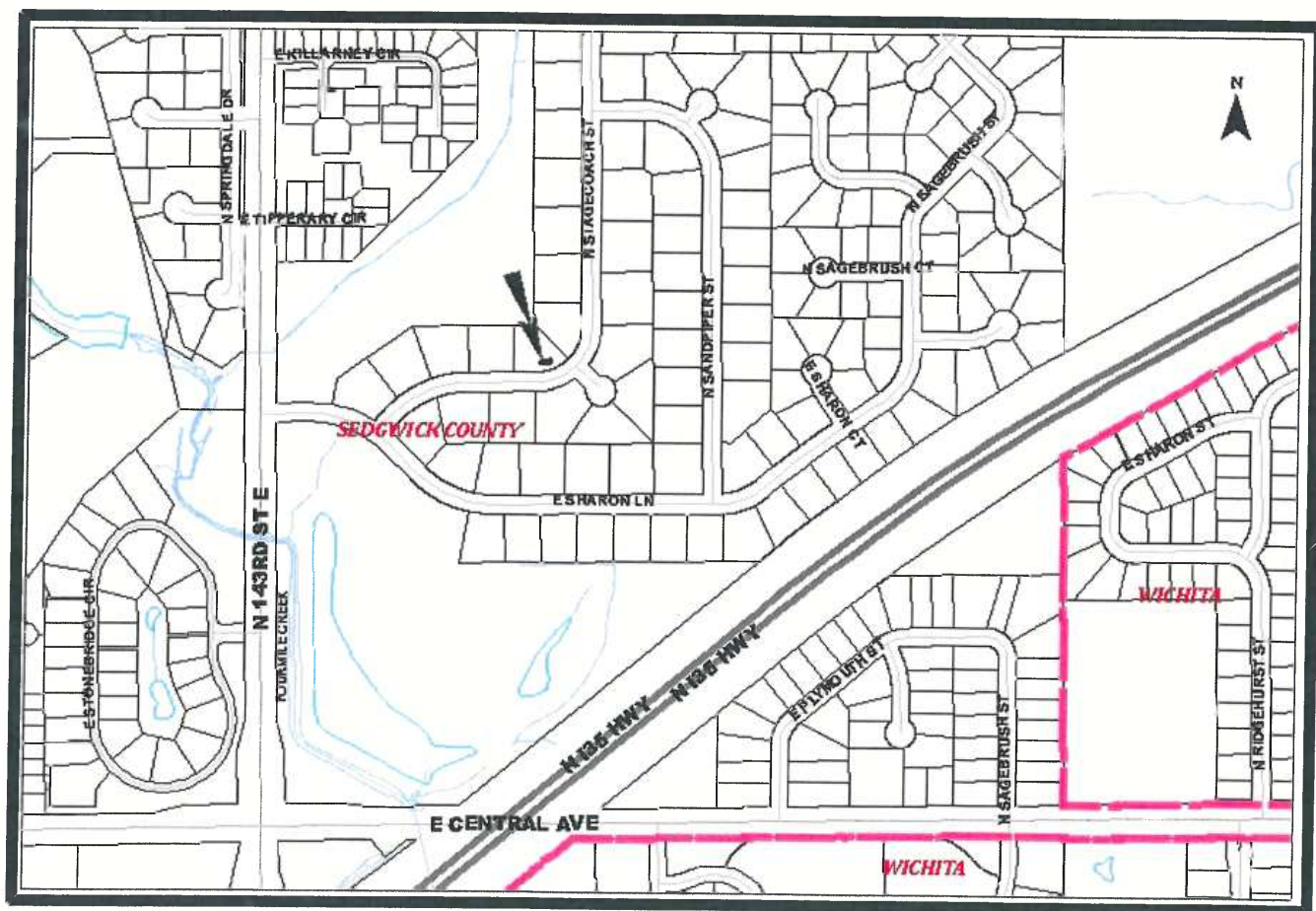


STAFF REPORT

- CASE NUMBER:** VAC2018-00007 - County Vacation of a platted front yard building setback for extension of an attached garage on property zoned SF-20.
- OWNER/APPLICANT:** Jeff and Vicki Bohm (Applicants)
- LEGAL DESCRIPTION:** See attached
- LOCATION:** Generally located north of Central Avenue and east of 143rd Street East (751 North Stagecoach Street).
- REASON FOR REQUEST:** To allow for a garage addition/expansion.
- CURRENT ZONING:** The site is zoned SF-20 Single Family Residential
- VICINITY MAP:**



The applicant is requesting the vacation of a portion of the platted building setback on property addressed 751 North Stagecoach Street. The requested vacation would be to reduce a piece of the setback from 30 feet to 22 feet to allow for a planned garage extension. The applicant has stated that the plans have been reviewed and approved by the Overbrook Addition Architectural Control Committee.

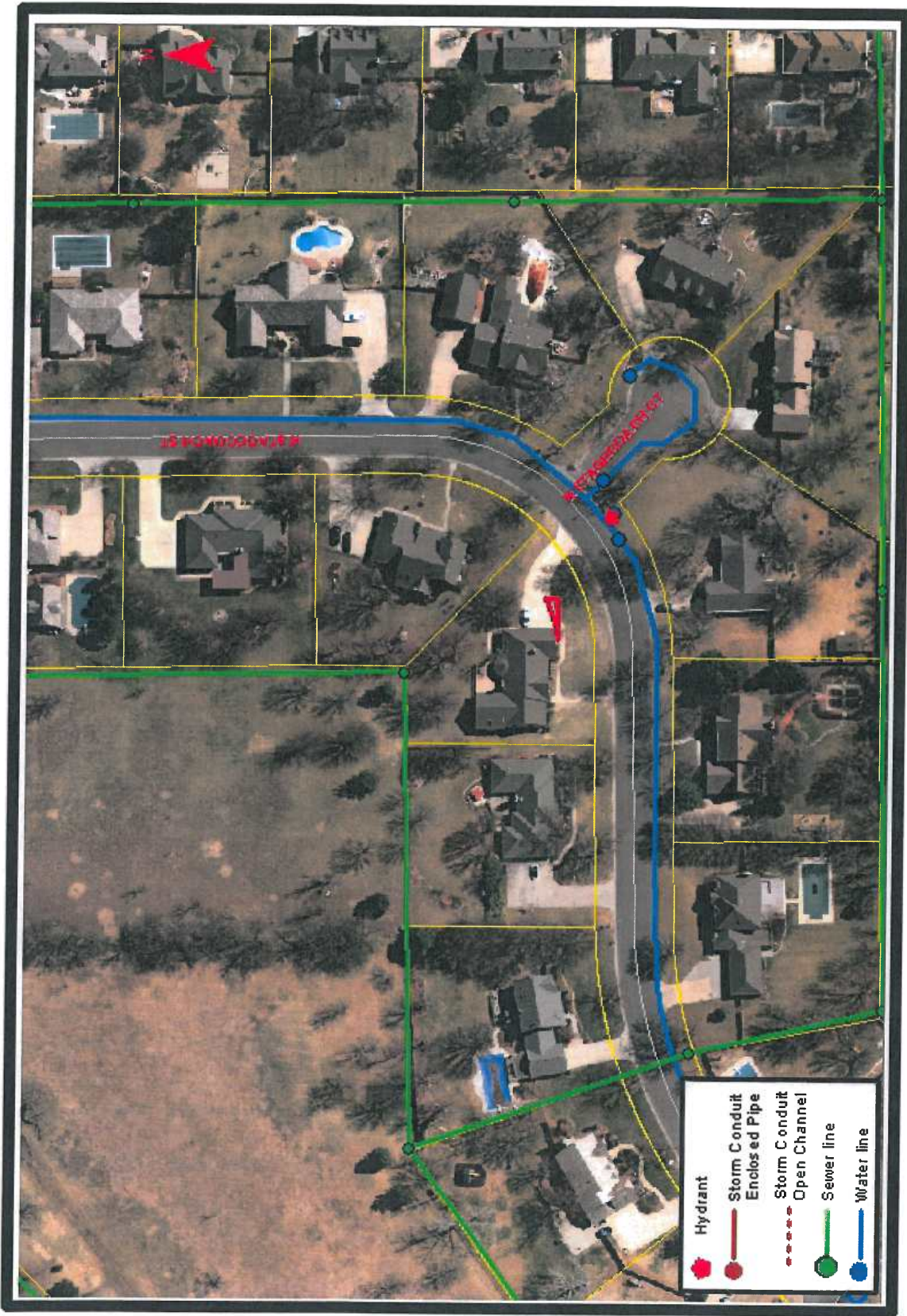
There are no public utilities in the area to be vacated. Comments from franchised utilities have not been received and are needed to determine if they have utilities located within the subject area. The CCCE Overbrook Addition was recorded 4 August 1978.

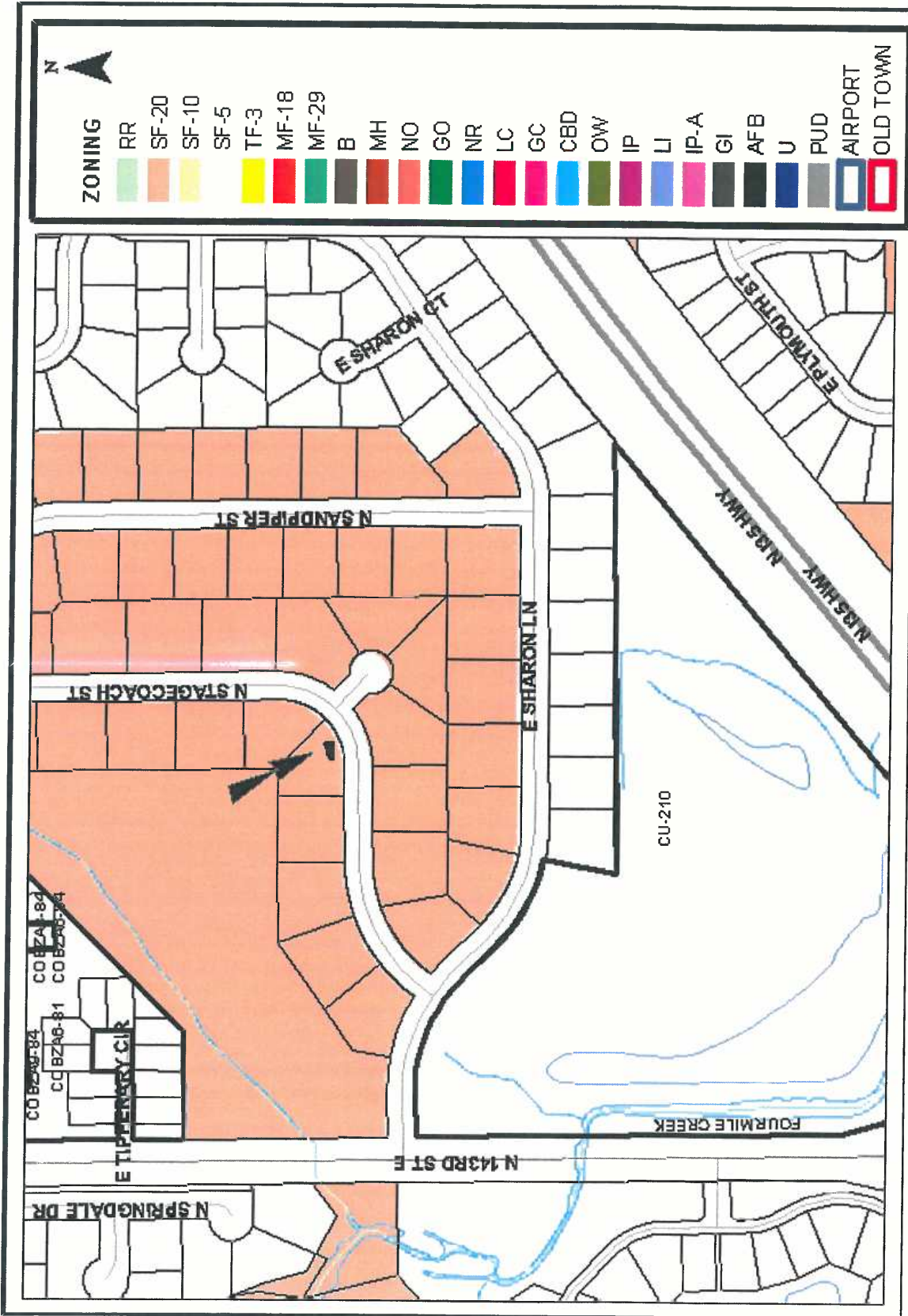
Based upon information available prior to the public hearing and reserving the right to make recommendations based on subsequent comments from City Traffic, Public Works/Water & Sewer/Stormwater, Fire, franchised utility representatives and other interested parties, Planning Staff has listed the following considerations (but not limited to) associated with the request to vacate the described portion of the platted complete access control.

- A. That after being duly and fully informed as to fully understanding the true nature of this petition and the propriety of granting the same, the MAPC makes the following findings:
 1. That due and legal notice has been given by publication as required by law, in the Wichita Eagle, of notice of this vacation at least 20 days prior to this public hearing.
 2. That no private rights will be injured or endangered by vacating the platter's text to amend the access controls and that the public will suffer no loss or inconvenience thereby.
 3. In justice to the petitioner, the prayer of the petition ought to be granted.

The Subdivision Committee recommends approval subject to the following stipulations:

- (1) If needed provide Planning with dedication of utility easements by separate instruments with original signatures to go with the Vacation Order to County Commission for final action and subsequent recording with the Vacation Order at the Register of Deeds. All to be provided to the Planning Department prior to this case going to County Commission for final action.
- (2) All improvements shall adhere to County Standards and at the applicants' expense.
- (3) Per MAPC Policy Statement #7, all conditions are to be completed within one year of approval by the MAPC or the vacation request will be considered null and void. All vacation requests are not complete until the Wichita City Council or the Sedgwick County Board of County Commissioners have taken final action on the request and the vacation order and all required documents have been provided to the City, County and/or franchised utilities and the necessary documents have been recorded with the Register of Deeds.





Vacation request of platted building setback

Jeffrey and Vicki Bohm, the new owners of 751 N Stagecoach, Wichita, KS 67230 (Lot 14, Block 3 of Crestview Country Club Estates Overbrook Addition) respectfully request a vacation of the platted building setback from 30' to 22'.

We would like to extend the east/garage end of the house to add an additional 25' of garage space to hold both our everyday and classic cars. Since the lot is on a gentle sweeping corner, the new corner of the house will still be over 35' from the nearest point of the curb, and the length of the driveway will be over 40'.

The plans have already been approved by the Overbrook Addition Architectural Control Committee.



Armstrong Land Survey, P.A.

1601 E. Harry
WICHITA, KS 67211

Ph. (316)263-0082
surveys@armstrong.kscoxmail.com

State of Kansas)
County of Sedgwick) SS

I, Donald C. Armstrong, registered and authorized to practice Land Surveying in said state and county do hereby certify that I did prepare the following:

That part of Lot 14, Block 3, Crestview Country Club Estates Overbrook Addition, Sedgwick County, Kansas described as COMMENCING at the Southeast corner thereof; THENCE N45°40'13"W along the Northeasterly line of said Lot 14, a distance of 31.15 feet; THENCE S44°19'47"W, a distance of 50.63 feet for a point of BEGINNING, THENCE S89°10'04"W, a distance of 33.86 feet to a point 30 feet North of the South line of said Lot 14; THENCE Northeasterly and parallel with said South line, being along a curve to the left having a radius of 124 feet, a curve distance of 35.33 feet; THENCE S00°50'16"E, a distance of 9.68 feet to the point of BEGINNING, containing 134.41 square feet more or less.

The accompanying sketch is a true and correct exhibit of said survey.

Date: February 7, 2018


Donald C. Armstrong, R.L.S.#780
LS-780
2-8-18
KANSAS
LAND SURVEYOR

