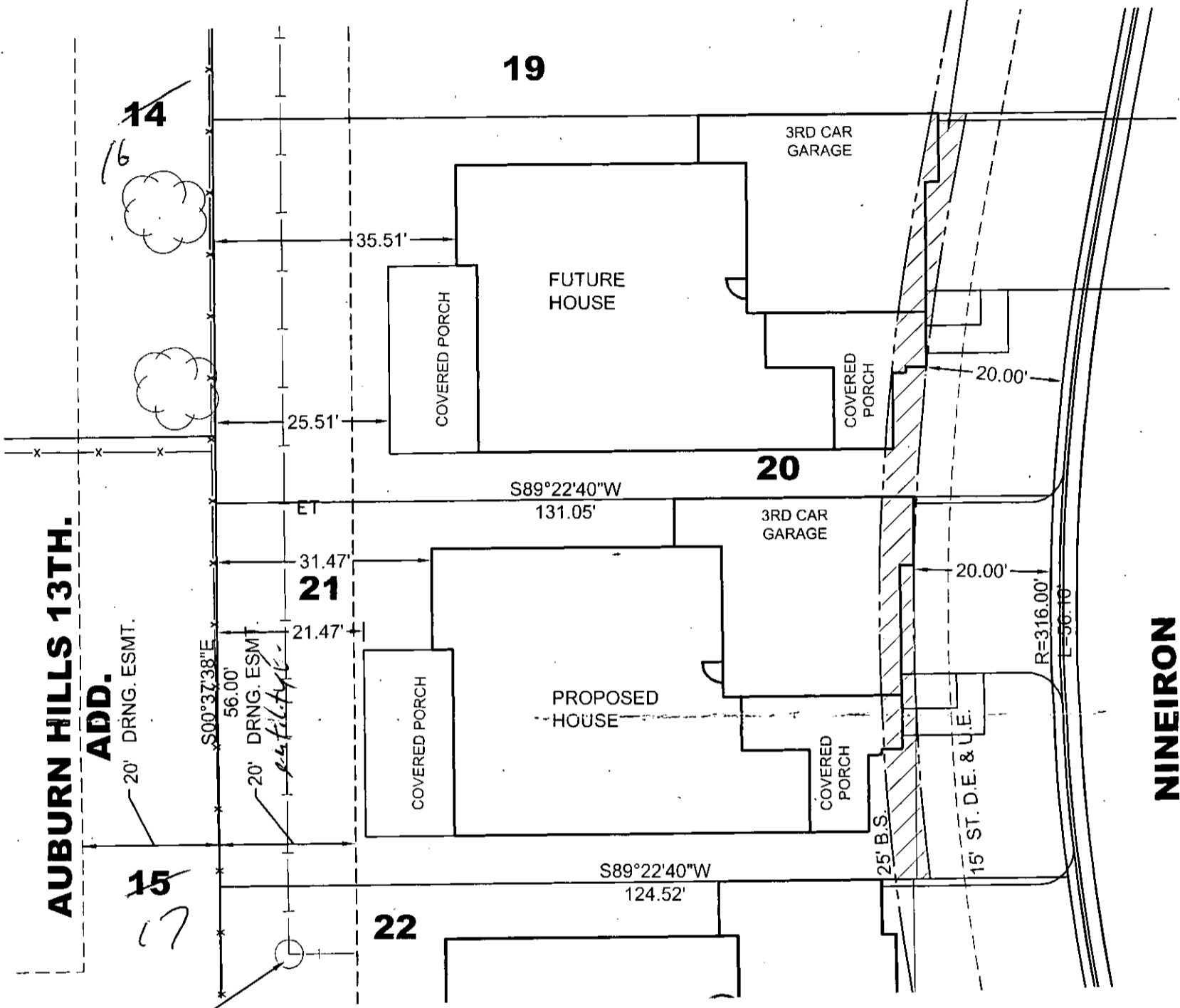


Chris Labrum Director  
Metropolitan Area Building and Construction  
Department

cc: MABCD  
Jeff Blubaugh, CM District Iv  
Rebecca Fields, Community Service Representative, District IV


12/18/2017  
  
**SITE PLAN**

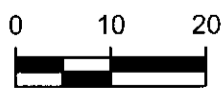
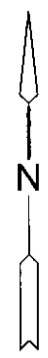
20' STBK. BY ADMINISTRATIVE ADJUSTMENT



SSMHTOP=1363.25  
 FL OUT=1354.65  
 FL IN=1354.99

**SITE PLAN**

APPROVED BY 



BENCHMARK:	DISTANCE FROM HOUSE TO PROPERTY LINE	
	FRONT	20.00'
	REAR	
	LEFT	
	RIGHT	0.00'

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 These drawings and their contents, including, but not limited to, all concepts, designs, & ideas are the exclusive property of MKEC Engineering (MKEC), and may not be used or reproduced in any way without the express consent of MKEC.



ADMINISTRATIVE ADJUSTMENT COURTYARDS AT AUBURN HILLS LOT 20 & 21, BLOCK 1					
BUILDER: PERFECTION BUILDERS LLC					
PAD	-	MINIMUM PAD	N/A	DRAWN BY:	ABW
SSWR FL	-	BFE (MKEC)	N/A	DESIGNED BY:	JTC
PAD - SSWR	-	DEV. DATUM	NAVD88	APPROVED BY:	GJA
				DATE:	DECEMBER
				SHEET NO.	LOTS 20 & WRKSH

VISION \_\_\_\_\_ DATE \_\_\_\_\_