



Wichita-Sedgwick County Metropolitan Area Planning Department

March 4, 2015

Blake Byfield
941 N. Hoover Rd.
Wichita, KS 67212

Craig Pate
7732 W. Central Park
Wichita, KS 67205

Re: BZA2015-00008: City Administrative Adjustment to reduce the rear setback from 20 feet to 16 feet in MF-18 Multi-family Residential zoning.

Legal Description: Lot 9, Groves Addition, Wichita, Sedgwick County, Kansas. The property is generally located north and east of the corner of West Central Avenue and North Anna Street (708 N. Anna.)

Dear Applicant,

We reviewed your request for a Zoning Adjustment to reduce the rear setback by 20% from 20-feet to 16-feet for the development of duplexes on the site. The Zoning Code requires a 20 foot rear setback in MF-18 Multi-family Residential zoning.

Section V-I.2.a of the Unified Zoning Code allows an Administrative Adjustment to reduce rear yard setbacks up to 20%. We find that reducing the rear yard setback to 16 feet, as proposed, meets 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 rear setback reduction will have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity as right-of-way and driveways are not affected.
- 2) **Impact on existing uses in surrounding areas**: There will be no impact on the existing uses in surrounding areas as a result of the rear setback reduction.
- 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 rear setback should not reduce compatibility with abutting and adjacent sites.

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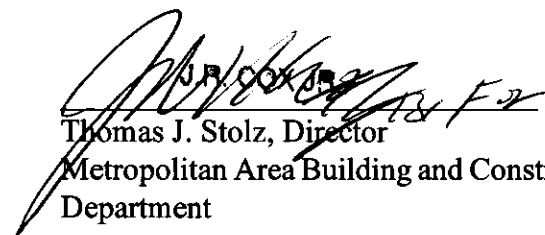
- 4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way. There should be no impact on the public health, safety or welfare nor will properties or improvements in the vicinity be materially injured.

Our signatures below indicate that a Zoning Adjustment to reduce the rear setback from 20 to 16 feet is hereby granted, subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site plan.
- 2) The adjustment shall apply only to the approved site plan. All other structures or additions on the subject property shall conform to the locations and setbacks permitted by the Unified Zoning Code unless a separate Zoning Adjustment or Variance is granted.
- 3) The applicant shall obtain a building permit and complete construction within one year of the Administrative Adjustment approval. The site shall conform to all codes including but not limited to building, health and fire.
- 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.

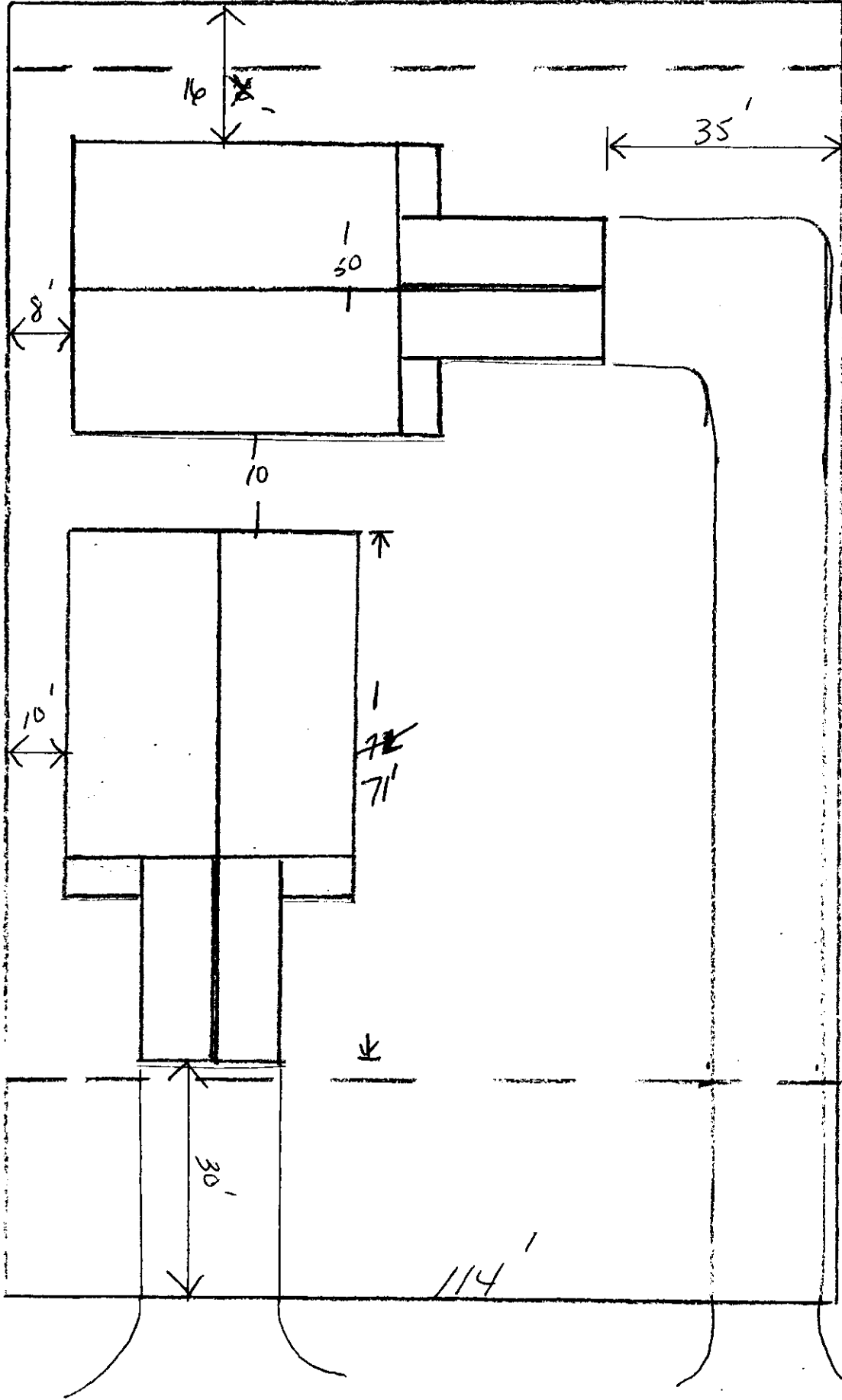

John L. Schlegel, Director
Metropolitan Area Planning Department


Thomas J. Stolz, Director
Metropolitan Area Building and Construction
Department

cc: J.R. Cox, MABCD
Janet Miller, CM District VI
Martha Sanchez, CLD District VI

217

114'



177'

177'

SITE PLAN

APPROVED 3/11/15 BY [Signature]

← NORTH

Lot 9, Block A
 Groves Addition
 708 N. Anna
 Crane Lake Const. LLC

114'

30'

↓

50'

35'

16'

8'

10'

71'

10'