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

January 31, 2000

Joe and Carol Brown
8814 Windwood Circle
Wichita, KS 67226

Re: **Administrative Adjustment 00-04: An Administrative Adjustment to reduce the rear yard setback from 20 feet to 10 feet for property adjacent to a platted reserve.**

Legal Description: Lot 27, Block 2, Bluestem Village Addition to Wichita, Sedgwick County, Kansas (8814 Winwood Circle).

Dear: Mr. and Mrs. Brown:

We have reviewed your request for an Administrative Adjustment to reduce your rear yard setback from 20 feet to 10 feet for the construction of a sunroom attached to the rear of your home. Your site plan shows that the rear property line of your lot is adjacent to a platted reserve. The remainder of the rear yard setback is utility easement and will not be encroached by the new addition.

The Unified Zoning Code allows an adjustment to reduce the rear yard setback by up to 20 percent, except that a rear setback adjacent to a golf course, open space or reserve may be reduced by up to 50 percent, provided that the area of the required yard to be adjusted does not exceed 300 square feet. We find that the reduction of the rear yard setback meets the four conditions required by Section V-1.6 of the Unified Zoning Code as set out below:

1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed encroachment would have no impact on safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area. It is expected that the development will not generate any more vehicle or pedestrian traffic than currently exists.

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 this setback. The adjacent land to the rear of the property consists of a platted reserve used for a golf course. Views of the adjacent lots should not hampered by the 9-foot protrusion of the sunroom corner into the rear yard.

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3) Compatibility with existing or permitted uses on abutting sites: The reduction for a portion of the rear yard setback will be reasonably compatible with the existing residential uses, which are nearby to this property and the platted reserve (golf course). The residential character of the site will not be compromised by the reduced setback.

4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements of 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 reduce the rear yard setback by 10 feet as indicated on the site plan is hereby granted subject to the following condition:

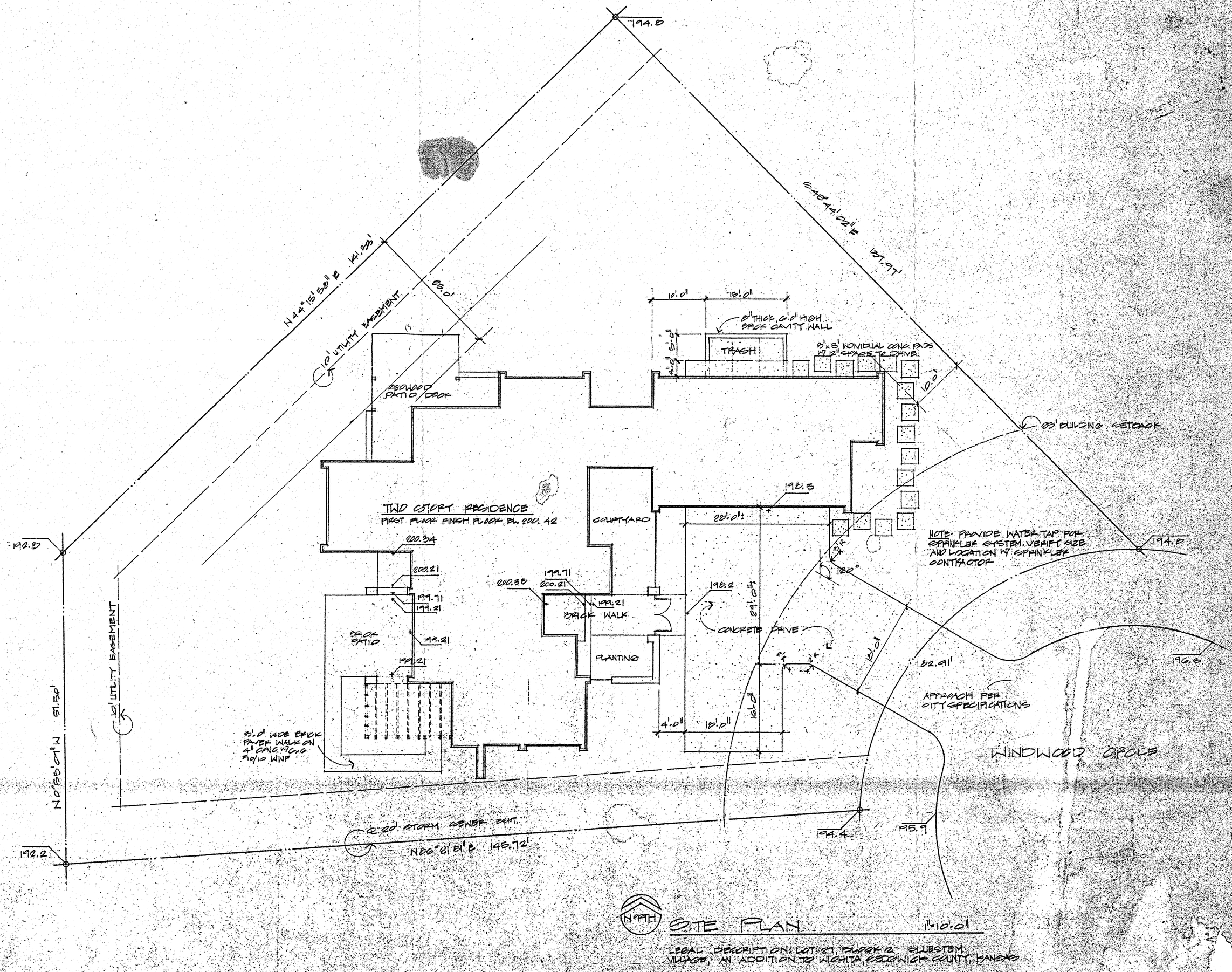
a) The adjustment shall apply to only the portion of the rear yard setback needed for the construction of the sunroom addition to the home as shown on the attached site plan.

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
Randy Sparkman, Office of Central Inspections
Paul Hayes, Office of Central Inspections



SITE PLAN

1"=10'-0"

LEGAL DESCRIPTION: LOT 21, BLOCK 2, BLUESTEM VILLAGE, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

issued

date. drawn

JEFF KREHBIEL ASSOCIATES, aia
architecture · planning
1021-1 east waterman · wichita, kansas 67211
(316) 267-8233

RESIDENCE FOR MR. AND MRS. TOM PITCHE LOT 21, BLOCK 2 BLUESTEM VILLAGE WICHITA, KANSAS

sheet title
SITE PLAN

sheet
SA-1
of 1 sheets