3) Compatibility with existing or permitted uses on abutting sites: The single-family residence is compatible with abutting sites, which also are developed with a variety of residential structures. The encroachments into the side setbacks should not reduce compatibility with abutting sites, as many of the abutting sites are developed with older structures that do not meet current setback standards.

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 side setbacks from 5 feet to 4 feet for the aforementioned property is hereby granted. The "Development Application" sign should now be removed from the property.

John L. Schlegel
Planning Director

Kurt A. Schroeder
Superintendent of Central Inspection

cc: Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
Herb Shaner, Office of Central Inspection

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

February 8, 2005

Louis Confessori
Mennonite Housing
2145 N. Topeka
Wichita, KS 67217

Re: **BZA2005-00004: Administrative Adjustment to reduce the side setbacks from 5 feet to 4 feet.**

Legal Description: The east 5.7 feet of Lot 13 and Lots 14 & 15, Elmdale Addition, Wichita, Sedgwick County, Kansas. Generally located south of Kellogg and west of McLean (503 W. Hendryx).

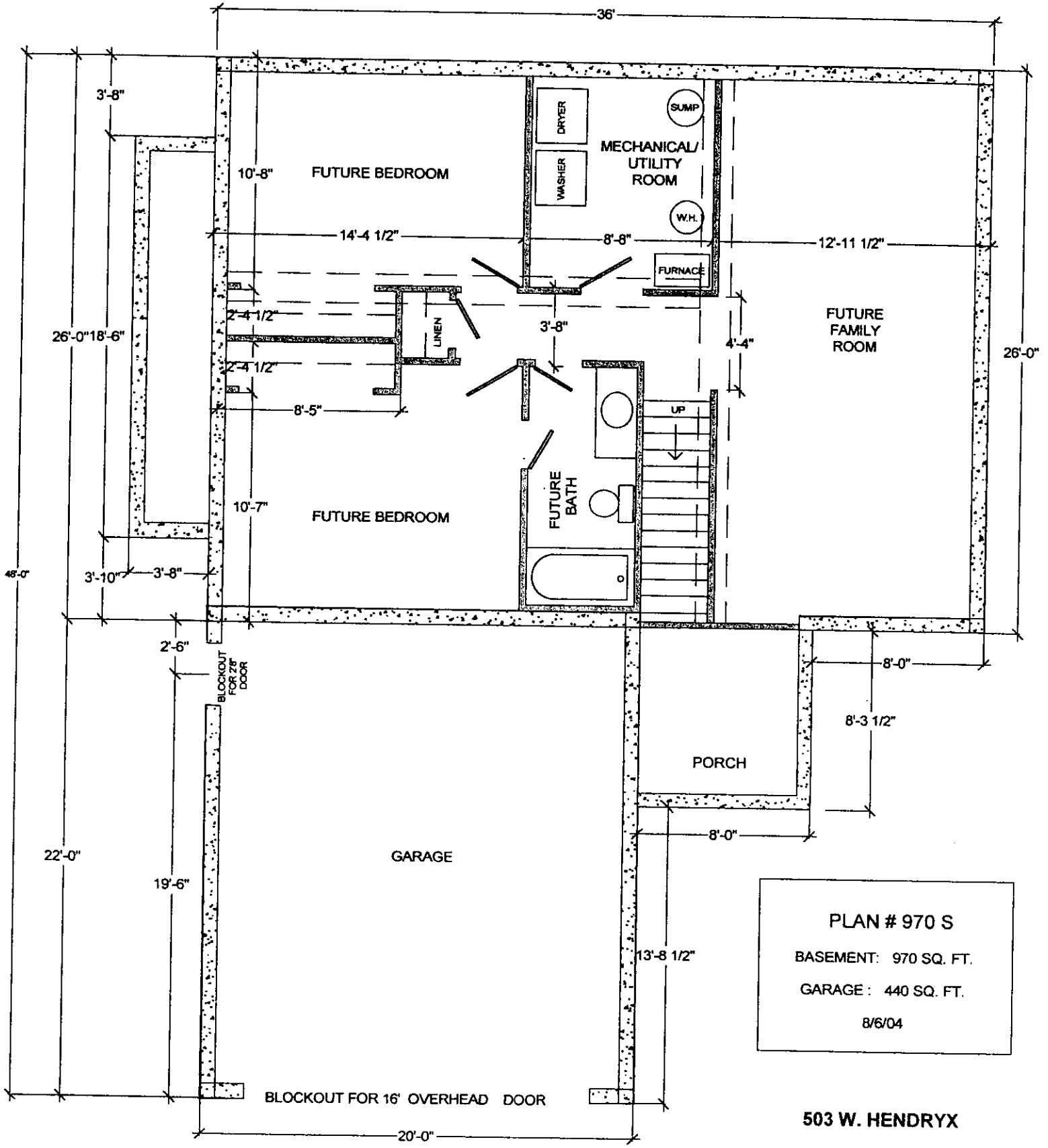
Dear Mr. Confessori:

We have reviewed your request for an Administrative Adjustment to reduce the side setbacks on the aforementioned property. From reviewing your application, we understand that you propose to construct a single family residence on the property and that the proposed structure needs to encroach into the 5-foot side setbacks required by the "B" Multi-Family zoning district by one foot on each side.

Sec. V-I.2.a. of the Unified Zoning Code allows an adjustment to reduce setbacks by up to 20 percent when the conditions required by Sec. V-I.6. of the Code are met. We find that the reduction of the setbacks as proposed meets the four conditions required by Section V-I.6. of the Unified Zoning Code as set out below:

1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed encroachments should not negatively impact the safety and convenience of vehicular and pedestrian circulation in the vicinity because a two-car garage opening to the street will be provided to meet the parking requirement of the Unified Zoning Code; therefore, side yard vehicular access to the rear of the lot is not necessary.

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 setbacks, as sufficient separation between buildings is maintained and the encroachments into the setbacks are minor.



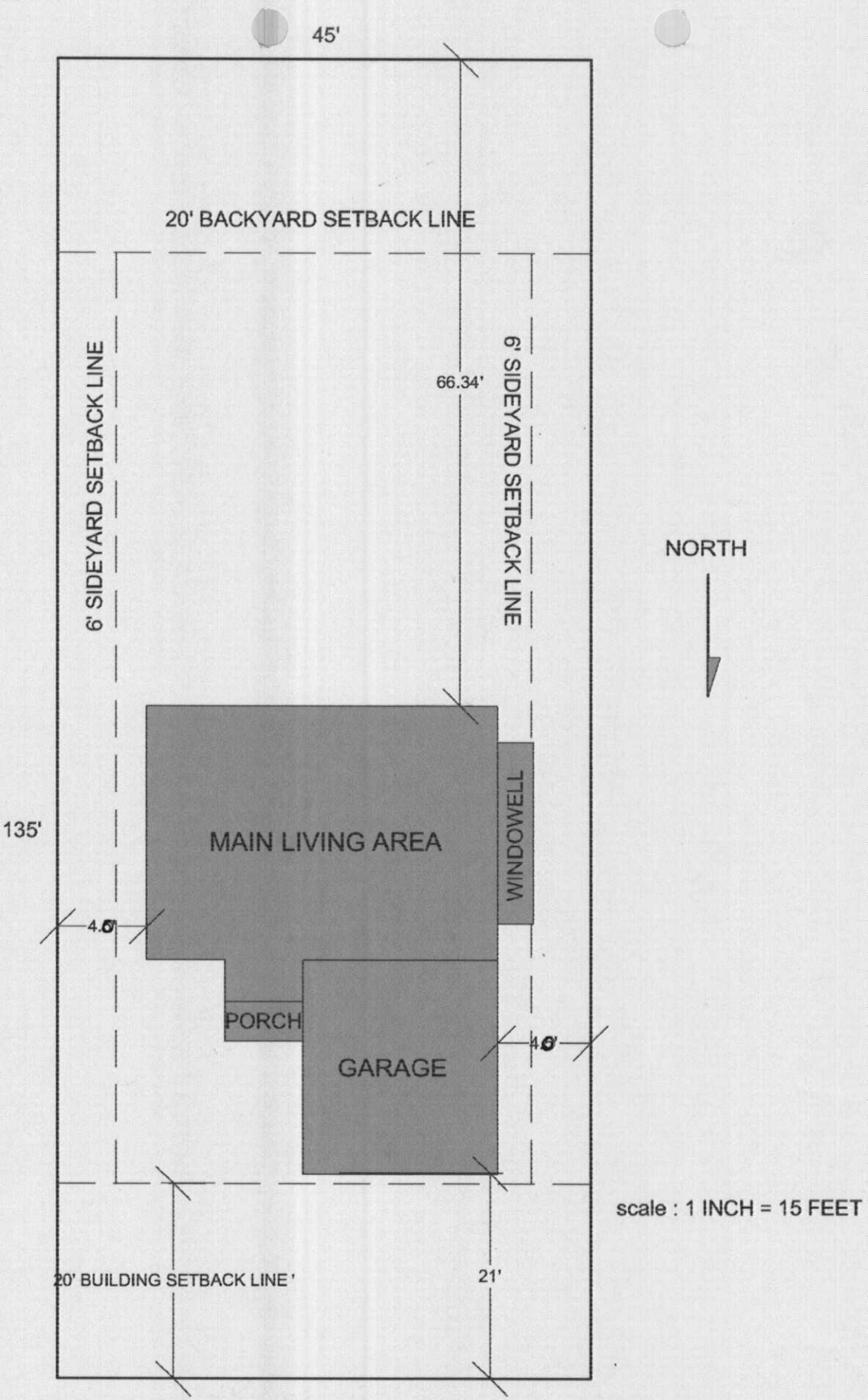
PLAN # 970 S

BASEMENT: 970 SQ. FT.

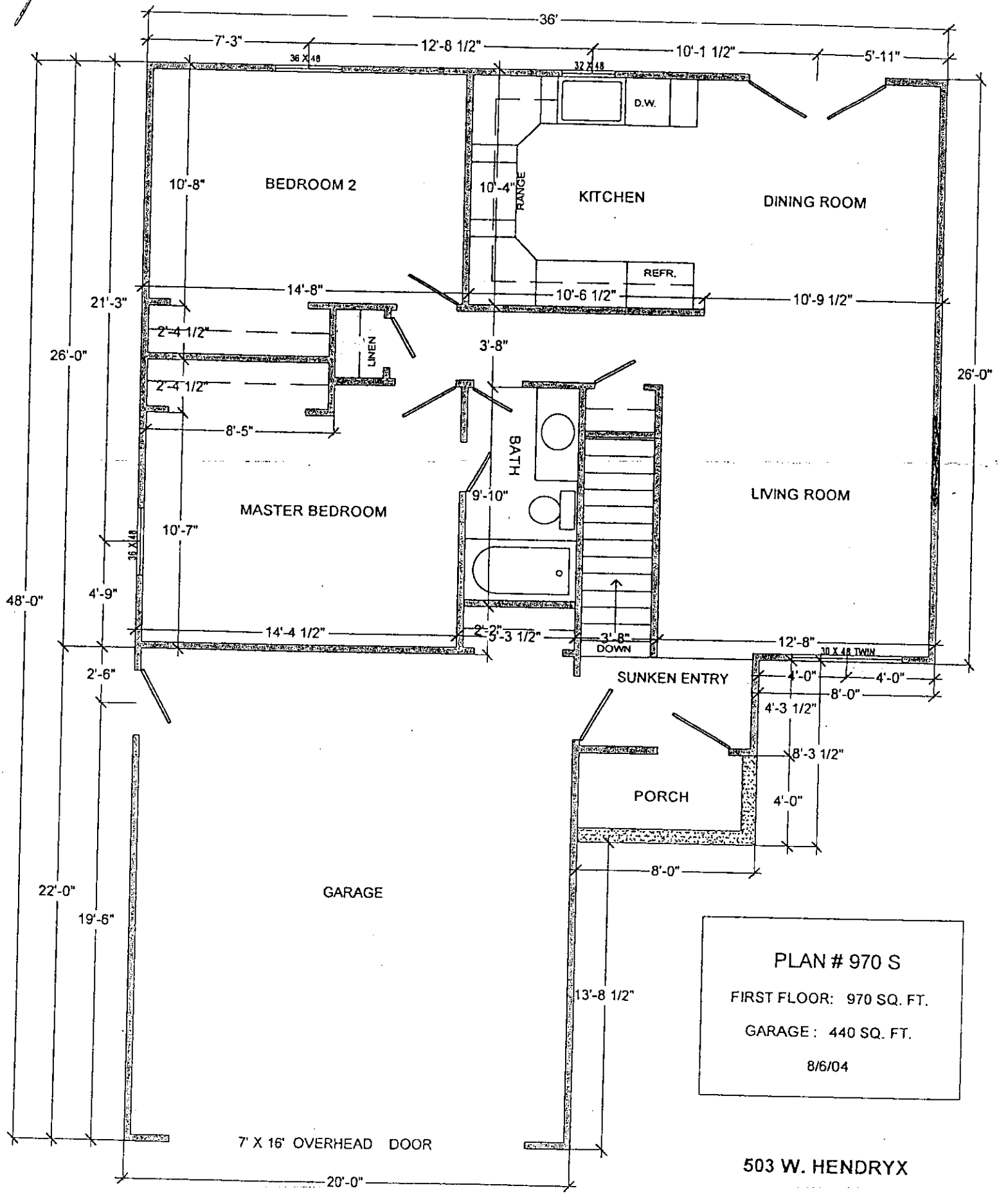
GARAGE : 440 SQ. FT.

8/6/04

503 W. HENDRYX



The east 5.7 ft of lot 13, all of lots 14 & 15 ,
Elmdale Addition
503 W Hendrvx



PLAN # 970 S

FIRST FLOOR: 970 SQ. FT.

GARAGE : 440 SQ. FT.

8/6/04

503 W. HENDRYX