CITY OF WICHITA

FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

May 4, 2001

Leonard and Gayle Reeser
2107 N. Tee Time Ct.
Wichita, KS 67212

Re: BZA2001-00019: Administrative Adjustment to reduce rear yard setback.

Legal Description: Lot 13, Block 1, Barrington Place Addition, Wichita, Sedgwick County, Kansas (2107 N. Tee Time Ct.).

Dear: Mr. and Mrs. Reeser:

We have reviewed your request for an Administrative Adjustment to reduce your rear yard setback. From reviewing your application, we understand that you desire to construct an addition to the rear of your house consisting of a sunroom. We further understand that you desire for the sunroom to be setback 17 feet from your rear lot line, resulting in a 3 foot encroachment into the required 20 foot rear setback for the "SF-6" Single-Family zoning district.

The Unified Zoning Code allows an adjustment to reduce the side yard setback by up to 20 percent. We find that the reduction of the rear yard setback from 20 feet to 17 feet 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 an existing screening fence will screen the addition from the abutting property to the south.

3) Compatibility with existing or permitted uses on abutting sites: The proposed sunroom is compatible with existing and permitted uses on abutting sites, and the additional 3 foot encroachment into the rear yard setback should not reduce the compatibility of the addition 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 feet to 17 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: David Wilkey, Wilks Const. Co., 8933 Sence Dr., Haysville, KS 67060
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

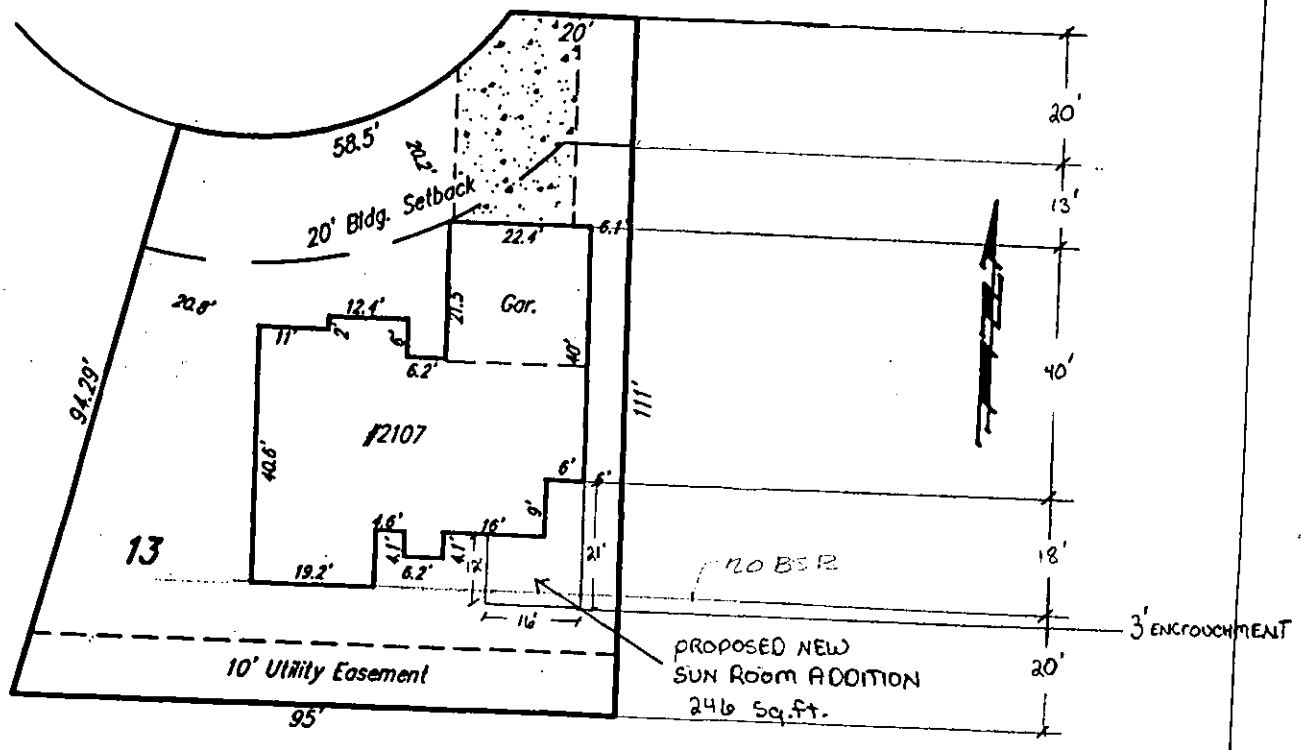
WILLIAM L. KORBER, L.S.
N. BRENT WOOTEN, P.E.

BAUGHMAN COMPANY, P.A.
SURVEYING & ENGINEERING
316/262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

MORTGAGEE TITLE INSPECTION
(This Does Not Constitute A Boundary Survey)
NOTE: Positional tolerance of setback and offside dimensions is 0.5' ± unless otherwise noted.

TAX ID # 042782
ZONING SF-6

Tee Time Court



BZA2001-00019

SITE PLAN

APPROVED 5-4-01 BY

DWG FILE: 9305-098-PAS
Project No. 93-05-G098
FEMA FIRM 200321 0125 A
June 3, 1986
Zone C

245047