WICHITA — SEDGWICK COUNTY

W SC

METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR
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FILE COPY

October 26, 1999

Larry and Jeanine McKee
1310 Caddy
Wichita, KS 67212

Re: **Administrative Adjustment 99-27: An administrative adjustment to reduce the rear yard setback by fifty percent.**

Legal Description: Lot 23, Block 3, Northridge Lakes Addition, Wichita, Sedgwick County, Kansas

Dear: Mr. and Mrs. McKee:

We have reviewed your request for an Administrative Adjustment to allow the reduction of a rear yard setback by 50%. In your letter of application, you state that a reduction in the rear yard setback would allow you to build your home in a location that is most conducive to the layout of the lot and the view of the lake to the southeast. You also state that you submitted a vacation request to vacate the west 10 feet of the platted 20-foot utility easement along the rear property line for the purpose of building your home. The Metropolitan Area Planning Commission on September 30, 1999 approved this vacation. The reduction of the rear yard setback by 50% requires that the property be adjacent to a golf course, open space or reserve. In this case, Don Morgan, Northridge Lakes Homeowners Association President, has stated that the backyard in question is considered to be common area in this development area.

The Unified Zoning Code allows an adjustment that would the reduce the rear setback by up 50% when adjacent to a golf course, open space or reserve as specified in Sec. III-D.7.f.(2). We find that the reduction of the rear yard setback meets the four conditions required by Section V-I.6 of the Unified Zoning Code as set out below:

1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed reduction in the rear yard setback would have no impact on safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area; the placement of the house would still meet the required 15-foot building setback off of Meadow Pass Road.

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 reduction of the rear yard setback. The placement of the home as a result of this adjustment does not prevent the use of the common area or views and access to the lake.

3) Compatibility with existing or permitted uses on abutting sites: The reduced rear yard setback is compatible with the residential uses in the surrounding area. Only a corner of the home will extend into this setback, the remainder of the site remaining open and in character with the surrounding residential area.

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 of improvements in the vicinity be materially injured.

Our signatures below indicate that an Administrative Adjustment to allow the reduction of the rear yard setback to 10 feet for construction of a home on this site is hereby granted subject to the following conditions:

1) The placement of the home on the lot shall conform to the submitted site plan.

2) The reduction in the rear yard setback shall apply only for the home indicated on the site plan. No other structures shall be placed within 20 feet of the rear property line on this site.

The zoning adjustment sign may now be removed from the property.

Marvin S. Krout
Director of Planning

Kurt Schroeder
Superintendent of Central Inspections

cc: Kurt Schroeder, Office of Central Inspections
Jim Goentzel, Goentzel Construction, Inc., 216 N. Waco, Wichita, KS 67202

LOT 23, BLOCK 3
NORTHRIDGE LAKES

V-2197

SCALE: 1"=20'

Minimum Pad Elevation 162.10

