



Wichita-Sedgwick County Metropolitan Area Planning Department

December 26, 2001

FILE COPY

F. J. Fahnholz
8901 Woodside
Haysville, KS 67060

Re: BZA2001-00067: Administrative Adjustment to reduce side setback.

Legal Description: Lots 1, Block 2, Highland Heights Addition, Sedgwick County, Kansas (8901 Woodside).

We have reviewed your request for an Administrative Adjustment to reduce the side setback on the above-referenced property. From reviewing your application, we understand that you desire to construct an attached 24' x 30' garage, and the addition will encroach 2 feet into the 10-foot side setback required by the "SF-20" Single-Family zoning district.

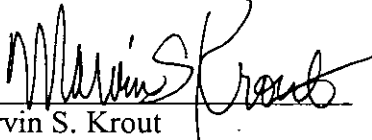
The Unified Zoning Code allows an adjustment to reduce setbacks by up to 20 percent. We find that the reduction of the side setback from 10 feet to 8 feet meets the four conditions required by Section V-1.6 of the Unified Zoning Code as set out below:

- 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, as the addition encroaching into the side setback will be used for off-street parking and sufficient space for pedestrian circulation will remain.
- 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 side setback, as sufficient separation between buildings is maintained and sight lines of existing structures will not be obstructed.
- 3) Compatibility with existing or permitted uses on abutting sites: The proposed attached garage is compatible with abutting sites, and a reduction of the side 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 side setback from 10 feet to 8 feet for the aforementioned property 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


Glen Wiltse
Code Enforcement Director

Enclosure

cc: Brain E. & Tina L. Thompson, 8901 Woodside, Haysville, KS 67060
Glen Wiltse, Sedgwick County Code Enforcement

THOMPSON
8901-WOODSIDE DR
HAYSVILLE 67060

WEST

120'

SOUTH

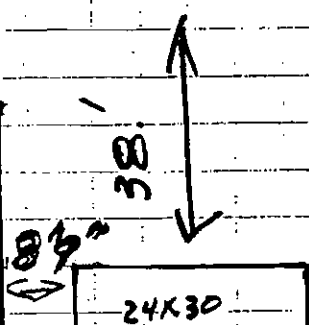
B2A2201-00067

SITE PLAN

APPROVED 12-26-01 BY SK

EASEMENT

185.05'



12x15

House

25'

EASEMENT

60'

NORTH

188.9'

Driveway

-10-

35'

45'

120'

EAST