



Wichita-Sedgwick County Metropolitan Area Planning Department

May 19, 2000

Philip and Christine Knighton
3711 Amidon
Wichita, KS 67204

FILE COPY

Re: Administrative Adjustment BZA2000-00010: An Administrative Adjustment to reduce a rear yard setback by 20%.

Legal Description: Lot 15 and part of 16, Block 1, Sherwood Estates Addition, Wichita, Sedgwick County, Kansas.

Dear: Mr. & Mrs. Knighton:

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 garage for the storage of your restored antique cars and to serve as a base for a solar panel array.

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 rear yard setback is at the rear of the property with no access, vehicular or pedestrian.
- 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 is maintained and the encroachment is adjacent to another rear yard.
- 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 residential uses; other structures exist in the area that were built prior to the 20-foot setback requirement.

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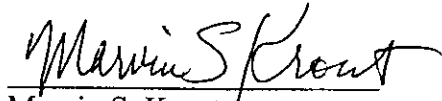
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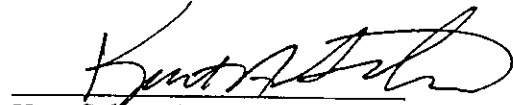
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- 4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way, therefore, there should not be a negative impact on the public health, safety or welfare nor will properties of improvements in the vicinity be materially injured.

Our signatures below indicate that an Administrative Adjustment to reduce the rear yard setback by 4 feet 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

Cc: Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection

