



Wichita-Sedgwick County Metropolitan Area Planning Department

June 19, 2000

Bill Davis
1415 S. Greenwood
Wichita, KS 67211

FILE COPY

Re: Administrative Adjustment BZA2000-00017: An Administrative Adjustment to reduce a portion of side yard setback by from 6 feet to 4 feet 10 inches.

Legal Description: Lots 15-17, Fannie Avenue McCormick's Addition, Wichita, Sedgwick County, Kansas (1415 S. Greenwood)

Dear Mr. Davis:

We have reviewed your request for an Administrative Adjustment to reduce a portion of your side yard setback from 6 feet to 4 feet 10 inches. You state in your application that you wish to construct a carport adjacent and attached to your existing home. The construction of this carport would be over the existing paved driveway.

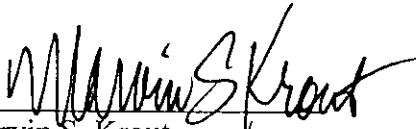
The Unified Zoning Code allows an adjustment to reduce the side yard setback by up to 20 percent. We find that the reduction of the side yard setback meets the four conditions required by Section V-1.6 of the Unified Zoning Code as set out below:

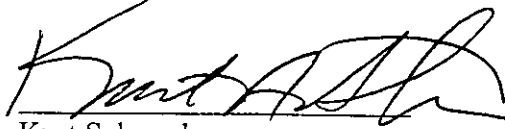
- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed encroachment would have no impact on safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area; the encroachment is set back from the front street right-of-way and no closer to the right-of-way than the front of your home.
- 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.
- 3) Compatibility with existing or permitted uses on abutting sites: The reduction of a portion of the side yard setback is compatible with the existing residential uses.

- 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 side yard setback by 1 foot 2 inches as indicated on the site plan 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

MK/KS/lv

Cc: Kurt Schroeder, Office of Central Inspection

