site.

4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements (there is a platted 15-foot drainage easement in the rear yard of the subject site) or right-of-way, therefore, there should not be a negative impact on the public health, safety or welfare nor will properties of improvements in the vicinity be materially injured.

Our signatures below indicate that an Administrative Adjustment to reduce the rear yard setback by 4 feet is hereby granted.

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

John Schlegel
Director of Planning

FOR KURT SCHROEDER
Kurt Schroeder
Superintendent of Central Inspection

Cc: Kurt Schroeder, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
J.R. Cox, Office of Central Inspection
LaDonna Lawrenz, 9730 S. 151st Street West Clearwater, KS 67026

CITY OF WICHITA

FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

January 18, 2006

Mr. Harold Wood
239 Byron Court
Wichita, KS 67209

Re: **Administrative Adjustment BZA2005-00087: An Administrative Adjustment to reduce a rear yard setback by 20%.**

Legal Description: Lot 8, Woodland Westfield 2nd Addition, Wichita, Sedgwick County, Kansas.

Dear: Mr. Wood:

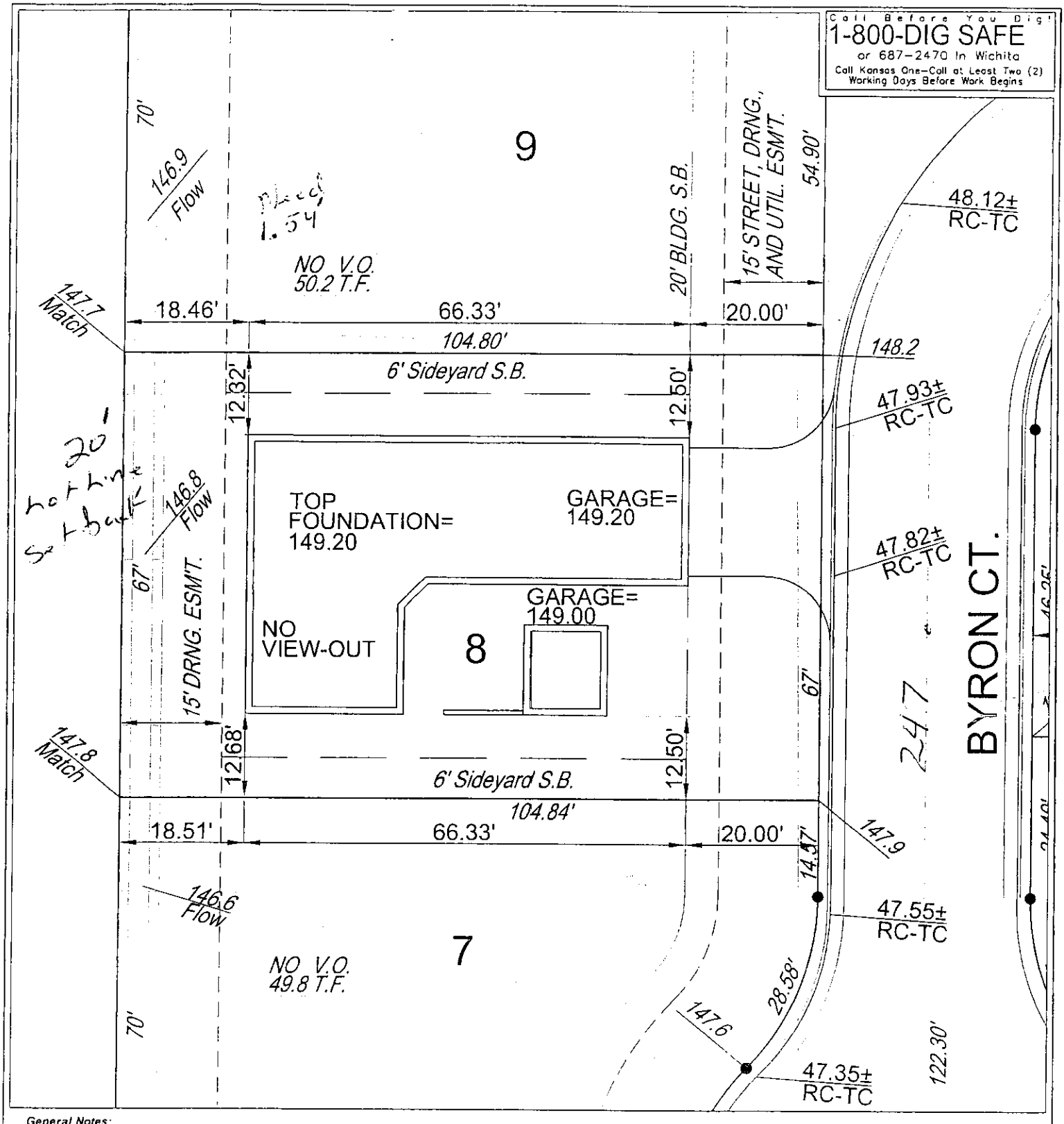
We have reviewed your request for an Administrative Adjustment to reduce your rear yard setback from 20 feet to 16 feet. You state in your application that you wish to build a new home at this location and your site plan requires an additional 4 feet along the rear lot line to accommodate the desired home.

The Unified Zoning Code allows an adjustment to reduce the rear yard setback by up to 20 percent. We find that the reduction of the rear yard setback 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 would have no impact on safety and convenience of vehicular and pedestrian circulation in the vicinity because the rear yard setback is at the rear of the property with no access, vehicular or pedestrian.

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 this setback, as sufficient separation between buildings is maintained and the encroachment is adjacent to another rear yard.

3) Compatibility with existing or permitted uses on abutting sites: The reduction of the rear yard setback is compatible with the permitted residential uses and will not compromise the residential character of the area. A similar reduction of a rear setback, BZA2000-22, was granted on Lot 9, Woodland Westfield 2nd Addition, which abuts the north side of the subject



General Notes:

1. Staking dimensions are shown for representation only.
2. This drawing does not represent a boundary survey or mortgage title inspection (MTI). Easements and setbacks shown have been taken from the recorded plat or other known sources. It shall be the Builder's responsibility to ensure that the final location of the house conforms to all applicable setbacks.
3. Any changes in elevations shown on this plan must be approved by the Developer or his Authorized Representative.
4. The Builder or their subcontractor(s) shall contact the Engineer immediately with any discrepancies.

Legend:			
VO	View- Out	BF	Basement Floor
PVO	Partial View- Out	℄	Flow Line
WO	Walk- Out	FG	Finished Grade
TF	Top of Foundation		Flow Arrow

Current House Location Does Not Meet Rear Yard Setback Requirements.

Benchmark:
"□" Cut top of Curb South of SW Cor., Lot 8, Westfield Acres Add.

Elev. = 145.25 (City Datum)

Location:
Lot 08
Woodland Westfield 2nd

Prepared For:
Harold Wood
Phone: 722-3927 Fax: N.A.

File Location:
F:\Grade Woodland Westfield 2nd Lot\8.dwg

Drawn By: DSM
Date Drawn: 12.06.05
Project Number: 05-12-G011
Reviewed By:
Approved By:

1" = 20'

Baughman