



Wichita-Sedgwick County Metropolitan Area Planning Department

Kevin Martin
6205 N 295th Street West
Mount Hope, Kansas, 67108

July 19, 2012

Re: BZA2012-43 - County Administrative Adjustment to reduce the front setback requirement from 85 to 68 feet (20%) in RR Rural Residential zoning, generally located north of West 61st Street North and east of North 295th West (6205 North 295th Street West).

Legal Description: S 471 FT W 184.97 FT SW1/4 EXC S 90.4 FT W 150 FT THEREOF & EXC EC 8-26-3W, Sedgwick County, Kansas.

Dear Applicants:

We have reviewed your request for a County Administrative Adjustment to reduce the front setback requirement from 85 to 68 feet (20%) in RR Rural Residential zoning for a pole barn.

Section V-I.2.a of the UZC allows an Administrative Adjustment to reduce the required front setback by up to 20 percent by up to 20% when the conditions required by Sec. V.I.6 of the Code are met. We find that reducing the setback as requested meets the four conditions required by Section V-I.6 of the Code as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: This request is to reduce the front setback by 20%, public circulation should not be affected.
- 2) Impact on existing uses in surrounding area: The pole barn proposed location is compatible with surrounding agricultural properties. The setback reduction from 85 to 68 feet will not impact uses in the surrounding area.
- 3) Compatibility with existing or permitted uses on abutting sites: The property to the south is developed with a single-family residence and is under the same ownership as the subject property. All other surrounding property is used for agriculture and will not be impacted.
- 4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way; there should be no impact on the public health, safety or welfare, nor will properties or improvements in the vicinity be materially injured.

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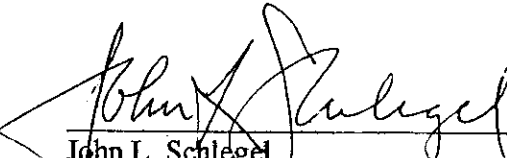
T 316.268.4421 **F** 316.268.4390

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Our signatures below indicate that a Zoning Adjustment to reduce the front setback along the west property line from 85 feet to 68 feet 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 setback reduction shall apply only to the barn as illustrated on the approved site plan. All other structures or additions on the subject property shall conform to the setbacks required by the Unified Zoning Code unless a separate Zoning Adjustment is granted.
- 3) 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 Article VIII of 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.

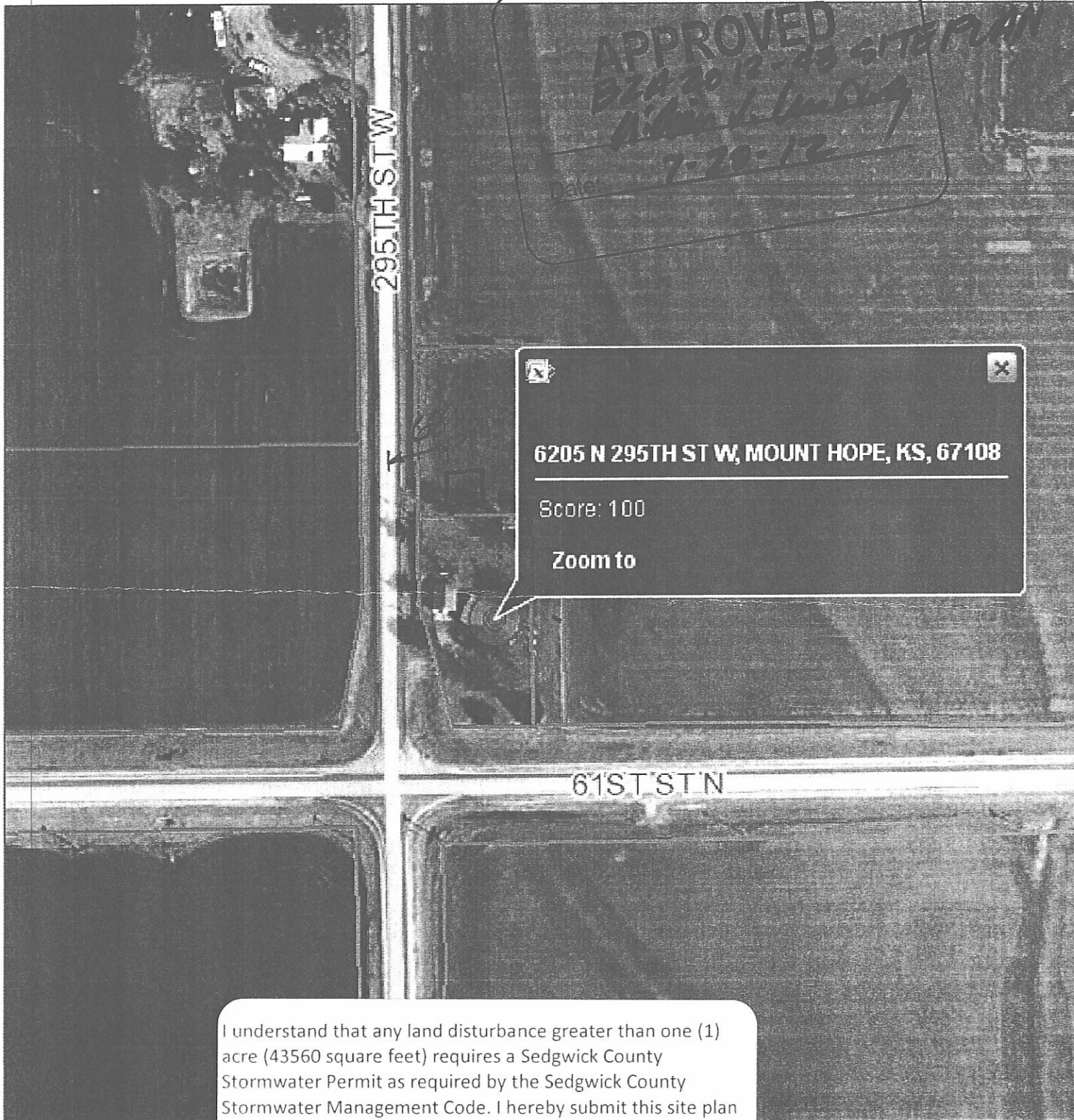

John L. Schlegel
Planning Director


Bud Lett
Interim County Zoning Administrator

Enclosure

cc: Bud Lett, Interim Sedgwick County Superintendent of Central Inspection, 1144 S Seneca, Wichita, KS, 67213
Jim Weber, Sedgwick County Public Works Engineer, 1144 S Seneca, Wichita, KS, 67213
Kelly Dixon, Sedgwick County Code Enforcement, 1144 S Seneca, Wichita, KS, 67213
County Commissioner Karl Peterjohn, District 4

My Map



I understand that any land disturbance greater than one (1) acre (43560 square feet) requires a Sedgwick County Stormwater Permit as required by the Sedgwick County Stormwater Management Code. I hereby submit this site plan as accurate and certify it to be less than one (1) acre of land disturbance.



Signature

Date

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