



FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

July 18, 2000

Mr. Harold Wood
243 S. Byron Court
Wichita, KS 67209

Re: Administrative Adjustment BZA2000-00022: An Administrative Adjustment to reduce a rear yard setback by 20%.

Legal Description: Lot 9, Block 1 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.

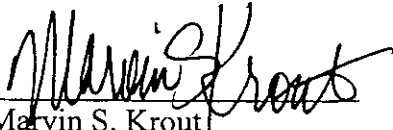
The Unified Zoning Code allows an adjustment to reduce the rear yard setback by up to 20 percent. We find that the reduction of the rear yard setback meets the four conditions required by Section V-1.6 of the Unified Zoning Code as set out below:

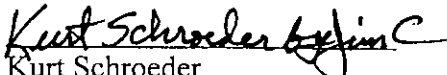
- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed encroachment would have no impact on safety and convenience of vehicular and pedestrian circulation in the vicinity because the rear yard setback is at the rear of the property with no access, vehicular or pedestrian.
- 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.

- 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 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.

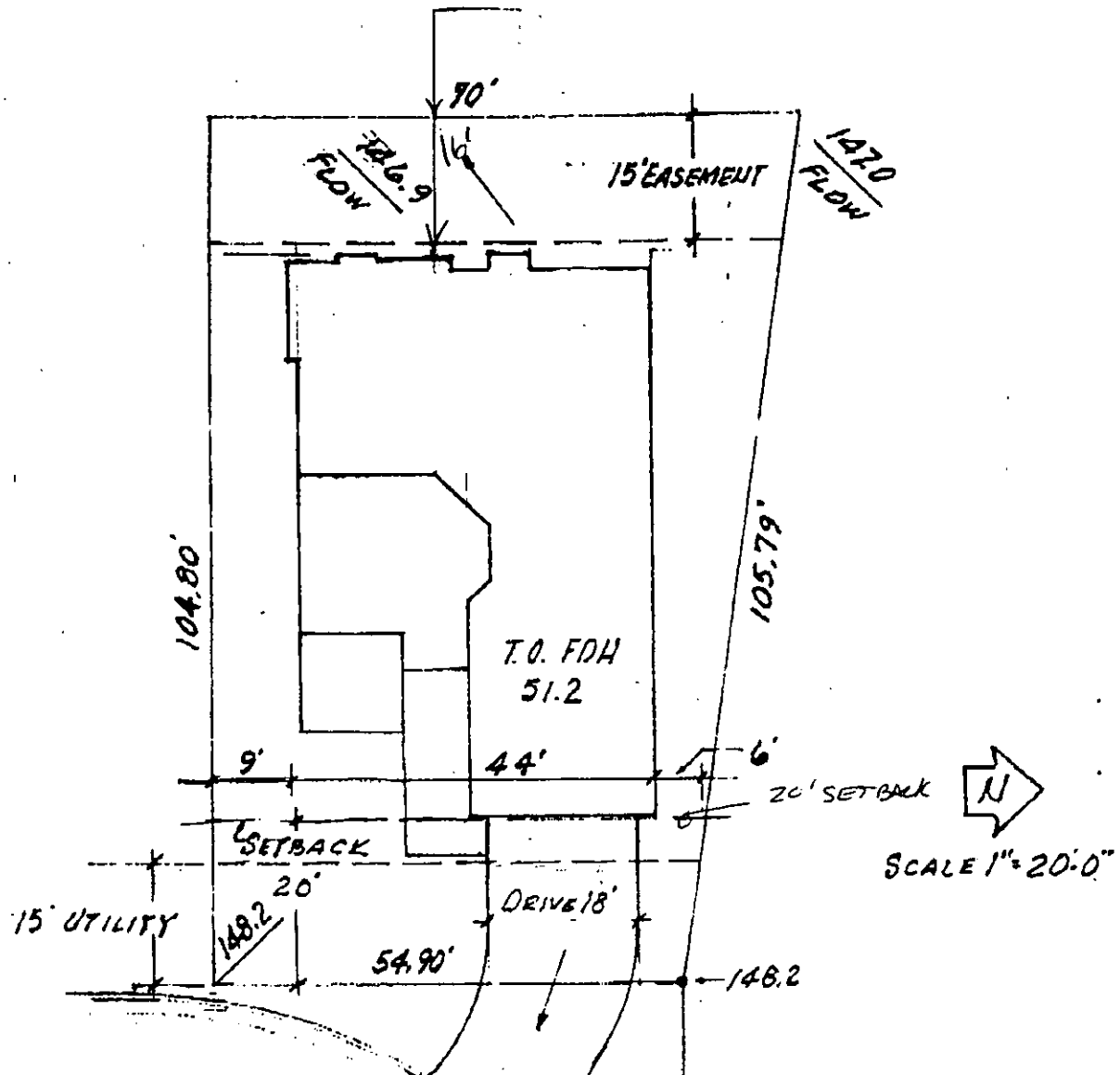
The zoning adjustment sign may now be removed from the property.


Marvin S. Krout
Director of Planning


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
Bruce Riddel, Woodframe Construction, P.O. Box 12641, Wichita, KS 67277

2000-03996

WOODLAND WESTFIELD 2ND ADDITION243 ~~253~~^S BYRON CT.
LOT 9WOODFRAME CONST.
BOX 12641
WICHITA Ks. 67277
316-722-4743

BUYER _____

BLDR. _____