FILE COPY

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

August 30, 2001

Lynn K. Herrell
2200 S. Crestway
Wichita, KS 67218

Re: BZA2001-00044: An administrative adjustment to reduce the rear setback.

Legal Description: Lot 23, Block 4, Brentwood Village Addition, Wichita, Sedgwick County, Kansas (1930 S. Stoneybrook).

We have reviewed your request for an Administrative Adjustment to reduce the rear setback on the aforementioned property from 20 feet to 18 feet. You state in your application that you propose to construct a single-family residence on a corner lot and orient the structure such that the front of the structure faces the street side yard rather than the front yard.

The Unified Zoning Code allows an Administrative Adjustment to reduce setbacks by up to 20 percent. We find that reducing the rear setback on your property from 20 feet to 18 feet 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 two-foot reduction in the rear setback still provides sufficient space on the property for vehicular access to a garage located on either the north or south end of the structure. The structure will be setback over 20 feet from both street right-of-way lines, so vehicular sight-lines at the corner will not be affected.

2) Impact on existing uses in surrounding areas: There should be no negative impact from the two-foot reduction in rear setback. The site will be developed with a 20-foot setback from the abutting property to the east and an 18-foot setback from the abutting property to the south. These setbacks are sufficient to ensure that the single-family residence will not have detrimental impacts on neighboring properties.

3) Compatibility with existing or permitted uses on abutting sites: The properties to the north and south along Stoneybrook are oriented such that the front of the structures faces east or west. The orientation of the structure on the subject property is compatible with these properties since a setback of 23 feet will be maintained along Stoneybrook, which is

consistent with the 25-foot front setbacks of the other structures on the street. The structure on the northeast corner of Stoneybrook and Goebel faces also to the east, so the properties to the east along Goebel have already developed in a pattern where the rear of one structure faces the side of another structure.

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 or improvements in the vicinity be materially injured.

Our signatures below indicate that an Administrative Adjustment to reduce the rear setback for the aforementioned property from 20 feet to 18 feet is hereby GRANTED, subject to the following conditions:

1) The site shall be developed in general conformance with the approved site plan.
2) Any violation of these conditions shall render the Administrative Adjustment null and void.

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

Marvin S. Krout
Planning Director

Kurt A. Schroeder
Superintendent of Central Inspection

Enclosure

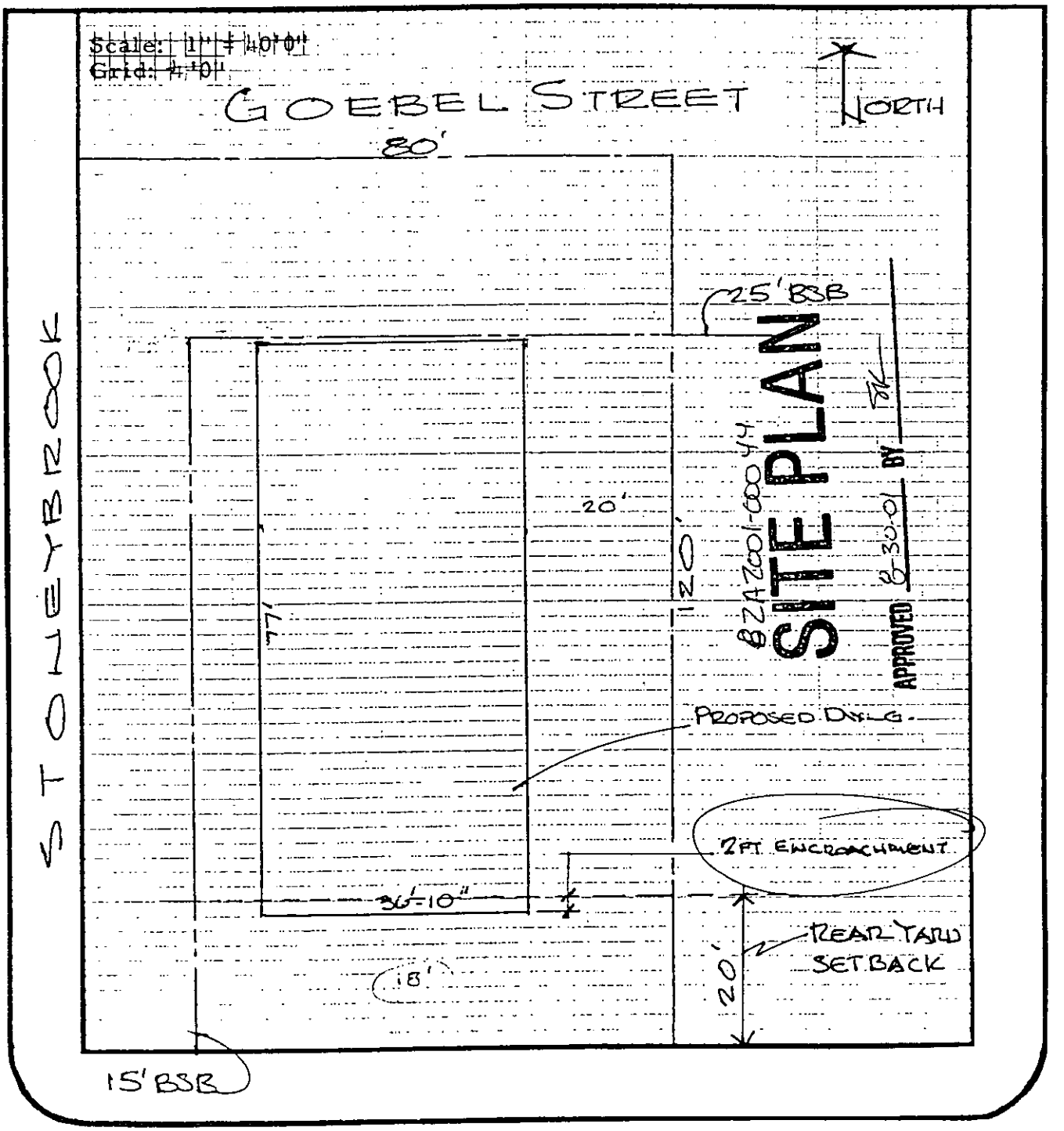
cc: Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
J.R. Cox, Office of Central Inspection

SIDENTIAL PLOT PLAN

ADDRESS: 1930 ~~S STONEYBROOK~~ S GOEBEL PERMIT NO. BL02001-05029

LOT(S): 23 BLK. 4 OF BRENTWOOD VILLAGE ZONING SF5

REQUIRED SETBACKS: FRONT 25 SIDE W-15' SIDE E 6' REAR 20'



I certify that the above plat complies with applicable zoning setbacks and sub-division covenants and restrictions.

Signed: _____
(Applicant)

White Copy - File Yellow Copy - Applicant

Form No. 225-345 (4-85)