



FILE COPY

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

July 20, 2000

F.E. and Ruth Withrow  
1501 Murray Avenue  
Wichita, KS 67212

Re: Administrative Adjustment BZA2000-0000<sup>23</sup>~~9~~: An Administrative Adjustment to reduce a portion of side yard setback by 20 percent.

**Legal Description:** Lot 2, Block 1, Westlink Village 6<sup>th</sup> Addition, Wichita, Sedgwick County, Kansas (Generally located north of 13 Street North and ½ mile West of Tyler, 1501 Murray Ave.)

Dear: Mr. & Mrs. Withrow:

We have reviewed your request for an Administrative Adjustment to reduce a portion of your side yard setback from 6 feet to 4 feet, 9.9 inches. You state in your application that you wish to add a workshop to your existing garage and this could be accomplished with a reduction in the side yard setback.

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 not any closer to the street right-of-way than the existing residence and garage.
- 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

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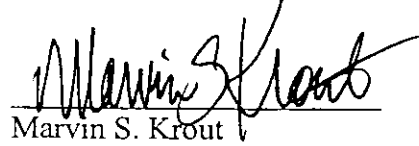
T 316.268.4421 F 316.268.4390

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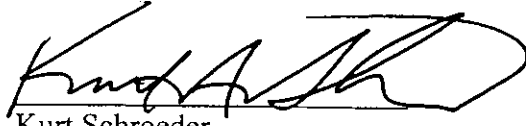
easements or right-of-way, therefore, there should not be a negative impact on the public health, safety or welfare nor will properties of improvements in the vicinity be materially injured.

Our signatures below indicate that an Administrative Adjustment to reduce the side yard setback by 20 percent as indicated on the site plan is hereby granted.

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



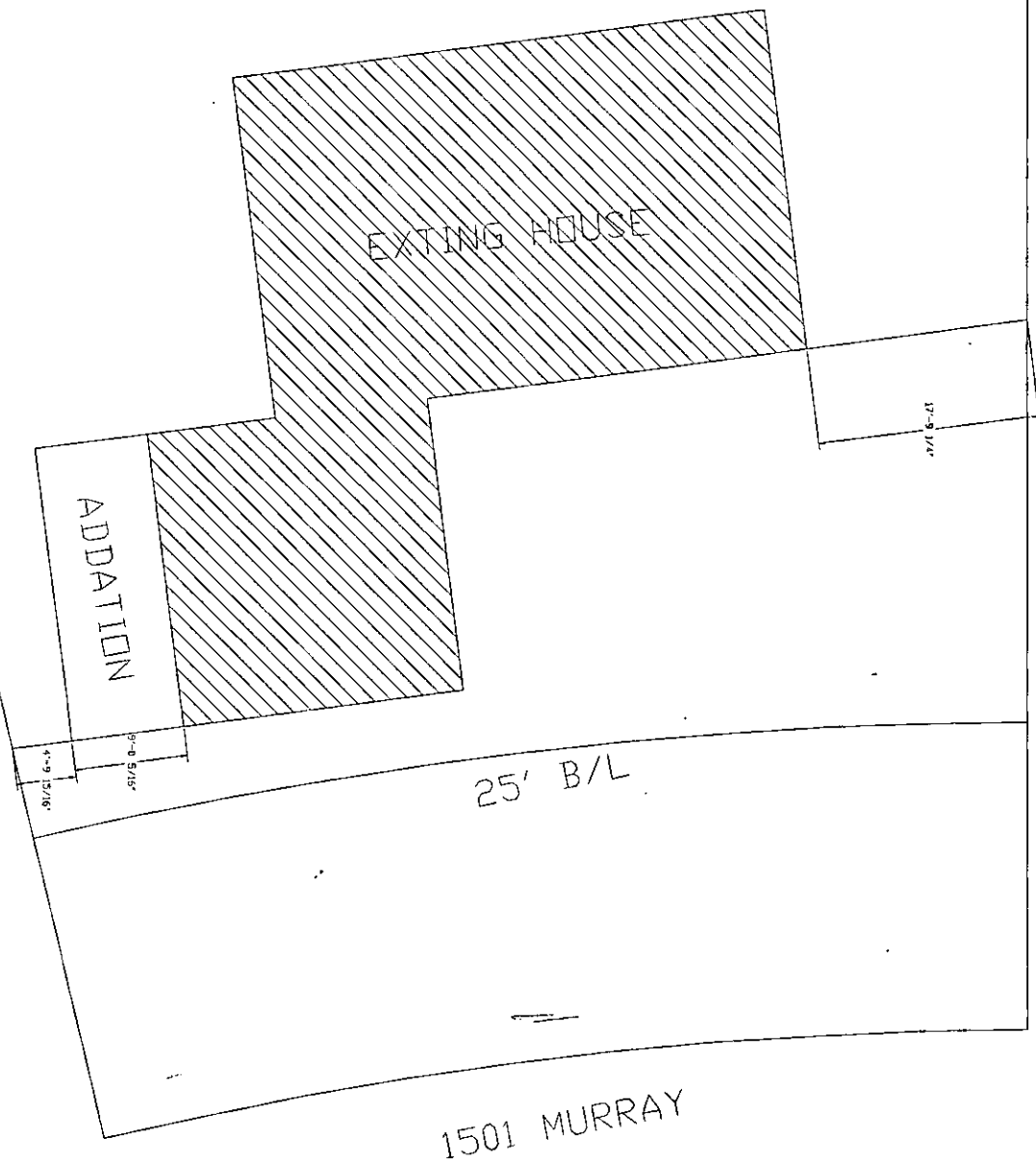
Marvin S. Krout  
Director of Planning



Kurt Schroeder  
Superintendent of Central Inspection

Cc: Kurt Schroeder, Office of Central Inspection  
Randy Sparkman, Office of Central Inspection  
J.R. Cox, Office of Central Inspection

LOT 2 - BLOCK 1  
WESTLINK VILLGE 6TH ADDATION



C/L MURRAY