



FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

October 31, 2001

J. L. Lowderman
1702 Skyview
Wichita, KS 67212

Re: BZA2001-00055: Administrative Adjustment to reduce rear setback.

Legal Description: Lot 7, Block 8, Westlink Village 14th Addition, Wichita, Sedgwick County, Kansas (1702 Skyview).

Dear: Mr. Lowderman:

We have reviewed your request for an Administrative Adjustment to reduce the rear setback on the aforementioned property. From reviewing your application, we understand that you desire to construct a 17' x 24'9" room addition to the rear of your house. We further understand that you desire for the addition to be setback 16 feet from your rear lot line, resulting in a 4 foot encroachment into the required 20 foot rear setback for the "SF-5" Single-Family zoning district.

The Unified Zoning Code allows an adjustment to reduce the rear setback by up to 20 percent. We find that the reduction of the rear setback from 20 feet to 16 feet meets the four conditions required by Section V-1.6 of the Unified Zoning Code as set out below:

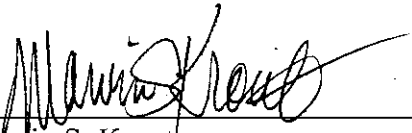
- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed encroachment should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity because the rear yard provides no vehicular access and sufficient space will remain for 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 rear setback, as sufficient separation between buildings is maintained and an existing screening fence and landscaping will screen the addition from surrounding properties.
- 3) Compatibility with existing or permitted uses on abutting sites: The proposed room addition is compatible with existing and permitted uses on abutting sites, and the additional 4 foot encroachment into the rear setback should not reduce the compatibility of the addition with abutting sites.

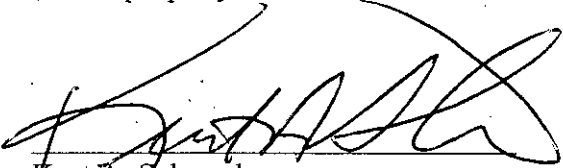
- 4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way, therefore, there should not be a negative impact on the public health, safety or welfare nor will properties or improvements in the vicinity be materially injured.

Our signatures below indicate that an Administrative Adjustment to reduce the rear yard setback for the aforementioned property from 20 feet to 16 feet is hereby granted, subject to the following conditions:

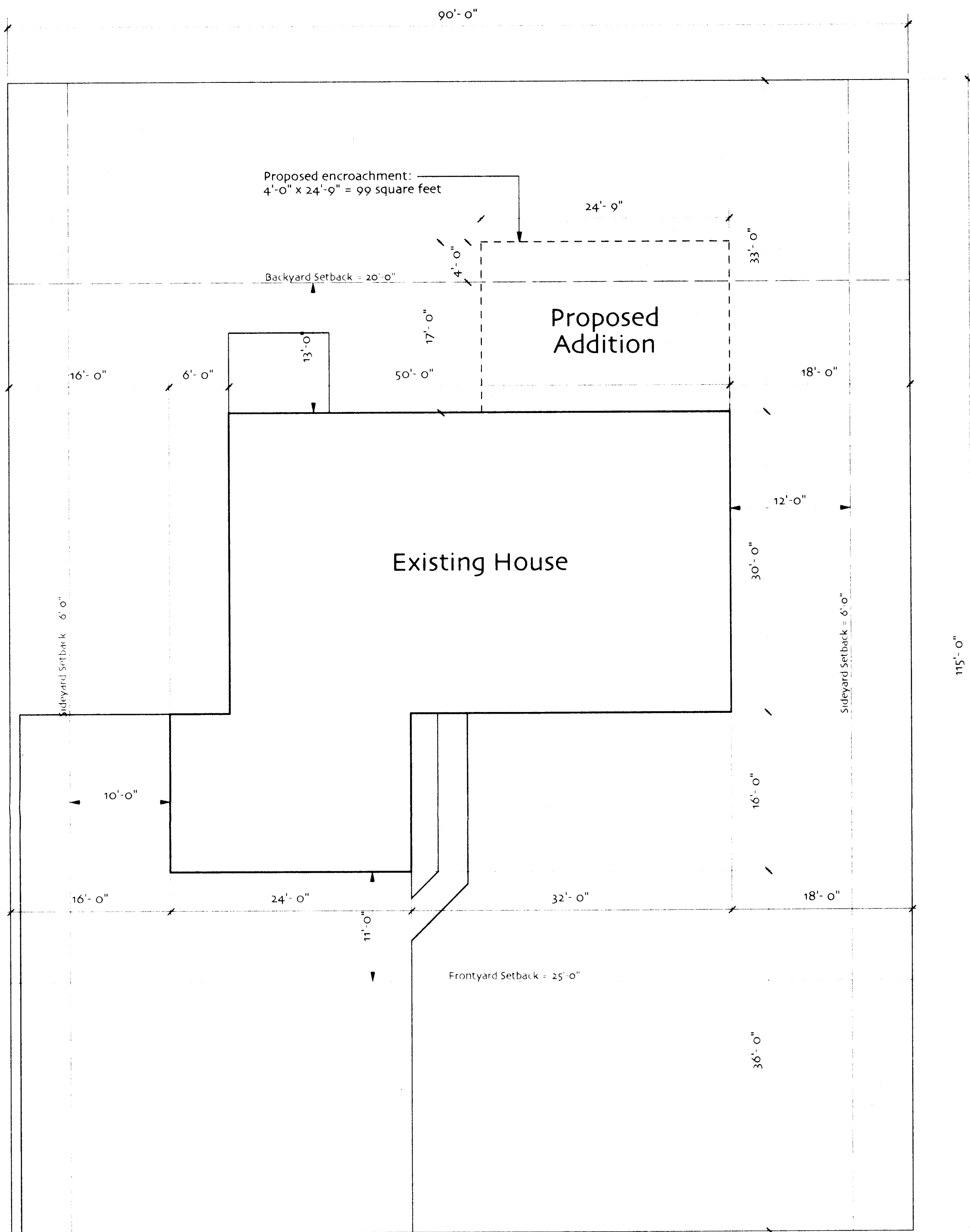
- 1) The site shall be developed in general conformance with the approved site plan.
- 2) The addition shall match the character of the house in terms of wall and roof materials and color.
- 3) Any violation of these conditions shall render the Administrative Adjustment null and void.

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


Marvin S. Krout
Planning Director


Kurt A. Schroeder
Superintendent of Central Inspection

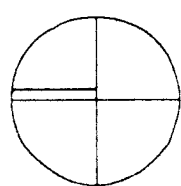
cc: Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
J.R. Cox, Office of Central Inspection



Description: Lot 7, Block 8, Westlink Village Fourteenth Addition

Proposed Variance to Rule: "Reducing minimum front, side, and rear setbacks by up to 20 percent, except that a rear setback adjacent to a golf course, open space or reserve or in which the area of the required yard to be adjusted does not exceed 300 square feet may be reduced by up to 50 percent."

BZA2001-00055



Plan North

SITE PLAN

APPROVED 10-31-01 BY SK
MARD File Copy

E1 Site Plan

Scale: 1/8" = 1'-0"

idence

Lester L. Limón, Architect

Revision Date

10.12.2001

Issue Date

A1

Sheet Number