



**Wichita-Sedgwick County Metropolitan Area Planning Department**

September 5, 2001

Forest Lakes, Inc.  
c/o Marvin Schellenberg  
7926 W. 21<sup>st</sup> St. N.  
Wichita, KS 67205

Re: **BZA2001-00047**: An administrative adjustment to reduce the rear setback.

**Legal Description**: Lot 17, Block 4, Forest Lakes Addition, Wichita, Sedgwick County, Kansas (3106 Lakecrest Cir.).

We have reviewed your request for an Administrative Adjustment to reduce the rear setback on the aforementioned property from 20' to 16'6". You state in your application that you propose to construct a single-family residence on a cul-de-sac lot and that the shape of the lot and the configuration of the house requires an encroachment into the rear setback to allow for proper orientation of the structure towards the front of the lot.

The Unified Zoning Code allows an Administrative Adjustment to reduce setbacks by up to 20 percent. We find that reducing the rear setback on your property from 20' to 16'6" feet meets the four conditions required by Section V-I.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 yard setback, as sufficient separation between buildings is maintained and the rear yard setback reduction is within allowable limits.
- 3) Compatibility with existing or permitted uses on abutting sites: The proposed new house is compatible with existing and permitted uses on abutting sites, and the additional 3'6" foot encroachment into the rear yard setback should not reduce the compatibility of the house 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.

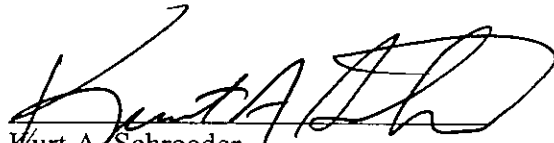
Our signatures below indicate that an Administrative Adjustment to reduce the rear setback for the aforementioned property from 20' to 16'6" feet is hereby GRANTED, subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site plan.
- 2) 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

Enclosure

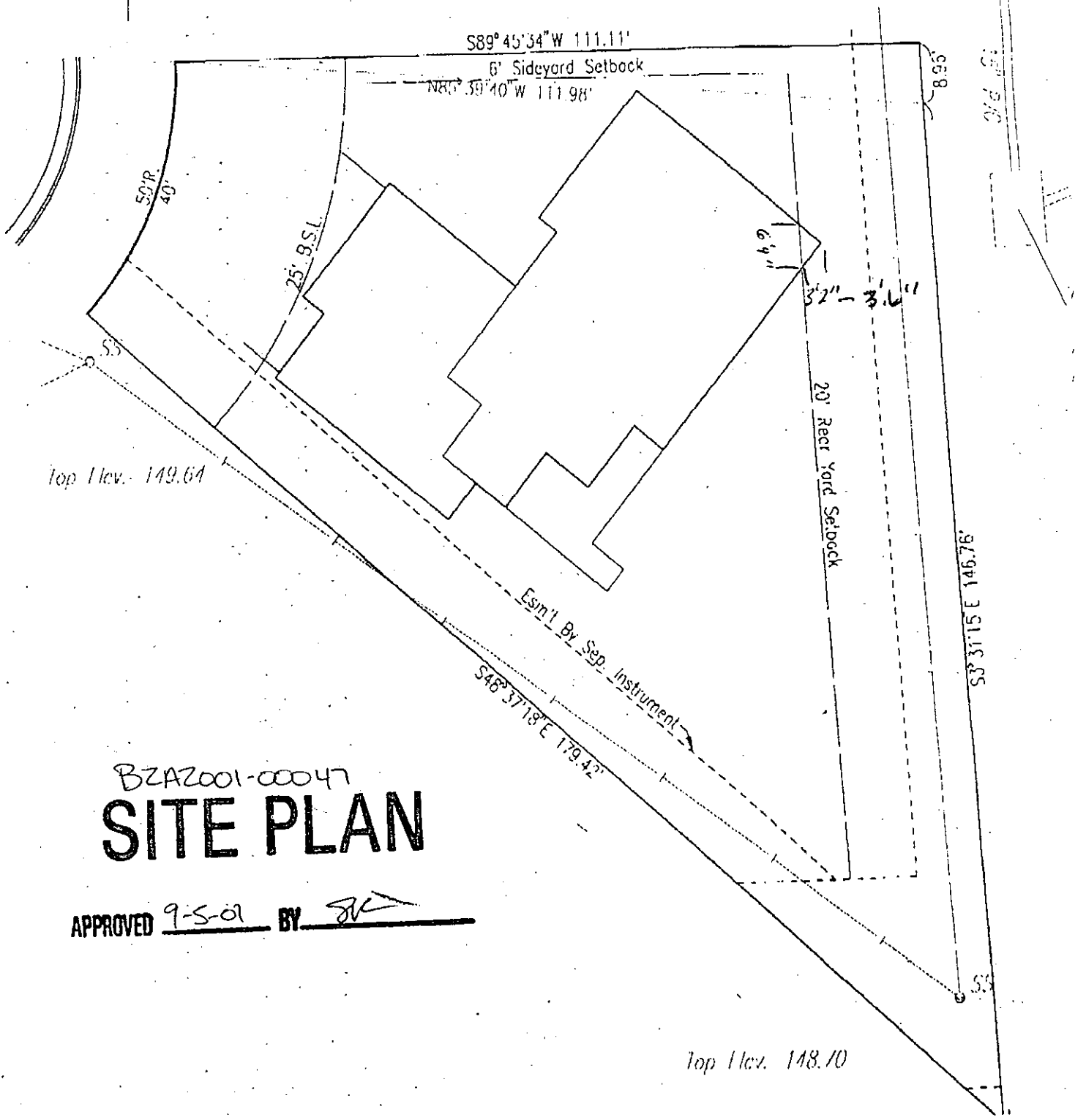
cc: Kurt Schroeder, Office of Central Inspection  
Paul Hays, Office of Central Inspection  
Randy Sparkman, Office of Central Inspection  
J.R. Cox, Office of Central Inspection

# LOT 17, BLOCK 4 FOREST LAKES

SCALE: 1"=20'

## LEGEND

- T.F. = TOP FOUNDATION
- PAD = ELEVATION AT GARAGE DOOR OPENING
- = STFP BRICK LEDGE
- S.S. = SANITARY SEWTR
- WTR. = WATER LINE
- = FLOW ARROW
- X 0.0 = POINT ELEVATION
- 0.0 T.C. = TOP CURB



Top Elev. 149.64

Top Elev. 148.70

# BZAZ001-00047 SITE PLAN

APPROVED 9-5-01 BY [Signature]