

RESERVE "D"

Fnc. 0.4'
S. of Line.

RETAINING WALL

128.73'

Dock

LOT 29

RETAINING WALL

RESERVE "D"

85.87'

#2133

5.1'

31.3'

8.40'

52.50'

26.9'

2.4'

1.7'

9.9'

28.9'

70.3'

113.66'

114.07'

Gar.

Fnc. 1.0'
S. of Line

UTILITY

EASEMENT

HARBOR LICK
COURT

#2129

Fnc. 0.2'±
W. of Line

Scale: 1"=20'

Pool

BZA2004-00079

SITE PLAN

APPROVED

11-2-04

BY

SK

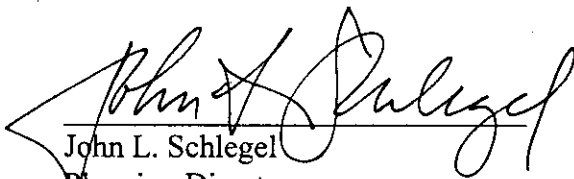
Fnc. on
Line ±

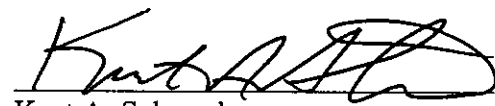
- 3) Compatibility with existing or permitted uses on abutting sites: The single-family residence is compatible with abutting sites, which also are developed with single-family residences. The encroachments into the side setbacks should not reduce compatibility with abutting sites.
- 4) Effect on public 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 setback on the north from 6 feet to 5.1 feet and the side setback on the south from 6 feet to 5.6 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) The setback reduction shall apply only to the side yard setback encroachments 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.
- 3) 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.


John L. Schlegel
Planning Director


Kurt A. Schroeder
Superintendent of Central Inspection

Enclosure

cc: Brad Bachman, Brad Bachman Homes, Inc., 4647 N. Meridian, Wichita, KS 67204
Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
J.R. Cox, Office of Central Inspection



FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

November 2, 2004

William and Debra J. Lucas
2129 Harborlight Ct.
Wichita, KS 67204

Re: BZA2004-00079: Administrative Adjustment to reduce the side setback on the north from 6 feet to 5.1 feet and to reduce the side setback on the south from 6 feet to 5.6 feet.

Legal Description: The south 5.4 feet of Lot 28 and all of Lot 29, Block 2, Harbor Isle 2nd Addition, Wichita, Sedgwick County, Kansas. Generally located south of 53rd Street North and east of Meridian (2129 Harborlight Ct.).

Dear Mr. and Mrs. Lucas:

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 a single family residence was recently constructed on the property that encroaches into the side setback on the north by 0.9 feet and the side setback on the south by 0.4 feet. From reviewing the site plan submitted with your application, we understand that the encroachments into the setbacks are for corners of the structure rather than for entire building walls.

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-1.6. of the Unified Zoning Code as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed encroachments should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity because the side yards do not provide vehicular access and sufficient space remains for pedestrian access.
- 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 and involve only corners of the structure rather than entire building walls.