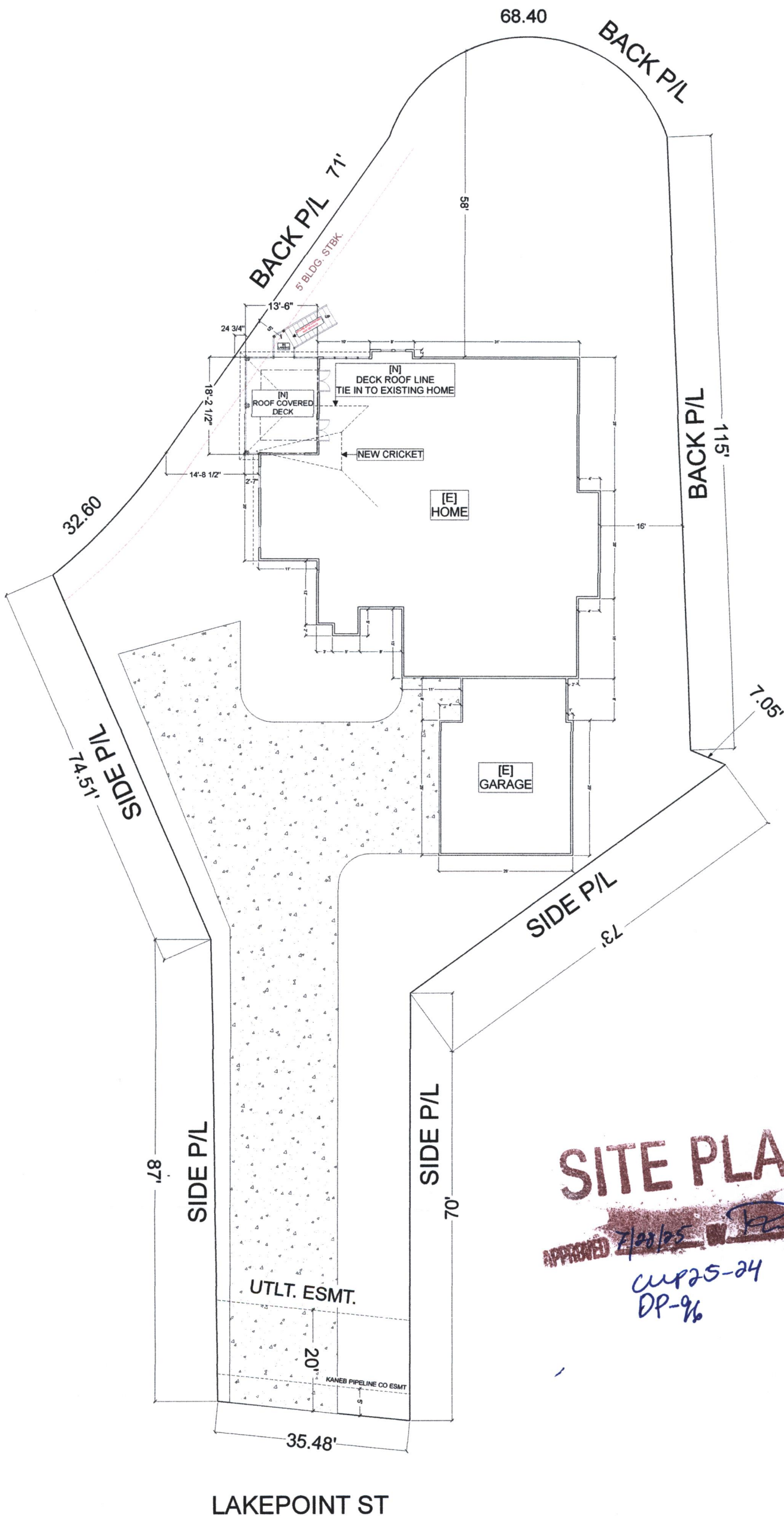


Site Plan for Variance Application - 9130 E LAKEPOINT ST,
WOODSPRING ADDITION - Prepared for Marshall D Millsap -
Drawn by Jairo Renteria- Project Designer

LEGAL DESCRIPTION:
The West 15 feet of Lot 5, Block 2; and All of Lot 6
Block 2, Woodspring Addition to
Wichita, Sedgwick County, Kansas.



SITE PLAN

APPROVED 7/28/25
CWP 25-24
DP-96

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

COVERED DECK
MARSHALL MILLSAP
9130 E LAKEPOINT DR
WICHITA, KS 67226

DRAWINGS PROVIDED BY:

DATE:
6/17/2025

SCALE:

SHEET:

P-12

SCALE: 3/16 = 1' - 0"

All dimensions size designations given are subject to verification on
job site and adjustment to fit job conditions

This is an original design and must not be released or copied unless
applicable fee has been paid or job order placed





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

July 28, 2025

Marshall Millsap
9130 E. Lakepoint St.
Wichita, KS 67226

Southwestern Remodeling and Construction
134 N. Elizabeth Ave.
Wichita, KS 67203

RE: CUP2025-00024 – Administrative Adjustment in the City to the Tallgrass CUP DP-96, to reduce a rear building setback from 10 feet to 2 feet for a covered deck on property zoned SF-5 Single-Family Residential District; generally located one-quarter mile west of North Webb Road and within one-half mile south of East 29th Street North (9130 E. Lakepoint St.).

Legal Description: West 15 feet of Lot 5 and Lots 6, Block 2, Woodspring Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant,

We received and reviewed your request for an Administrative Adjustment to CUP DP-96 to reduce the building setback along the northwestern side of the property from 10 feet to 2 feet for the construction of a covered deck onto the existing dwelling. The subject setback not platted. The subject site is zoned SF-5 Single-Family Residential District. If the site was not located in a CUP, a request to reduce a rear setback to 2 feet for a primary structure would require a Variance.

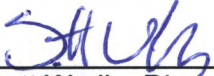
On the basis of our review, we find that adjusting the CUP in the manner stated above is consistent with the approved CUP and will not have an adverse effect on the CUP or adjacent properties, nor will it be a substantial deviation of the original plan. The subject site is unique in that it extends into a drainage pond as a peninsula. The location of the requested setback reduction for the structural support of the deck is not adjacent to a platted lot or any type of structure. The eaves of the proposed covered deck may extend over the structure close to property line. However, it is not likely to have significant negative impacts because there are no nearby structures or neighboring properties that would be adversely affected.

Our signatures below indicate that the CUP shall be adjusted as stated in this letter subject to the following condition. This CUP adjustment shall not be deemed to alter any other provisions of the CUP except as expressly stated herein.

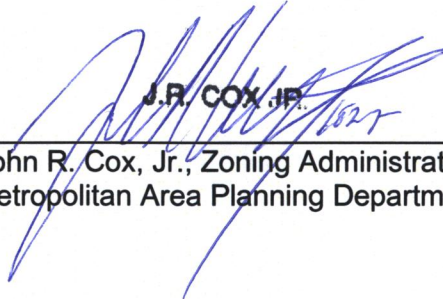
Condition of Approval:

1. The subject site shall be developed in accordance with the approved site plan.

The "Development Application" sign should now be removed from the property. Please submit one (1) electronic copy and four (4) full-sized paper copies of the revised CUP drawing within 60 days in order for this adjustment to be considered final.



Scott Wadle, Director
Metropolitan Area Planning Department



John R. Cox, Jr., Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
Becky Tuttle, CM District II
Teresa Veazey, CSR District II



Wichita-Sedgwick County Metropolitan Area Planning Department

March 16, 2015

Perfection Signature Properties, LLC
11828 West Central Avenue, Suite 124
Wichita, KS 67212

MKEC Engineering, Inc.
Brian Lindebak
411 North Webb Road
Wichita, KS 67206

RE: City Administrative Adjustment (CUP2014-00029) to modify setbacks, signage, parking standards and clarify parcel size of Parcel 12b of the Tallgrass Community Unit Plan (CUP) DP-96 located 600 feet north of East 21st Street, east of North Tallgrass (west of North Webb Road) with a pending plat, Lot 1, Block 1, Tallgrass Villas:

Parcel 12b is zoned SF-5 Single-Family Residential (SF-5) and, according to the approved CUP DP-96 approved by MAPC on April 5, 1984 and City Council on May 1, 1984, contains 1.3 acres. Access to the site is via Tallgrass Street, which contains approximately 50 feet of right-of-way. Ownership of Parcel 12b is divided between two parties. The southern .70948 acre has been platted as the Tallgrass Villas Addition (SUB2014-00014). That portion of Parcel 12b platted as the Tallgrass Villas Addition is slated to be developed with two and four-family residential structures and is the focus of the requested adjustments.

The applicant is asking for the two or four-plex setback standards for General Provision 4 to be adjusted as follows: front setback from 20 feet to 15, and rear and side setbacks from 10 feet to 0 feet, only for that portion of Parcel 12b platted as the Tallgrass Villas Addition.

The applicant seeks to allow monument signage not to exceed 40 square feet in area, and that signage be allowed within public easements with approval of a municipal hold-harmless agreement (General Provision 6).

The applicant is also requesting that the parking standard for Parcel 12b of CUP DP-96 be a minimum of two off-street parking spaces per dwelling unit, including inside the garage or in the building setback (General Provision 19).

Finally, the applicant seeks to clarify the total area of Parcel 12b is 1.4 acres, not 1.3 acres.

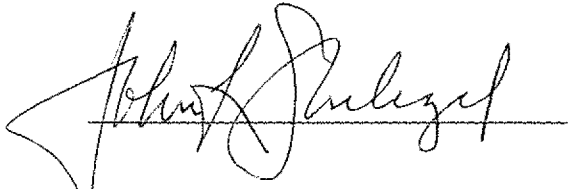
We have reviewed your request and have approved the requested adjustments dealing with setbacks, parking and the area of the parcel as described above and shown on the application submitted with CUP2014-00029. The request to permit signage within a public easement is denied. The applicant is advised that a combined platted 15-foot front building setback and utility easement remains. Also, a

platted 10-foot wide drainage easement projects into a portion of the front yard beyond the 15-foot building and utility setback.

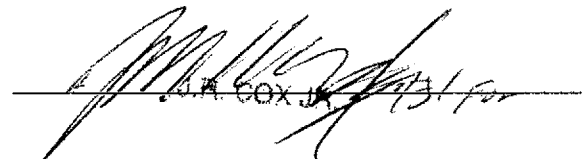
All other applicable development standards shall apply unless specifically adjusted or amended.

Except as expressly stated above, this adjustment shall not be deemed to alter any other provisions of the CUP.

The zoning notification signs may now be removed from the property.



John L. Schlegel
Director of Planning



Thomas J. Stolz
Director of the Metropolitan Area Building and
Construction Department

cc: Pete Meitzner, WCC
J.R. Cox, MABCD