



Wichita-Sedgwick County Metropolitan Area Planning Department

August 16, 2001

Jay W. Russell
West Wichita Development, Inc.
12602 W. 13th St. N.
Wichita, KS 67235

Re: BZA2001-00041: Administrative Adjustment to reduce interior side setbacks.

Legal Description: Lots 1-21, Block A; Lots 1-9, Block B; Lots 1-11 and 28-52, Block D; Lots 1-21, Block E; Auburn Hills 12th Addition, Wichita, Sedgwick County, Kansas.

Dear: Mr. Russell:

We have reviewed your request for an Administrative Adjustment to reduce the interior side setbacks for the aforementioned lots. From reviewing your application, we understand that you desire to construct patio homes as an alternative to more traditional single-family residences, and a one foot reduction for all interior side setbacks is requested to permit construction of the proposed dwelling units on narrow lots. The proposed patio home development is illustrated in an enclosed site plan.

The Unified Zoning Code allows an adjustment to reduce setbacks by up to 20 percent. We find that reducing the interior side setbacks for the aforementioned lots from 6 feet to 5 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 encroachments should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity because the proposed patio homes will not have parking in the rear of the lot and sufficient space will remain in the side yards for pedestrian access.
- 2) Impact on existing uses in surrounding areas: The surrounding areas are used for a golf course and undeveloped residential properties, so there should be no negative impact on the existing uses in surrounding areas as a result of the reduction of the setbacks.
- 3) Compatibility with existing or permitted uses on abutting sites: The one foot reduction of the interior side yard setbacks will allow the construction patio homes on narrow lots. Allowing the construction patio homes facilitates the provision of a variety of single-family housing styles while maintaining compatibility throughout the larger development.

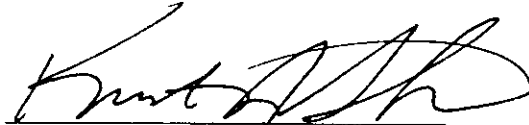
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- 4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way, therefore, there should not be a negative impact on the public health, safety or welfare nor will properties or improvements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

Our signatures below indicate that an Administrative Adjustment to reduce the interior side setbacks from 6 feet to 5 feet for the aforementioned lots is hereby granted. 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: Russ Ewy, Baughman Company PA, 315 Ellis, Wichita, KS 67211
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

