



City of Bel Aire, Kansas
7651 E. Central Park Ave
Bel Aire, Kansas 67226



VACATION SUBMITTAL REVIEW

Address of proposed project: 5125 E 46th St N, Bel Aire Ks

This report is to document that on 5/25/22 the Zoning Administrator from the City of Bel Aire evaluated the above property plan for compliance of zoning and building requirements:

- | | |
|---|--|
| <input type="checkbox"/> SETBACKS | <input type="checkbox"/> ELEVATIONS |
| <input checked="" type="checkbox"/> EFFECTIVE CODE COMPLIANCE | <input checked="" type="checkbox"/> REQUIRED PLAN SUBMITTALS |
| <input type="checkbox"/> EROSION CONTROL | <input checked="" type="checkbox"/> EASEMENTS |
| <input type="checkbox"/> LANDSCAPE | <input type="checkbox"/> SCREENING |
| <input type="checkbox"/> STORM DRAINAGE | <input checked="" type="checkbox"/> NEIGHBORHOOD IMPACT |
| <input type="checkbox"/> ADA ACCESSIBLE | <input type="checkbox"/> UTILITIES TO BUILDING |

The review of the above property plan has been:

- ☒ APPROVED, as noted
- ☐ DELAYED, as noted
- ☐ DENIED, as noted

DATE 5/26/22

Keith Price
REVIEWED BY

Comments: City received the application and remittance with site plan.

- Site is on the edge of an undeveloped platted street and on the other side of the house is built on the 15' setback line. The building setback of the undeveloped lots on the same side of the street have a setback of 25 feet, but the street alignment is about a 26 degree angle to the south for lot 6, Block A, Sunset 2nd Addition deducing the site line of the setback looking east down 46th St from the corner of Krueger.
- Staff would support the front building setback line moving to 15' to allow the extension of the garage to be built behind that line on property as an extension of the home.
- KGS didn't request anything.
- Everydy didn't have any requirements or requests.
- Notification was completed, no concerns were voiced, or petitions received at this time.

- http://www.egovlink.com/public_documents300/belaire/published_documents/Bel%20Aire%20City%20Code/CHAPT18-CODE%20Zoning%20Part-A%202015.pdf contains the Zoning Code.
- <http://www.egovlink.com/belaire/docs/menu/home.asp> contains the Public Works tab to find the city standards information.