

Planning Agenda Item # \_\_\_\_\_

City of Wichita  
City Council Meeting  
May 19, 1992

Agenda Report # \_\_\_\_\_

TO: Mayor and City Council Members

SUBJECT: V-1760 - REQUEST TO VACATE A PORTION OF A PLATTED BUILDING SETBACK

INITIATED BY: Metropolitan Area Planning Department



AGENDA ACTION: Planning

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Staff Recommendation: Approve vacation of building setback.

MAPC Recommendation: Approve vacation of building setback.  
(unanimous)

Background: An existing home was recently found to have a portion of the main structure encroaching a 30-foot building setback adjacent to a cul-de-sac. County Engineering and members at the Subdivision and Utility Advisory Committee indicate no objection to the vacation. The applicant is requesting to vacate the portion of the setback being encroached, in order to clear a cloud on the property's title. The vacation request has been reviewed and approved by the Planning Commission, subject to conditions.

Legal Considerations: This request for vacation is located on property outside the City of Wichita, but within three miles thereof. As such, no petition, publication of notification or public hearing is required before the Wichita City Council.

Recommendations/Action: Approve vacation.



thereby; that no written objections hereto have been filed with the Sedgwick County Clerk; and that, in justice to the petitioner, the petition's prayer should be granted.

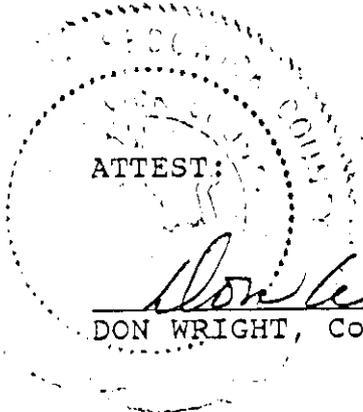
The Board further finds that on April 23, 1992, the Metropolitan Area Planning Commission recommended that the vacation petition herein be approved; and on May 19, 1992, the Governing Body of the City of Wichita recommended that the said petition be approved.

THEREFORE, IT IS ORDERED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS THAT the above-described building setback be and the same is hereby vacated.

BOARD OF COUNTY COMMISSIONERS  
OF SEDGWICK COUNTY, KANSAS

Betsy Gwin  
BETSY GWIN, Chair

FILED  
MAY 20 1992  
SEDGWICK COUNTY, KANSAS



ATTEST:

Don Wright  
DON WRIGHT, County Clerk

STATE OF KANSAS  
MAY 20 1992  
8:00 a  
JUL 12 1992  
PAT MITTLER  
COUNTY CLERK

APPROVED AS TO FORM:

Richard A. Euson  
RICHARD A. EUSON  
Assistant County Counselor

Richard A. Euson  
Assistant County Counselor

MAPD CASE NO. V-1760

## LEGAL DESCRIPTION

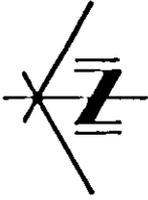
That part of Lot 6, Block 2, "TIMBER LAKES ESTATES", an Addition to Sedgwick County, Kansas, described as follows:

Commencing at the southeast corner of said Lot 6, Block 2; thence south  $81^{\circ}47'22''$  west, on the south line of said Lot 6, a distance of 139.03 feet; thence north  $8^{\circ}12'38''$  west, a distance of 27.09 feet to a point on the platted 30 foot setback line, said point being the point of beginning; thence south  $38^{\circ}16'35''$  west, a distance of 2.61 feet; thence north  $51^{\circ}43'26''$  west, a distance of 26.00 feet; thence north  $38^{\circ}16'35''$  east, a distance of 2.83 feet to a point on said 30 foot setback line; thence southeasterly, on said setback line, an arc distance of 26.12 feet, more or less, to the point of beginning.

**MORTGAGEE TITLE INSPECTION**  
 (this does not constitute a boundary survey)

RESERVE "A"

Assigned Minimum Building Pad Elevation:	1298.0
Existing Pad Elevation:	1300.5
First Floor Elevation:	1302.07
Garage Floor Elevation:	1300.58
Window Exit Wall Elevation:	1301.54
(Not for use with Letter of Map Amendment)	



FILE #920121 & #920377

Offset Tolerances  
 Front ± 0.4', Side ± 0.4'

O = Overhang  
 W = Window Well Exit

Revised  
 4 March 1992

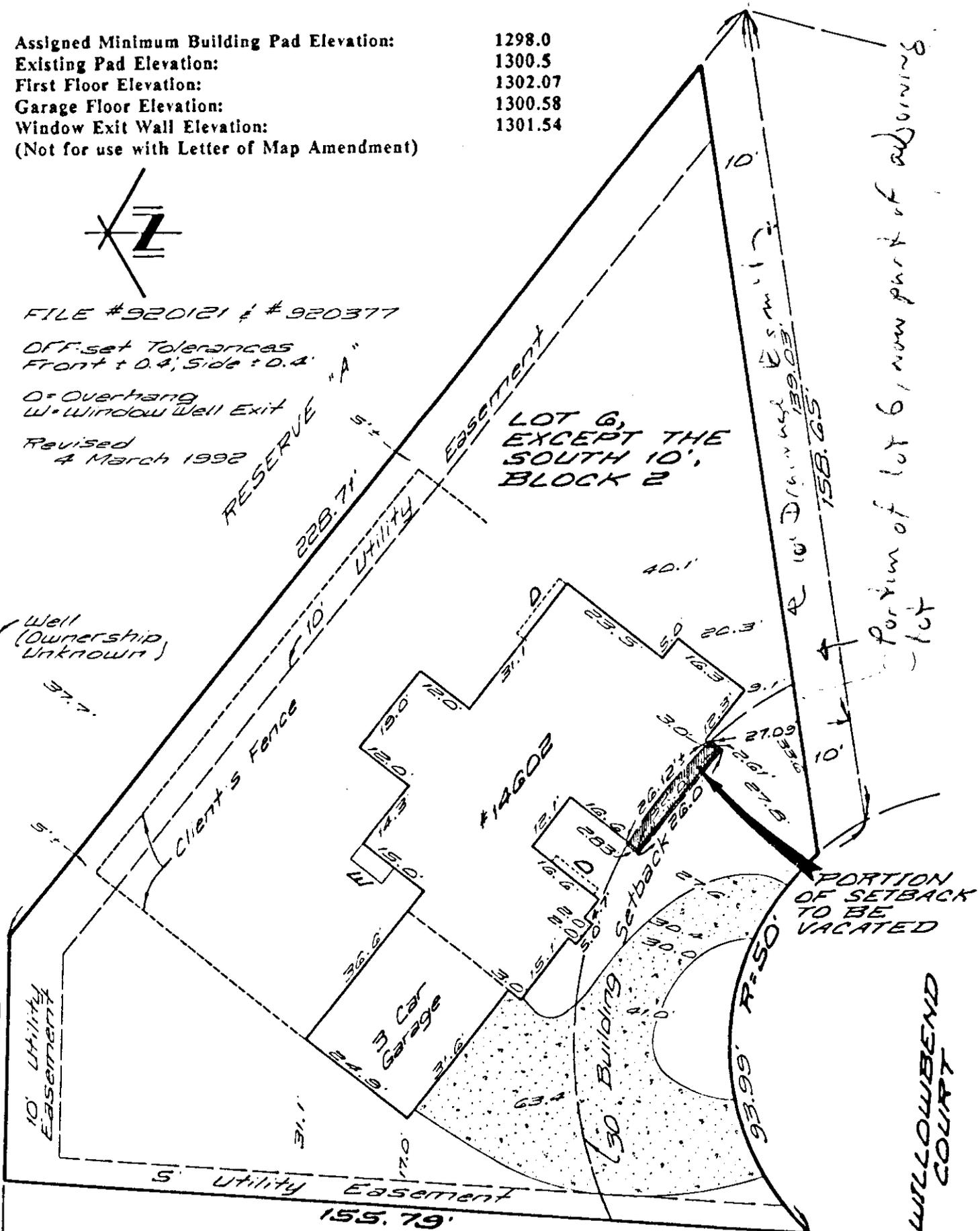
RESERVE "A"  
 228.71' Easement

LOT 6,  
 EXCEPT THE  
 SOUTH 10',  
 BLOCK 2

Well  
 (Ownership  
 Unknown)

Portion of lot 6, now part of adjoining lot

RESERVE "A"  
 47.23'



PORTION OF SETBACK  
 TO BE  
 VACATED

WILLOWBEND  
 COURT

Subject property is determined to be in Flood Zone C, as shown on Sedgwick County FIRM Map, Community Panel #200321 0225 A, dated June 3, 1986.