Wichita-Sedgwick County Metropolitan Area Planning Department

January 8, 2021

Virginia T. Hayes
10218 E. Summerfield Street
Wichita, KS 67206

Foster Design Associates
Attn: David Foster
1415 E. 2nd Street North
Wichita, KS 67214

Re: **BZA2020-00069: Administrative Adjustment to reduce the rear yard setback from 5-feet to 2.5-feet on property zoned GO General Office; generally located within one-half mile east of North Webb Road and one-half mile north of East 13th Street North (10218 E. Summerfield St.)**

Legal Description: Lot 17, Block A, Waterfront 7th Addition, Sedgwick County, Kansas

Dear Applicant,

We have reviewed your request for a Zoning Adjustment to reduce the rear yard setback on the aforementioned property to build a new swimming pool (approximately 264 square feet). From reviewing the application, we understand that you require a reduction in the rear setback to accommodate the structure on the lot.

Section V-I.2.a of the Unified Zoning Code ("UZC") allows reducing minimum rear yard setback by up to 50% when the adjusted yard area does not exceed 300 square feet. This adjustment is permissible when the provisions of those sections and the Zoning Adjustment Criteria of Section V-I.6 are met. We find that the reduction of the setback as proposed meets the provisions of Section V-I.2.a and the four criteria required by Section V-1.6 as set out below:

1) Impact on safety and convenience of vehicular and pedestrian circulation: The location of the proposed rear yard setback reduction will have no impact on the safety and convenience of vehicular and pedestrian circulation in the right-of-way.

2) Impact on existing uses in surrounding areas: There will be no impact on the existing uses in surrounding areas and street visibility will be unchanged for neighboring properties. The rear yard abuts a landscape reserve.

3) Compatibility with existing or permitted uses on abutting sites: Abutting sites are zoned GO General Office and are developed with single-family residences. The reduction of the rear yard setback will not have a negative impact on existing or permitted uses.

4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way. There will be no 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 a Zoning Adjustment to reduce the rear yard setback by 50 % from 5-feet to 2.5-feet is hereby GRANTED, subject to the following conditions:

1) The site shall be developed in general conformance with the approved site plan.

2) The applicant shall obtain a building permit and complete construction within one year of the Administrative Adjustment approval. The site shall conform to all codes including but not limited to building, health and fire.

3) The setback reduction shall apply only to the rear yard setback for the swimming pool as illustrated on the approved site plan. All other structures or additions on the subject property shall conform to the setbacks permitted by the Unified Zoning Code unless a separate Zoning Adjustment or Variance is granted.

4) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.

The "Development Application" sign should now be removed from the property.

Scott Wadle, Director
Metropolitan Area Planning Department

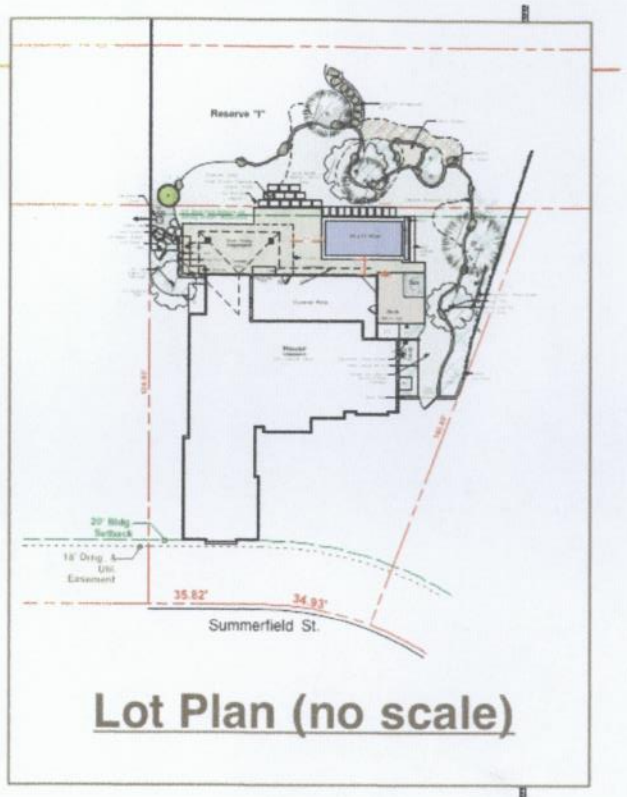
Chris Labrum, Director
Metropolitan Area Building and Construction Department

cc: MABCD
Becky Tuttle, CM District II
Cory Buchta, CSR District II

SITE PLAN

APPROVED 1/8/2021 BY RJmorgan

Administrative Adjustment for 2.5ft. Rear Setback to Allow for Pool



Lot Plan (no scale)

Reserve "I"

0 10 20 FT

Chat Path w/Flagstones (93 SF)

Greta's Sandbox

Flagstone

Ex. Statue

Expanded Grass

Large Dry-Laid Flagstones (Layout on Site)

Ex. Bed Line (Approx.)

Stone Border (Approx. 194 LF Total)

Denotes Sandstone Borders

119.98'

Decorative Rock

Ex. Area Drain

Pipe

Extend Wall

Yard Hydrant w/Irrigation System

Iron Fence & Gate

2.5' Rear Yard Setback per Zoning w/Adm. Adjustment

Motor

24 x 11 Pool

10" Tile

Autocover

Wall w/Water Jets

Pine

Stone Paving (864 SF)

Smoker

Brick Wall

Shed Roof

Covered Patio

9'-0"

Ex. Conc.

Overhang

4'-10"

Grill/Buffet

Ldg.

New Slider Door

Ex. Door

View

10"

Spa

Ex. Oak (Option to Relocate)

Ex. Neighbor's Tree

WW

Covered Patio

Deck (99-11 1/2)

Decorative Fence Screen

Exist Elm

Stone Curb for Fill @ Deck

WW

Bed

DS

HB

Pool Equip.

House

Zoning:
(GO - General Office)

Decorative Fence Screen

Verify Layout w/L & M

Review this Area on Site for Positive

Extend Iron Fence

93'

Rear Yard Patio & Landscape Improvements

Virginia Hayes Residence

10218 E. Summerfield St. Wichita KS

sheet: 1 of 1 scale: 1"=10' date: 12/23/2020 project: #19002

FOSTER DESIGN Associates LLC
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