CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

July 26, 2000

FILE COPY

Salvatore and Sharon Alfieri
8222 S. 143rd Street East
Derby, KS 67037

REVISED LETTER
Original case number was incorrect

Re: **Administrative Adjustment BZA2000-00024: An Administrative Adjustment to reduce the required lot size for a lot in the "RR" Rural Residential Zoning from 4.5 acres to 4.34 acres (3.6 percent)**

Legal Description: Lot 12, Alfieri Acres Addition, Sedgwick County, Kansas. (8222 S. 143rd Street East)

Dear: Mr. and Mrs. Alfieri:

We have reviewed your request for an Administrative Adjustment to reduce the required lot size for one of the lots on the plat of your property. You state in your application that this particular lot was not included in the preliminary plat that you submitted for approval in March 2000. Although smaller than is required in the "RR" Rural Residential zoning district, County Public Works felt it was necessary for this outparcel to be included in the plat, since it is surrounded by the plat in question. Both the Subdivision Committee and the Metropolitan Area Planning Commission have approved this plat, subject to this and other conditions.

The Unified Zoning Code allows an adjustment to reduce the lot size by up to 10 percent. We find that the reduction of the lot size 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 lot size would have no impact on safety and convenience of vehicular and pedestrian circulation in the vicinity because of the rural character of the area and a residence currently exists on the 4.34 acres. Sufficient right-of-way will be dedicated as part of the platting process.

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 lot's size since the reduction is minimal and will not be perceived as being different from the surrounding properties.

3) Compatibility with existing or permitted uses on abutting sites: The reduction of the lot size is compatible with the existing uses, because the reduction is minimal.

4) Effect on public health, safety or welfare: Sufficient right-of-way will be dedicated on the plat, therefore, there should not be a negative impact on the public health, safety or welfare nor will properties or improvements in the vicinity be materially injured.

Our signatures below indicate that an Administrative Adjustment to reduce the required lot size by 0.16 acres (4.50 acres to 4.34 acres) is hereby granted.

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

Marvin S. Krout
Director of Planning

Glen Wiltse
Director, Sedgwick County Code Enforcement

MK/GW/lv

cc: Glen Wiltse, Sedgwick County Code Enforcement
Jim Weber, Sedgwick County Public Works
Parsons Brinckerhoff, 225 N. Market, Suite 350, Wichita, KS 67202