

← ALLEY →

3/32

20' REAR

North →

MF-29
Lots 53:55
Black "H"
PRINCESS ADD.

6' SIDE

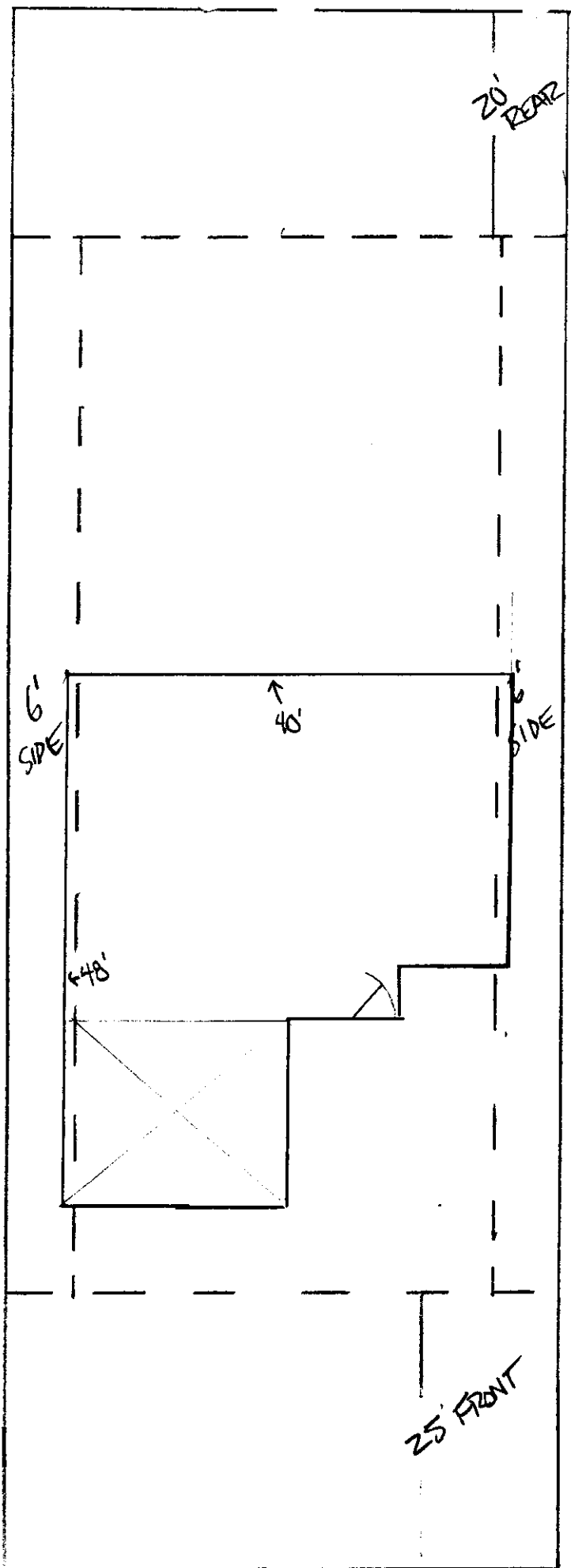
40'

6' SIDE

48'

25' FRONT

← VINE →

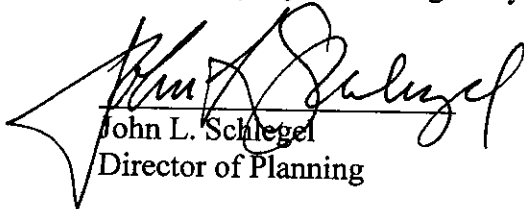


4. Effect on public health, safety or welfare: The encroachment will not hinder the installation of public improvements nor traffic circulation. No negative impacts on the public's health, safety or welfare or on properties in the vicinity are foreseen.

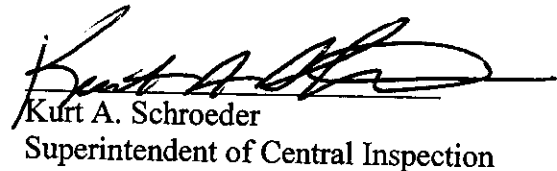
Our signatures below indicate that an Administrative Adjustment to reduce the interior side yard setback from 6 feet to 4.5 feet for the aforementioned property is hereby granted, subject to the following conditions:

1. The site shall be developed in general conformance with the approved site plan.
2. Any violations of these conditions shall render the Administrative Adjustment null and void.

The zoning adjustment sign may now be removed from the property.



John L. Schlegel
Director of Planning



Kurt A. Schroeder
Superintendent of Central Inspection

Enclosure

Cc: Russ Ewy, Baughman Co., 315 Ellis, Wichita, Kansas 67211
Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
Randy Sparkman, Office of Central Inspection



FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

July 7, 2005

Craig Aaron and Rebecca J. McPeak
2430 N. 189th Cir. West
Colwich, KS 67030

Robert Biehl
P.O. Box 782722
Wichita, KS 67278

RE: BZA2005-00034 Administrative Adjustment to reduce both interior side yard setbacks by 1-foot 6 inches, from 6 feet to 4 feet 6 inches.

Legal Description: Lots 53 and 55, Block 4, Princess Addition, Wichita, Sedgwick County, Kansas (no address found, located west of Vine, 104 feet south of Merton).

We have reviewed your request for an Administrative Adjustment to reduce both side yard setbacks on the above referenced property. From reviewing your application, we understand that you desire to construct a residence that is 40-foot wide on property that is 50 feet wide. The 6-foot wide interior side yard setback requirement would not leave enough room for the proposed residence. Therefore, you request to reduce the interior side yard setback from 6 feet to 4.5 feet on both the north and south interior side yards.

The Unified Zoning Code allows an adjustment to reduce setbacks by 20 percent. We find that the reduction of the street side setback from 6 feet to 4.5 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 as the area given the fact that the proposed development and existing zoning pattern in the area is residential.
2. Impact on existing uses in the surrounding areas: A reduction of this slight magnitude should not impact adjoining private property to any significant degree as sufficient separation between buildings will be maintained and sight lines will not be obstructed.
3. Compatibility with existing or permitted uses on abutting sites: Reduction of the side yards by 1.5 feet will not create any compatibility use issues. The applicant proposes a residential structure and the area already contains other residential units.