

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.

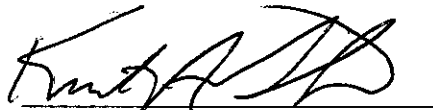
Our signatures below indicate that an Administrative Adjustment to reduce the interior side yard setback from 15 feet to 12 feet for the aforementioned property is hereby granted, subject to the following conditions:

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 Schroeder
Superintendent of the Office of Code Enforcement

Enclosure

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



Wichita-Sedgwick County Metropolitan Area Planning Department

September 1, 2005

Phillip L. Howard
1655 North St. Paul
Wichita, KS 67203

RE: BZA2005-00053 Administrative Adjustment to reduce a street side yard setback from 15 feet to 12 feet.

Legal Description: Lot 1, Block 1, Stone Addition, Wichita, Kansas (1655 North St. Paul Street)

We have reviewed your request for an Administrative Adjustment to reduce a street side yard setback on the above referenced property. The subject property is zoned SF-5 Single-family Residential and has a 15-foot side yard setback requirement.

From reviewing your application, we understand that you desire to construct an additional garage on the north side of your existing garage located on the property referenced above. Based upon the site plan included with the application, the north side of the proposed garage would be located 12 feet from the 16th Street right-of-way. Therefore, you request to reduce the street side yard setback from 15 feet to 12 feet on the 16th Street side of your property.

The Unified Zoning Code allows an adjustment to reduce required setbacks by up to 20 percent. We find that the reduction of the interior side setback from 15 feet to 12 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 given the fact that the proposed development does not encroach upon any right-of-way or public walkways.
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 yard by three feet will not create any compatibility use issues as a 12-foot setback will be maintained.

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.

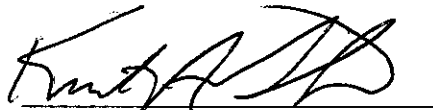
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