WICHITA – SEDGWICK COUNTY

W-SC

METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

December 28, 1999

Mr. David Loyd
7423 W. Westlawn
Wichita, KS 67212

Re: **Administrative Adjustment 99-33: An administrative adjustment to reduce the side yard setback by 14 percent on property zoned "SF-6" Single-Family Residential.**

Legal Description: Lot 25, Block 1, Bradford North Addition to Wichita, Sedgwick County, Kansas. Generally located south and west of 29th Street North and Tyler (9557 Ryan)

Dear Mr. Loyd:

We have reviewed your request for an Administrative Adjustment to allow the reduction of a side yard setback by 14%. The side yard setback requirement in the "SF-6" Single-Family zoning district is 6 feet. In your application, you state that a reduction in the side yard setback would allow the continued construction of the house being built on this lot. You state that the footprint of the home was rotated to accommodate the curvature of the road; in doing so, this shifted the rear end of the garage approximately 10 inches into the required side yard setback on the north side of the lot.

The Unified Zoning Code allows an adjustment that would reduce the side yard setback by 20% as specified in Sec. III-D.7.f.(2). We find that the reduction of the side 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 reduction in the side yard setback would have no impact on vehicular or pedestrian circulation because the side yard is not open to public access and there are no vehicular sight lines between the two homes.

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 side yard setback as there will still be the required distance between this home and the home to the north, per Unified Building Codes.

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3) Compatibility with existing or permitted uses on abutting sites: The reduced side yard setback is compatible with the residential uses in the surrounding area; the reduction is quite minimal and will not interfere with the abutting site's visibility or ability to access their side yard.

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 side yard setback to 5 feet and 2 inches 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 side yard setback shall apply only for the garage portion of the home as indicated on the site plan. No other structures shall be placed within 6 feet of the north property line on this site.

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

Marvin S. Krout
Director of Planning

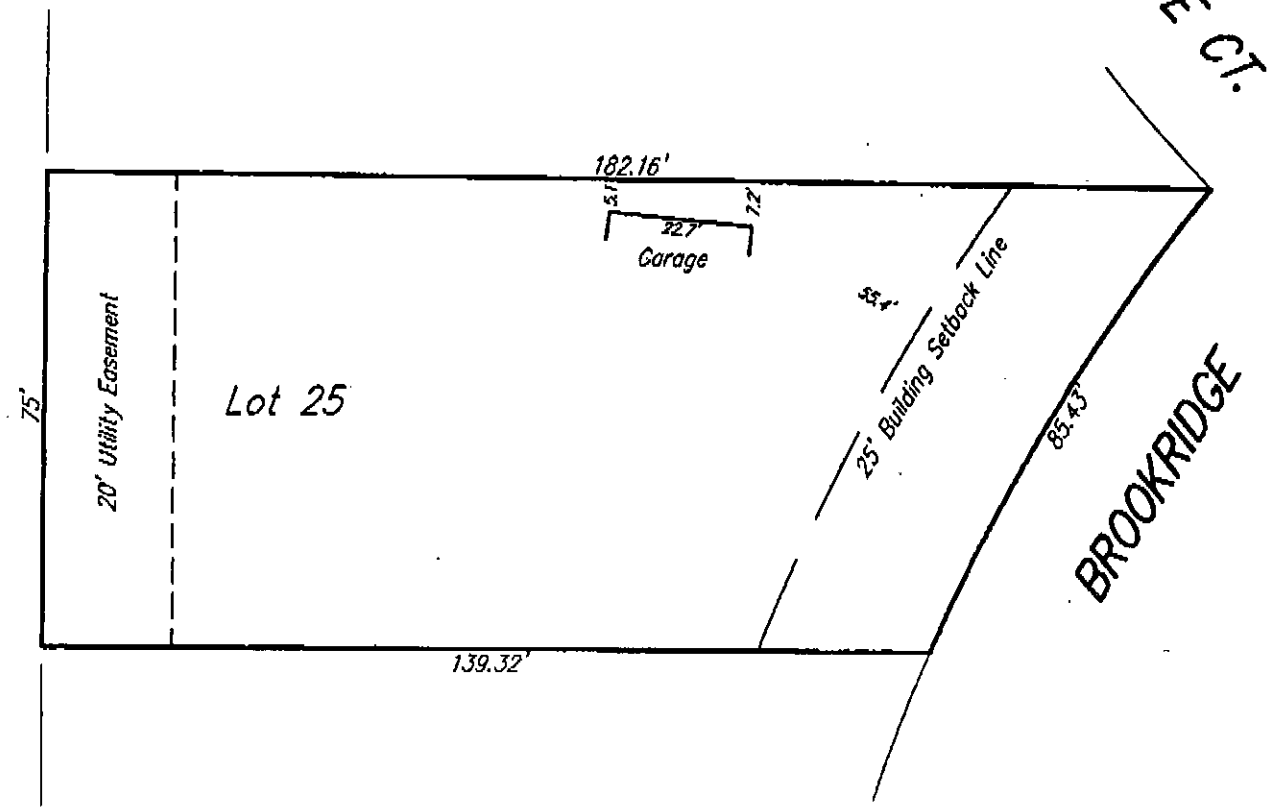
Kurt Schroeder
Superintendent of Central Inspections

cc: Kurt Schroeder, Office of Central Inspections

SRB
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SAVOY, RUGGLES & BOHM, P.A.
ENGINEERING & SURVEYING

EXHIBIT
Lot 25, Block 1,
Bradford North,
an Addition to Wichita,
Sedgwick County, Kansas.



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DWG FILE: 22897EXH-C.K.
PROJECT NO. 99J22897N