



Wichita-Sedgwick County Metropolitan Area Planning Department

October 24, 2013

Michael and Alyx Strelow
3517 N. Forest Ridge
Wichita, KS 67205

Re: BZA2013-00036: Administrative adjustment to reduce the front and rear setbacks by 20% on property zoned SF-5 Single family Residential (“SF-5”).

Legal Description: North half of Lot 1, except East 150 feet of Parkwilde Addition, Wichita, Sedgwick County, Kansas; generally located southwest corner of Florence and Newell St.

Dear Applicant,

We have reviewed your request for a Zoning Adjustment to reduce the front and rear setbacks on the aforementioned property. From reviewing the application, we understand that you desire to construct a two-family residence, with a 20-foot front setback and a 16-foot rear setback. The property is currently zoned SF-5 Single family Residential and will require a zone change from SF-5 to TF-3 before an adjustment for a two-family residence will be allowed.

Section V-I.2.a of the Unified Zoning Code (“UZC”) allows reducing minimum front, side and rear 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 and rear 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**: The setback encroachments should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity because right-of-way, the driveway, and sidewalk will not be affected.
- 2) **Impact on existing uses in surrounding areas**: There should be no negative impact on the existing uses in surrounding areas as a result of the setback reductions, as sufficient separation between buildings is maintained and the setback reductions are within allowable limits.
- 3) **Compatibility with existing or permitted uses on abutting sites**: The two-family residence is compatible with existing and permitted uses on abutting sites; the encroachment into the setbacks should not reduce compatibility with abutting and adjacent sites.
- 4) **Effect on public health, safety or welfare**: There will be no encroachment into public utility easements or right-of-way. Therefore, there should be no negative impact on the public health, safety or welfare nor will properties or improvements in the vicinity be materially injured.

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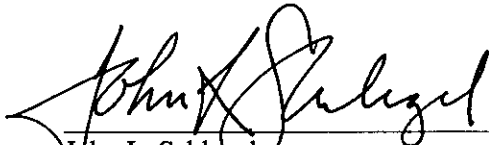
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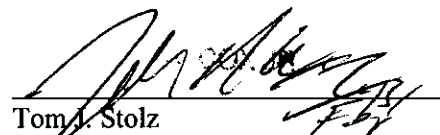
Our signatures below indicate that a Zoning Adjustment to reduce the front and rear setbacks for the aforementioned property to 20-feet and 16-feet respectively is hereby granted, subject to the following conditions:

- 1) The application ZON2013-00026 requesting a zone change from SF-5 to TF-3 must be approved by City Council and the ordinance is published in the Wichita Eagle.
- 2) The site shall be developed in general conformance with the approved site plan.
- 3) The setback reduction shall apply only to the front and rear setbacks 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.

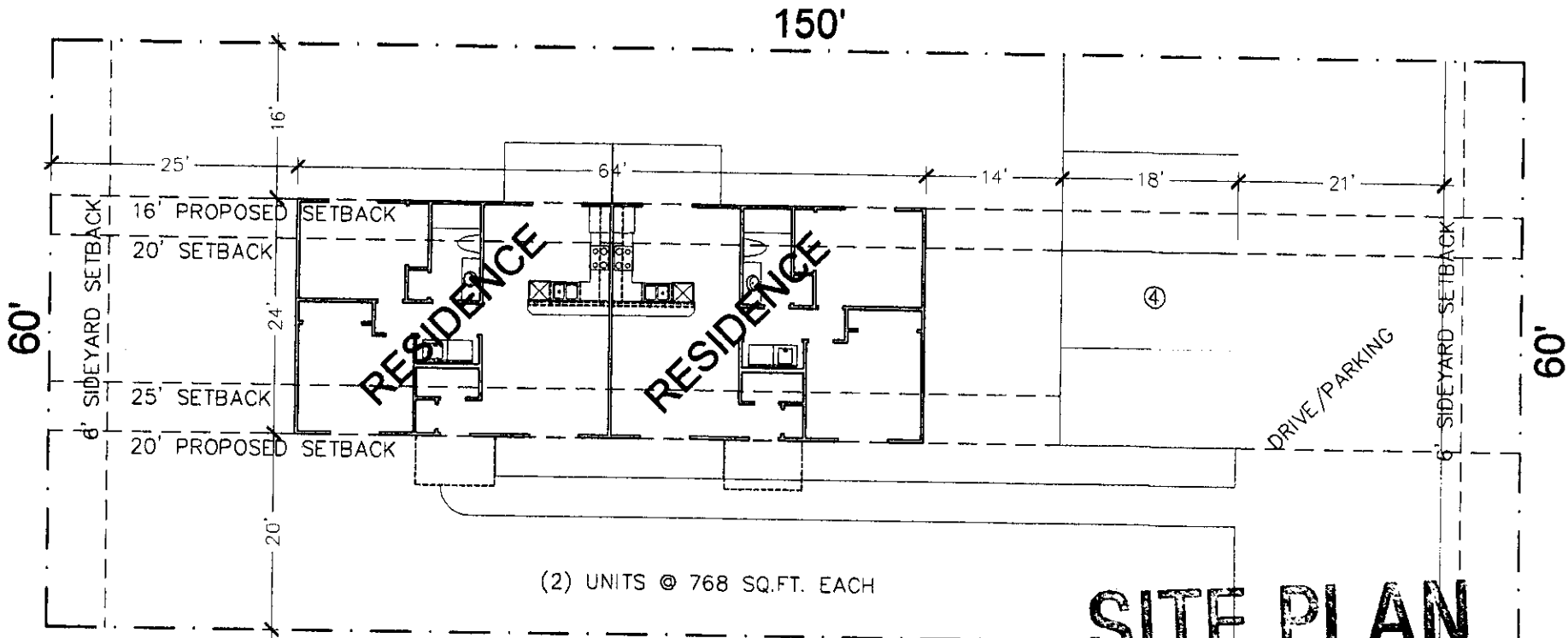


John L. Schlegel
MAPD Director



Tom J. Stolz
MABCD Director

cc: JR Cox, MABCD
Paul Hays, MABCD
Janet Miller, CM District VI
Terri Dozal, NA District VI



(2) UNITS @ 768 SQ.FT. EACH

SITE PLAN

NEWELL STREET

APPROVED 10.24.2023 BY *K. Moran*



SITE PLAN

SCALE: _____

<h1>SITE PLAN</h1>	
LOT: NORTH HALF OF LOT 1, EXCEPT EAST 150 FT.; BLOCK 7 PARKWILDE ADDITION	
WICHITA, SEDGWICK COUNTY, KANSAS	
<p>PRIOR TO ANY CONSTRUCTION, BUILDER, CONTRACTORS, & ENGINEERS SHALL CHECK THIS JOB & VERIFY ALL DIMS., PROPERTY LINES, BUILDING LINES, EASEMENTS & UTILITIES, CIVIL & SOIL ENGINEERING, GRADE & DRAINAGE, FENCES & RETAINING WALLS, LANDSCAPE & POOL REQUIREMENTS, TREE LOCATION AND REMOVAL, & DEED RESTRICTIONS TO COMPLY WITH ALL FEDERAL, STATE, & LOCAL CODES, ORDINANCES, & RESTRICTIONS.</p>	
<p>TRADEMARK INCORPORATED 201 NORTH MATHEWSON WICHITA, KS. 67214 T: 316-264-8310 P: 316-264-8310 ms@tmiks.com</p>	