Our signatures below indicate that a Zoning Adjustment to reduce the minimum lot size for Lots 1, 7, 8, & 14 of Ricken Acres Addition from 2 acres to 1.8 acres is hereby granted. The zoning adjustment sign may now be removed from the property.

John L. Schlegel
Planning Director

Glen Wiltse
Code Enforcement Director

cc: Glen Wiltse, Sedgwick County Code Enforcement
Mark Savoy, Savoy Company, 535 S. Emporia, Suite 104, Wichita, KS 67202

FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

November 17, 2003

Larry Don Coleman
333 W. Harry
Wichita, KS 67213

RE: BZA2003-00064 – Zoning Adjustment to reduce the minimum lot size for Lots 1, 7, 8, & 14 of Ricken Acres Addition from 2 acres to 1.8 acres. Generally located north of 47th Street South and east of 231st Street West.

Dear Mr. Coleman:

We have reviewed your request for a Zoning Adjustment to reduce the minimum lot size for Lots 1, 7, 8, & 14 of Ricken Acres Addition from 2 acres to 1.8 acres. You state in your application that property boundary constraints do not allow platting larger lots; therefore, you have requested a Zoning Adjustment to reduce the minimum lot size.

Sec. V-I.2.i. of the Unified Zoning Code allows the Planning Director, with the concurrence of the Zoning Administrator, to reduce the minimum lot size by as much as 10 percent as long as the adjustment does not have any of the negative impacts stated in Sec. V-I.6. We find that reducing the lot size as proposed 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 decrease in lot size will have no impact on the safety and convenience of vehicular and pedestrian circulation.

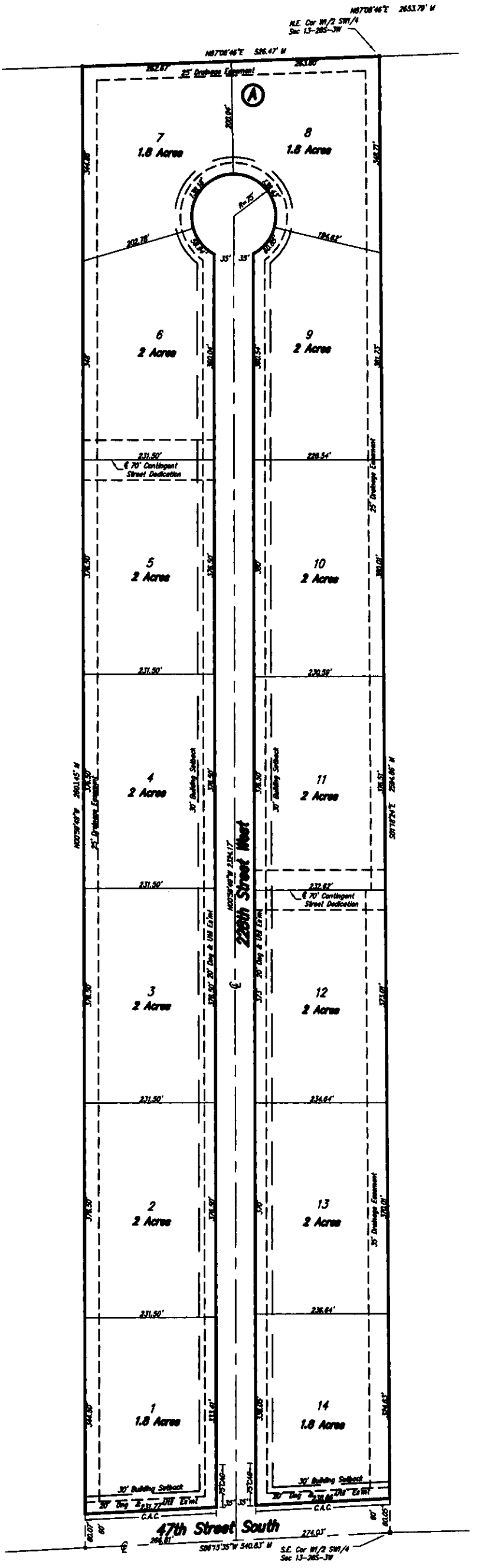
2) Impact on existing uses in surrounding areas: The proposed 1.8 acre residential lots would not create more adverse impacts on uses in surrounding areas than 2 acre lots since sufficient space will remain for an on-site sewage disposal.

3) Compatibility with existing or permitted uses on abutting sites: Use of the subject property for single family residences is compatible with uses on abutting sites, which are used for agriculture and farm-related residences. Compatibility with abutting sites will not be diminished by reducing the lot size.

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.

RICKEN ACRES

AN ADDITION TO SEDGWICK COUNTY, KANSAS



BZA2003-00064

SITE PLAN

APPROVED 11-10-03 BY

PROJECT NO. 03AA01329 P

Savoy Company, P.A.
Land Surveyors
535 S. Emporia, Suite 104, Wichita, KS 67202
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