



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

February 14, 2011

Mr. and Mrs. Carl Hall  
11206 West Hollywood Court  
Wichita, Kansas 67215

**Re: BZA2011-00005: City Administrative Adjustment to reduce rear setback by 50 percent on property zoned SF-5 Single-Family Residential located at West 11026 Hollywood Court (North of K-42 and west of South Maize Road).**

**Lot 55, Block A, Harvest Ridge Addition, Wichita, Sedgwick County, Kansas.**

Dear Applicants:

We have reviewed your request for a Zoning Adjustment to reduce the rear setback for an addition to the rear of the proposed house on the aforementioned property. From reviewing the application, we understand that you desire to construct a portion (less than 300 square feet) of a house whose northeast corner will be located within 10 feet of the rear (east) property line. Therefore, you have requested a 50 percent adjustment to reduce the required rear (east) setback from 20 feet to 10 feet. Attached is a site plan depicting the proposed encroachment.

Section V-1.2.a of the Unified Zoning Code allows the side setback to be reduced by up to 50 percent when the provisions of that section and the Zoning Adjustment Criteria of Section V-1.6 are met. We find that the reduction of the rear setback as proposed meets the provisions of Section V-1.2.a and the four criteria required by Section V-1.6 as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The setback encroachment should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity as no public right-of-way is affected and traffic volume is unchanged.
- 2) Impact on existing uses in surrounding areas: Allowing a less than 300 square-foot portion of the home to encroach 10 feet into the original 20-foot setback should not impact the uses on adjoining lots.
- 3) Compatibility with existing or permitted uses on abutting sites: The application area is to be developed with a residence which is the same use intended for adjoining and abutting lots. The requested 300-square foot encroachment leaves a ten-foot setback from the adjoining lot to the east. The requested adjustment should not compromise the

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compatibility of existing or permitted uses on abutting sites.

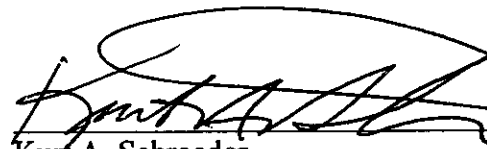
- 4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way. Therefore, there should be no impact on the public health, safety or welfare nor will properties or improvements in the vicinity be materially injured.

Our signatures below indicate that a Zoning Adjustment to reduce the rear setback for an area of less than 300 square feet on the aforementioned property by 50 percent, twenty feet to ten feet, is hereby granted, subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site plan.
- 2) The site shall be developed in conformance with all applicable codes, including but not limited to building, fire, and health codes.
- 3) The setback reduction shall apply only to the rear setback as illustrated on the approved site plan. All other structures or additions on the subject property shall conform to the setbacks permitted by the Unified Zoning Code unless a separate Zoning Adjustment or Variance is granted.
- 4) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.

The "Development Application" sign should now be removed from the property.

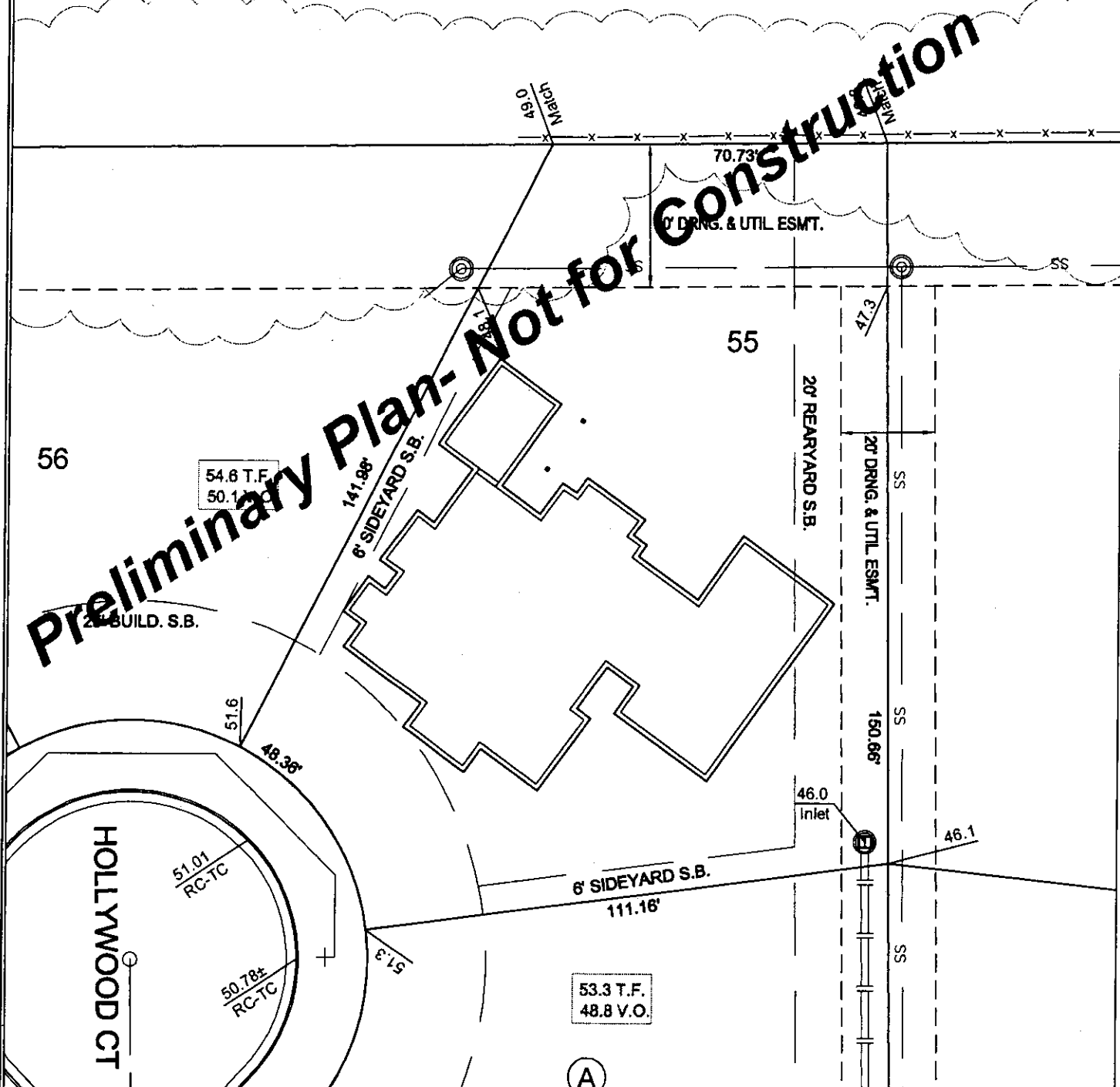
  
John L. Schlegel  
Planning Director

  
Kurt A. Schroeder  
Superintendent of Central Inspection

Enclosure

cc: Kurt Schroeder, OCI  
JR Cox, OCI  
Mike Gable, OCI  
Janet Miller, District VI, mailstop 1-13

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 or 687-2470 in Wichita  
 Call Kansas One—Call at Least Two (2)  
 Working Days Before Work Begins



**General Notes:**

1. Staking dimensions are shown for representation only.
2. This drawing does not represent a boundary survey or mortgage title inspection (MTI). Easements and setbacks shown have been taken from the recorded plat or other known sources. It shall be the Builder's responsibility to ensure that the final location of the house conforms to all applicable setbacks.
3. Any changes in elevations shown on this plan must be approved by the Developer or his Authorized Representative.
4. The Builder or their subcontractor(s) shall contact the Engineer immediately with any discrepancies.

Legend:	
VO	View - Out
PVO	Partial View - Out
WO	Walk - Out
TF	Top of Foundation
BF	Basement Floor
FL	Flow Line
FG	Finished Grade
	Flow Arrow

**LOT GRADING PLAN**

**Benchmark:**  
 Disc Located on the Common Lot Line between Lots 28 & 29, Block A, Harvest Ridge Addition.  
 Elev. = 149.47 City Datum

**Location:**  
 Lot 55, Block A  
 Harvest Ridge

**Prepared For:**  
 Bob Cook Homes  
 Phone: 461-8496 Fax: N/A

**File Location:**  
 E:\Grade\Harvest Ridge\Lot55B\KA.dwg

**Drawn By:**  
 DML

**Date Drawn:**  
 01.31.11

**Project Number:**  
 11-01-G048

**Reviewed By:**

**Approved By:**

1" = 30'

**Baughman**  
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Baughman Company, P.A.  
 515 Elliot Wichita, KS 67211  
 P.316.262.7271 F.316.262.0149