



Wichita-Sedgwick County Metropolitan Area Planning Department

June 19, 2000

New Testament Baptist Church
c/o Greg Oldenettel
1317 McCormick
Wichita, KS 67213

FILE COPY

Re: Administrative Adjustment BZA2000-00018: An Administrative Adjustment to reduce a rear yard setback by 20%.

Legal Description: Lots 5-8, Block 3, Replat of John McCormick's Addition, Wichita, Sedgwick County, Kansas. (1317 W. McCormick)

Dear: Mr. Oldenettel:

We have reviewed your request for an Administrative Adjustment to reduce your rear yard setback from 20 feet to 16 feet. You state in your application that you wish to build an extension to your existing church facility, which is currently 6 feet north of the rear property line, as indicated on your submitted site plan. The required rear yard setback is 20 feet in the MF-29 Multi-Family Residential Zoning District; this is calculated from the rear property line or the centerline of an adjacent alley. The existing structure on the aforementioned lot is currently built 6 feet off the property line, but 16 feet off of the centerline of the adjacent platted alley right-of-way.

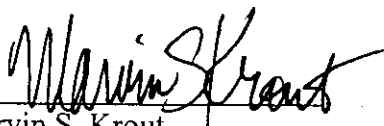
The Unified Zoning Code allows an adjustment to reduce the rear yard setback by up to 20 percent. We find that the reduction of the rear yard setback meets the four conditions required by Section V-1.6 of the Unified Zoning Code as set out below:

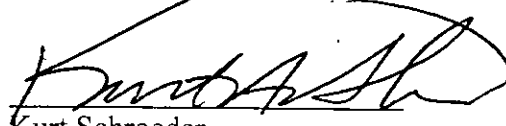
- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed encroachment would have no impact on safety and convenience of vehicular and pedestrian circulation in the vicinity because the existing structure is also 6 feet off the property line, giving ample room for access along the adjacent alley.
- 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, as sufficient separation between buildings will be maintained and the encroachment is adjacent to an alley.

- 3) Compatibility with existing or permitted uses on abutting sites: The reduction of a portion of the side yard setback is compatible with the existing uses; the encroachment is adjacent to a rear yard to the south, where accessory structures are permitted 3 feet from the property line.
- 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 reduce the rear yard setback by 4 feet (6 feet from rear property line and 16 feet from the centerline of the adjacent alley right-of-way) is hereby granted.

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


Marvin S. Krout
Director of Planning


Kurt Schroeder
Superintendent of Central Inspection

MK/KS/lv

cc: Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
Evans Building Co., Inc., c/o Bill Johnson, 9801 W. York, Wichita, KS 67277

