

single-family residences on large lots. Compatibility with abutting sites will not be diminished by reducing the lot size.

- 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 a Zoning Adjustment to reduce the minimum lot size from 4.5 acres to 4.42 acres for Lot 4, 4.13 acres for Lot 5, and 4.17 acres for Lot 6 is hereby granted. The zoning adjustment sign may now be removed from the property.



John L. Schlegel  
Planning Director



Glen Wiltse  
Code Enforcement Director

cc: Glen Wiltse, Sedgwick County Code Enforcement  
Phil Meyer, Baughman Company, 315 Ellis, Wichita, KS 67211



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

September 18, 2003

Mathias F. Eck  
KCE, Inc.  
9915 W. 21<sup>st</sup> St. N.  
Wichita, KS 67205

**RE: BZA2003-00051 – Zoning Adjustment to reduce the minimum lot size for Lots 4-6, Block A, Replat of Part of Eck 7<sup>th</sup> Addition, Sedgwick County, Kansas. Generally located south of Central and east of 183<sup>rd</sup> Street West.**

Dear Mr. Eck:

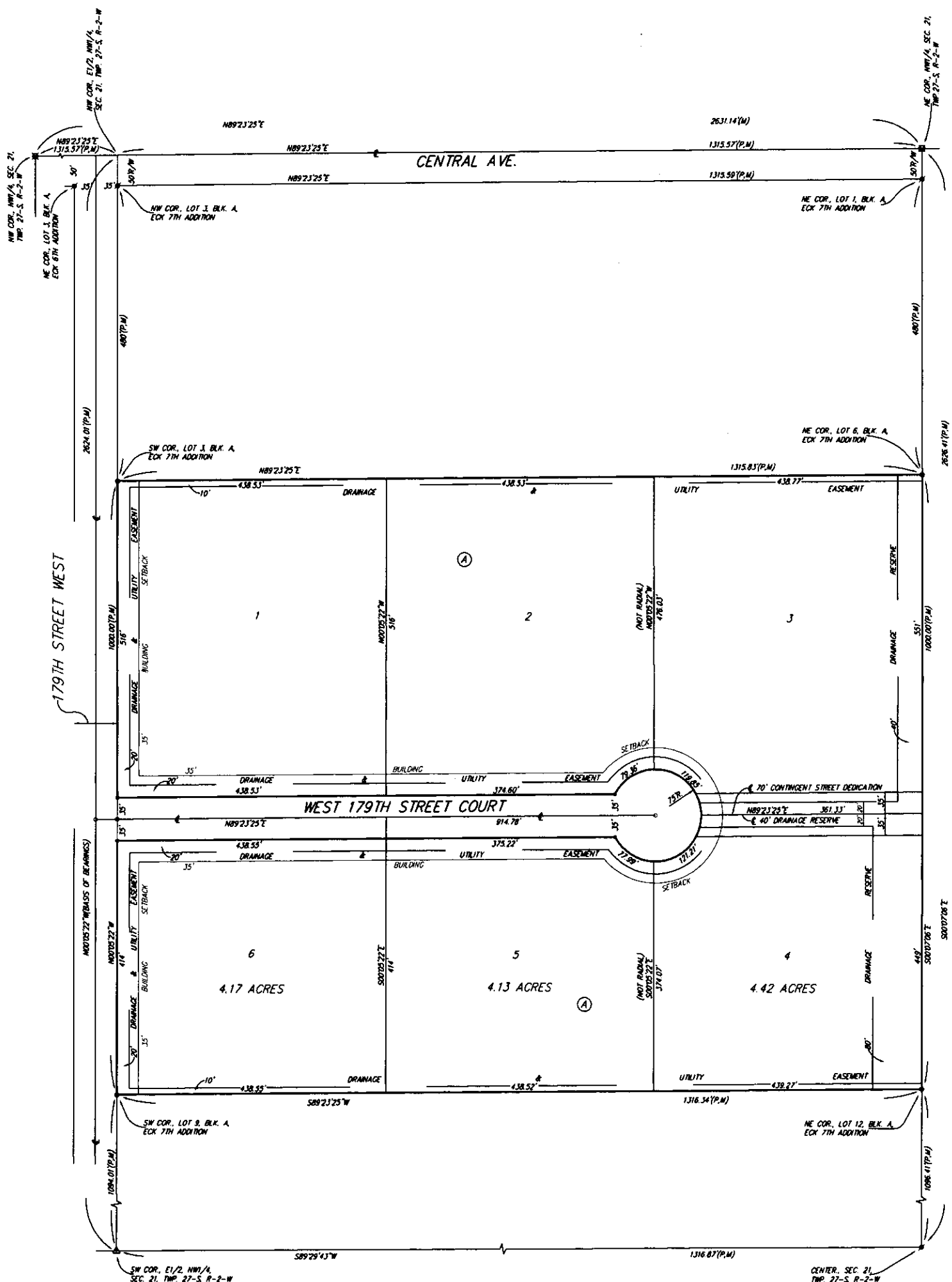
We have reviewed your request for a Zoning Adjustment to reduce the minimum lot size for the above-referenced lots. The minimum lot size for properties with surface lagoons for on-site sanitary sewer service is 4.5 acres; however, you propose lots as small as 4.13 acres. From discussing the request with your agent, we understand that West 179<sup>th</sup> Street Court was constructed further south than the location required by the plat, thus necessitating a replat of Block A to relocate the street right-of-way further south and correspondingly reducing the size of the lots on the south side of the street. In order for the replat to be approved, a Zoning Adjustment to reduce the minimum lot size of the three lots is required.

Section V-I.2.i. of the Unified Zoning Code allows the Planning Director, with the concurrence of the Zoning Administrator, to reduce the minimum lot size by as much as 10 percent as long as the adjustment does not have any of the negative impacts stated in Section V-I.6. We find that reducing the lot size as proposed 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 decrease in lot size will have no impact on the safety and convenience of vehicular and pedestrian circulation.
- 2) Impact on existing uses in surrounding areas: The proposed residential lots ranging in size from 4.13 acres to 4.42 acres will not create more adverse impacts on uses in surrounding areas than a 4.5 acre lot since sufficient space will remain for an on-site sewage lagoon.
- 3) Compatibility with existing or permitted uses on abutting sites: Use of the subject property for a single family residence is compatible with uses on abutting sites, which are used for agriculture and

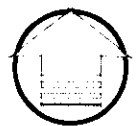
# EXHIBIT

## Administrative Adjustment Lots 4-6, Block A, Replat of Part of Eck 7th Addition



### BZA 2003-00051 SITE PLAN

APPROVED 9-18-03 BY SK



SCALE: 1" = 200'