

LEGEND

BENCHMARK:	DISTANCE FROM HOUSE TO PROPERTY LINE	
1. \square ON TO \odot F.H. COR. LOT 3 BLK. A ELEV. = 187.31	FRONT	20.00
	REAR	41.5
	LEFT	6.00
	RIGHT	21.77
	Top of Foundation	
BF	Basement Floor	
VO	View Out	
WO	Walk Out	
WO PIT	Walk-Out Pit/Walk Out Walkup	

APPROVED

8-24-2006-50 SITE PLAN

M. Dennis

GENERAL NOTES

BUILDER TO VERIFY SANITARY SEWER DEPT. TO ENSURE ADEQUATE GRADE FOR SANITARY SERVICE.

Date: 8-24-2006

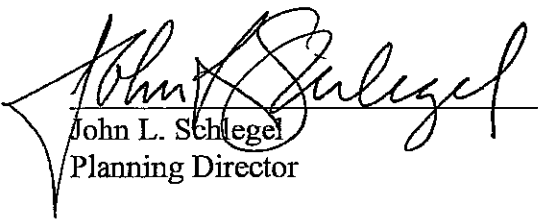
- Builder shall provide retaining walls along property line for grade transitions when required to maintain proper slopes between houses.
- This drawing is provided for grading purposes only.
 - drawing does not represent a boundary or mortgage title inspection. Easement and Building Setback information shown is from the recorded plat unless otherwise indicated.
 - Utilities shown are for information only, and builder shall verify depths and locations

- 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.

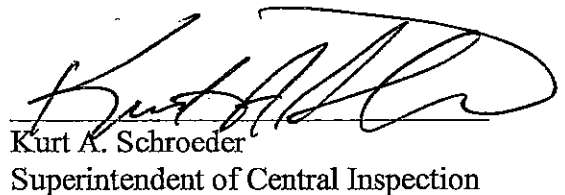
Our signatures below indicate that a Zoning Adjustment to reduce the side setback for the aforementioned property from 6-feet to 5-feet 2-inches is hereby granted, subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site plan.
- 2) The setback reduction shall apply only to the side setback 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.
- 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 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



Kurt A. Schroeder
Superintendent of Central Inspection

Enclosure

cc: Kurt Schroeder, OCI
Mike Gable, OCI



Wichita-Sedgwick County Metropolitan Area Planning Department

August 2, 2006

Jim Goentzel Construction Inc.
902 E Indianapolis St.
Wichita, KS 67211

Re: BZA2006-50: Zoning Adjustment to reduce the side setback from 6-feet to 5-feet 2-inches.

Lots 13, Block A, Killarney Plaza East Addition to Wichita, Sedgwick County, Kansas. Generally located north of 32nd Street N and east of Woodlawn (3333 N Gouverneur).

Dear Applicant,

We have reviewed your request for a Zoning Adjustment to reduce the side setback on the aforementioned property. From reviewing the application, we understand that you desire to reconstruct within 5-feet 2-inches of the west property line, a 10-inch encroachment into the required 6-foot side setback for the "MF-18" Multi-Family zoning district. Therefore, you have requested an adjustment to reduce the required setback.

Section V-I.2.a. of the Unified Zoning Code allows up to a 20% reduction of the side setback for a principle structure when the provisions of that section and the Zoning Adjustment Criteria of Section V-I.6. are met. We find that the reduction of the side 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 encroachment 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 side setback reduction, as sufficient separation between buildings is maintained and the side setback reduction is within allowable limits.
- 3) Compatibility with existing or permitted uses on abutting sites: The residential building is compatible with existing and permitted uses on abutting sites, the encroachment into the side