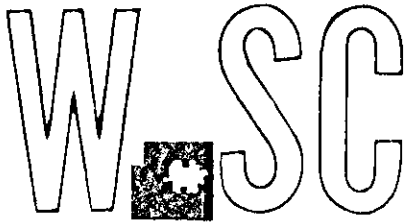


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1388
PHONE (316) 258-4421
FAX (316) 258-4390

February 11, 2000

Jay and Brenna Davis
511 S. Westfield
Wichita, KS 67209

Re: V-2214 - Request to vacate a portion of a platted street-side setback generally located northeasterly corner of Callahan Drive & Westfield Avenue. (511 S. Westfield)

Dear Mr. & Mrs. Davis:

At the Thursday, February 10, 2000, meeting of the Metropolitan Area Planning Commission the above-referenced vacation request was approved. This case will be placed on the Consent Agenda for final approval by the Wichita City Council on Tuesday, March 7, 2000, 1999, at 9:00 A.M. in the City Council Chamber, First Floor, City Hall, 455 North Main Street, Wichita, Kansas.

Sincerely,

A handwritten signature in cursive script that reads 'Lisa A. Verts'.

Lisa A. Verts
Senior Planner

LAV:le

cc: Mike Lindebak, City Engineer, Public Works Dept., Mail Stop 1-71
Daren D. & Jessica R. Zerener, 466 S. Maybelle, Wichita, KS 67209
Smith Construction, c/o Garrett Addison, P.O. Box 13213, Wichita, KS 67213



STAFF REPORT

CASE NUMBER: V-2214 Request to vacate a portion of a 30-foot platted street-side building setback

OWNER/APPLICANT: Jay and Brenna Davis

AGENT: Garret Addison, Smith Construction Company

LEGAL DESCRIPTION: The northerly 15 feet of the southerly 30-foot platted setback adjacent to Callahan Street on Lot 10, Block Q, Callahan Addition to Wichita, Sedgwick County, Kansas

LOCATION: South of Maple and west of Tyler on the northwesterly corner of Callahan Street and Westfield Avenue (511 S. Westfield)

REASON FOR REQUEST: Garage construction

CURRENT ZONING: "SF-6" Single-Family Residential

VICINITY MAP:



The applicant is requesting to vacate 15 feet of a platted 30-foot street-side building setback. The applicant wishes to build a detached garage that opens onto the existing driveway. The remaining setback along Callahan Street would be 15 feet and within the guidelines set forth by the Unified Zoning Code for the "SF-6" Single-Family Residential District.

Consider the request based upon information provided by Staff.

- A. **City Public Works** needs to comment on the acceptability of this vacation and if any substitute easements and/or dedications should be required, especially of water and/or sewer lines.
- B. **Utilities Representatives** need to comment on the acceptability of this vacation and any requirements.
- C. Any relocation or reconstruction of utilities made necessary by this vacation shall be the responsibility of the applicant.