CITY OF WICHITA

FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

May 14, 2001

Sharon Zenner
Don Klausmeyer Construction, L.L.C.
10008 W. York
Wichita, KS 67215

Re: BZA2001-00025: Administrative Adjustment to reduce rear yard setback.

Legal Description: Lot 92, Block 1, Harrison Park 2nd Addition, Wichita, Sedgwick County, Kansas (714 S. Lindberg Cir.).

Dear: Ms. Zenner:

We have reviewed your request for an Administrative Adjustment to reduce the rear yard setback on the aforementioned property. From reviewing the application, we understand that you desire to construct a new house on the property. We further understand that the new house will need to be setback 17'6" from the rear lot line due to the configuration of the cul-de-sac lot. A rear setback of 17'6" is a 2'6" foot encroachment into the required 20' rear setback for the "SF-6" Single-Family zoning district.

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 from 20' to 17'6" 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 should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity because the rear yard provides no vehicular access and sufficient space will remain for pedestrian access.

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 the rear yard setback, as sufficient separation between buildings is maintained and the rear yard setback reduction is within allowable limits.

3) Compatibility with existing or permitted uses on abutting sites: The proposed new house is compatible with existing and permitted uses on abutting sites, and the additional 2'6" foot

encroachment into the rear yard setback should not reduce the compatibility of the house with abutting sites.

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 yard setback for the aforementioned property from 20' to 17'6" 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: Steve Miller, 527 N. Forestview, Wichita, KS 67233
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

DON KLAUSMEYER CONST. L.L.C.

LOT 92, BLK. 1
HARRISON PARK 2ND ADD'N.
714 S. LINDBERG CIR.

BZA2001-00024

SITE PLAN

APPROVED 5-14-01 BY

N
1" = 20'

