

- 4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way; therefore, there should not be a negative 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 minimum lot size from two-acres (87,120-square feet) to 86,870-square for Lot 1, Block A, Pauly – Rausch – Richardson Acres Addition is hereby granted. The zoning adjustment sign may now be removed from the property.



John L. Schlegel  
Planning Director



Glen Wiltse  
Code Enforcement Director

cc: Glen Wiltse, Sedgwick County Code Enforcement  
Mary Richardson, 27600 West 55<sup>th</sup> Street South, Viola, KS, 67149



**Wichita-Sedgwick County Metropolitan Area Planning Department**

November 7, 2005

Mark Savoy  
Savoy Company, Inc.  
535 S Emporia Street  
Suite 104  
Wichita, KS, 67202

**RE: BZA2005-00069 – Zoning Adjustment to reduce the minimum lot size for Lot 1, Block A, Pauly – Raush – Richardson Acres Addition, Sedgwick County, Kansas. Generally located north of 55<sup>th</sup> Street South, midway between of 263<sup>rd</sup> Street West and 279<sup>th</sup> Street West. (BOCC District #3)**

Dear Mr. Savoy:

We have reviewed your request for a Zoning Adjustment to reduce the minimum lot size for the above-referenced “RR” Rural Residential zoned lot. The minimum lot size for “RR” zoned properties with septic systems for on-site sanitary sewer service is 2-acres; 87,120-sqaure feet. You request consideration to allow this lot size to be 86,870-sqaure feet, which is 250-sqaure feet smaller than the minimum “RR” zoned lot size requirement with a septic system for on-site sanitary sewer service. In order for the plat to be approved, a Zoning Adjustment to reduce the minimum lot size of the lot is required.

Section V-I.2.i. of the Unified Zoning Code allows the Planning Director, with the concurrence of the Zoning Administrator, to reduce the minimum lot size by as much as 10 percent as long as the adjustment does not have any of the negative impacts stated in Section V-I.6. We find that reducing the lot size as proposed meets the four conditions required by Section V-1.6 of the Unified Zoning Code as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed decrease in lot size will have no impact on the safety and convenience of vehicular and pedestrian circulation.
- 2) Impact on existing uses in surrounding areas: The proposed residential lot size of 86,870-sqaure-feet will not create more adverse impacts on uses in surrounding areas than a 87,120-square foot (two-acre) lot since sufficient space will remain for an on-site septic sewage.
- 3) Compatibility with existing or permitted uses on abutting sites: Use of the subject property for a single family residence is compatible with uses on abutting sites, which are used for agriculture and single-family residences on large tracts or lots. Compatibility with abutting sites will not be diminished by reducing the lot size.

# PAULY-RAUSCH-RICHARDSON ACRES

Sedgwick County, Kansas

State of Kansas)  
Sedgwick County) SS

We, Savoy Company, P.A., Surveyors in aforesaid county and state do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "PAULY-RAUSCH-RICHARDSON ACRES", Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

That part of the SW1/4, of Sec. 21, Twp. 28-S, R-3-W of the 6th P.M., Sedgwick County, Kansas, described as commencing at the S.E. corner of said SW1/4; thence N01°00'14"W, along the east line of said SW1/4, 635 feet for a place of beginning; thence S88°40'08"W, parallel with the south line of said SW1/4, 295 feet; thence N01°00'14"W, parallel with the east line of said SW1/4, 295 feet; thence N88°40'08"E, 295 feet, to a point on the east line of said SW1/4; thence S01°00'14"E, along the east line of said SW1/4, 295 feet to the place of beginning.

All Public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Savoy Company, P.A.

Date \_\_\_\_\_

\_\_\_\_\_  
Mark A. Savoy RLS #788 Surveyor

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into a Lot and Block to be known as "PAULY-RAUSCH-RICHARDSON ACRES", Sedgwick County, Kansas. A drainage plan has been developed for this plat and all drainage easements, and rights-of-way shall remain at established grades or as modified with the approval of the County Engineer, and unobstructed to allow for the conveyance of stormwater.

\_\_\_\_\_  
Jeff Richardson      \_\_\_\_\_  
Mary Richardson

State of Kansas)  
Sedgwick County) SS

The foregoing instrument acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, 2005, by Jeff Richardson and Mary Richardson, husband and wife.

\_\_\_\_\_  
Notary Public

My App'l. Exp. \_\_\_\_\_

This plat of "PAULY-RAUSCH-RICHARDSON ACRES", Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

Wichita-Sedgwick County Metropolitan Area Planning Commission

\_\_\_\_\_  
Morris K. Dunlap      Chair

\_\_\_\_\_  
John L. Schlegel      Secretary

State of Kansas)  
Sedgwick County) SS

This plat approved and all dedications shown hereon, are hereby accepted by the Board of County Commissioners, Sedgwick County, Kansas, on this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

\_\_\_\_\_  
Dave Uhrh      Chairman

\_\_\_\_\_  
Don Brace      County Clerk

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

\_\_\_\_\_  
Tricia L. Robello, L.S. #1246      Deputy County Surveyor  
Sedgwick County, Kansas

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

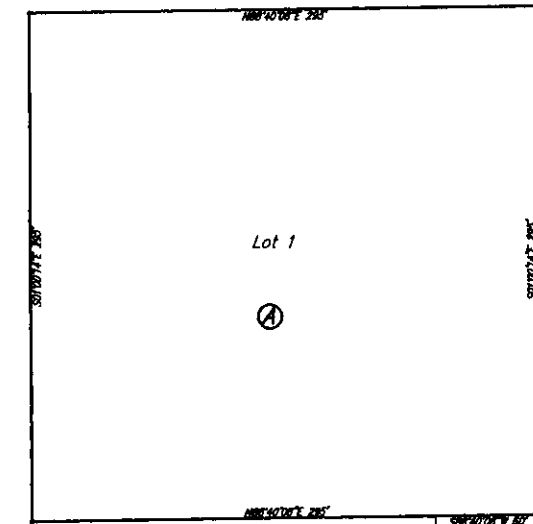
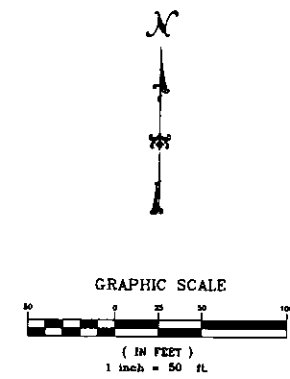
\_\_\_\_\_  
Don Brace      County Clerk

State of Kansas)  
Sedgwick County) SS

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this \_\_\_\_\_ day of \_\_\_\_\_, 2005, at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and is duly recorded.

\_\_\_\_\_  
Bill Meek      Register of Deeds

\_\_\_\_\_  
Tonya Buckingham      Deputy



- △ = 1" STEEL BAR (FOUND)
- X = 3/4" IRON PIPE (FOUND)
- # = 1/2" IRON PIPE (FOUND)
- = 1/2" REBAR W/SANDY CAP (SET)

Note:  
Easement for plat, Mac. Bk. 308, Pg. 305 SW1/4 of Sec. 21-28S-3W of the 6th P.M. Assigned to USIBury United, Inc.  
Easement for plat, Mac. Bk. 304, Pg. 437 SW1/4 of Sec. 21-28S-3W of the 6th P.M. Assigned to MidContinent Market Center, Inc.

There are no pipelines or pipeline equipment crossing or abutting any portion of Lot 1, Block A, Pauly-Rausch-Richardson Acres, Sedgwick County, Kansas or the 60' that side Ingress & Egress Easement recorded on Deed PLMPG: 20041818

