CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

May 18, 2011

Craig Smith
1400 Terradyne
Andover, KS 67002

Poe & Associates, Inc.
c/o: Bill Fox
5940 E. Central, Suite 200
Wichita, KS 67208

Re: **BZA2011-00028: Administrative adjustment to reduce the minimum lot width by 20% from 50' to 45' in SF-5 Single-family Residential ("SF-5").**

Legal Description: All of Lot 3, Block 2, Terradyne West, AND the North 10.00' of Lot 2, Block 2, as measured perpendicularly to the North line of said Lot 2, Block 2 AND the South 3.50' of Lot 4, Block 2, as measured perpendicularly to the South line of said Lot 4, Block 2. All in Block 2 Terradyne West Addition to Wichita, Sedgwick County, Kansas; generally located northwest of the intersection of East Central Avenue and 159th Street East.

Dear Applicants:

We have reviewed your request for a Zoning Adjustment to reduce the minimum lot width on the property described above. From reviewing your application, we understand that you propose to develop the property with a single-family residence, but the lot width was shorter than the minimum required 50'. A couple boundary adjustments to the property have been completed to increase the lot width to 45'. This administrative adjustment is to reduce the minimum lot width by 20% from 50' to 45'.

Section V-I.2.i of the Unified Zoning Code allows an adjustment to reduce the lot width by up to 25% for redevelopment of existing sites with new construction when the four conditions required by Section V-I.6 of the Unified Zoning Code are met. We find that the reduction of the minimum lot width as proposed meets the four conditions required by the Unified Zoning Code as set out below:

1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed reduction should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity because the front lot width is not used for public circulation.

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 lot width as adequate separation will still be maintained between structures and access to this lot and other lots will not be affected.

3) Compatibility with existing or permitted uses on abutting sites: The lot will comply with all other development standards, the lot width reduction should not make the proposed residence incompatible with other existing and future residences as adequate separation between structures will be maintained.

4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way; therefore, there should 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 minimum lot width by 20% from 50' to 45' is hereby granted, subject to the following conditions:

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

2) 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 the Zoning Adjustment null and void.

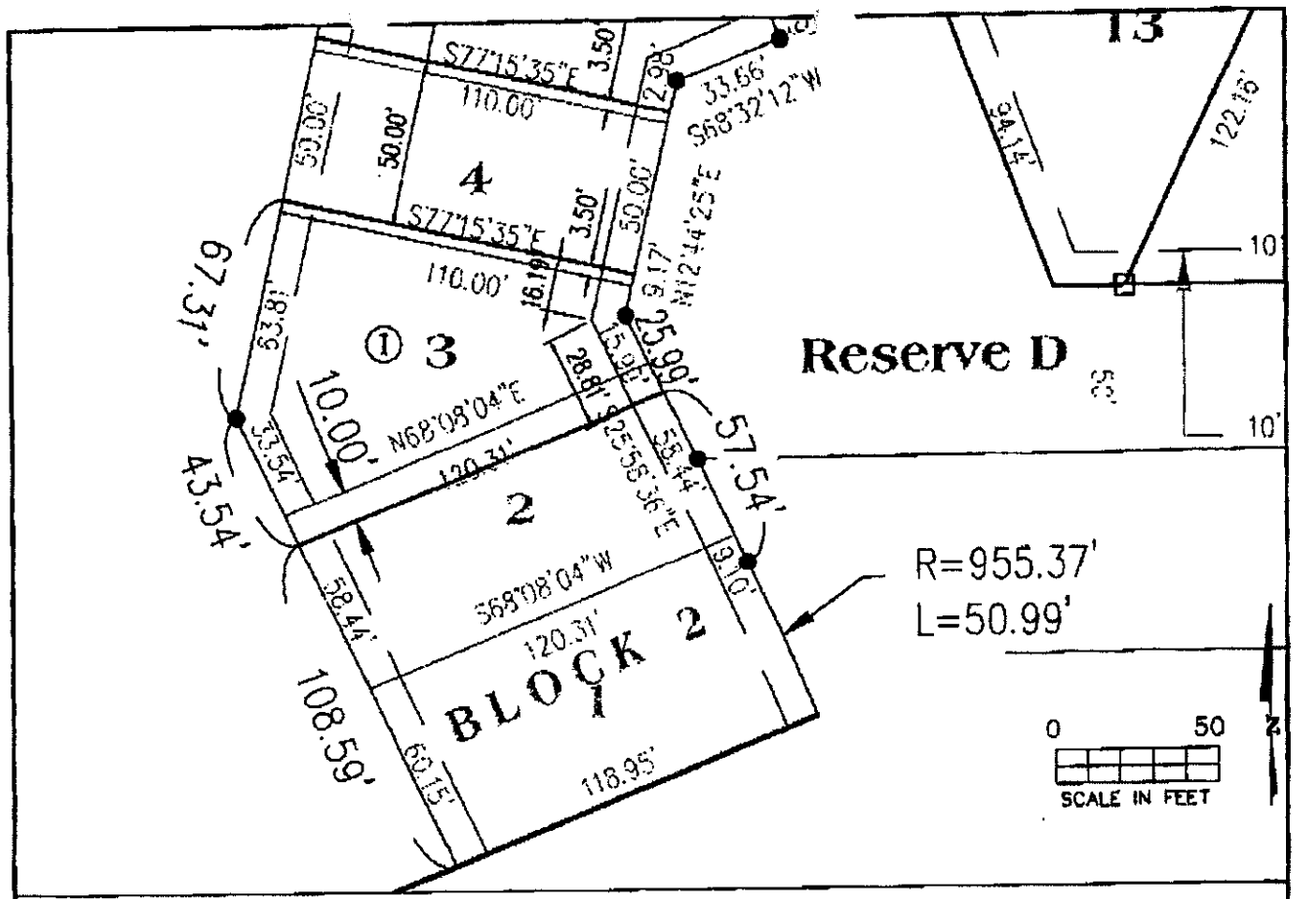
The development application sign should now be removed from the property.

John L. Schlegel
Planning Director

Kurt A. Schroeder
Superintendent of Central Inspection

Enclosure

cc: Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
J.R. Cox, Office of Central Inspection
Dale Miller, Current Plans Manager, MA



A Boundary Shift affecting Lots 2, 3 and 4, Block 2, Terradyne West an Addition to Wichita, Sedgwick County, Kansas, described as follows;
All of Lot 3 Block 2, Terradyne West, AND the North 10.00' feet of Lot 2, Block 2, as measured perpendicularly to the North line of said Lot 2, Block 2. AND the South 3.50' feet of Lot 4, Block 2, as measured perpendicularly to the South line of said Lot 4, Block 2. All in Block 2 Terradyne West Addition to Wichita, Sedgwick County, Kansas. Described tract contains 8573.5 square feet, more or less.

APPROVED

BZA2011-00028

TERRADYNE WEST
Lot 3 and Part of Lots 2, Block 2
Tract I Boundary Shift

Date: 6/1/11

POE & ASSOCIATES, INC.
CONSULTING ENGINEERS

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