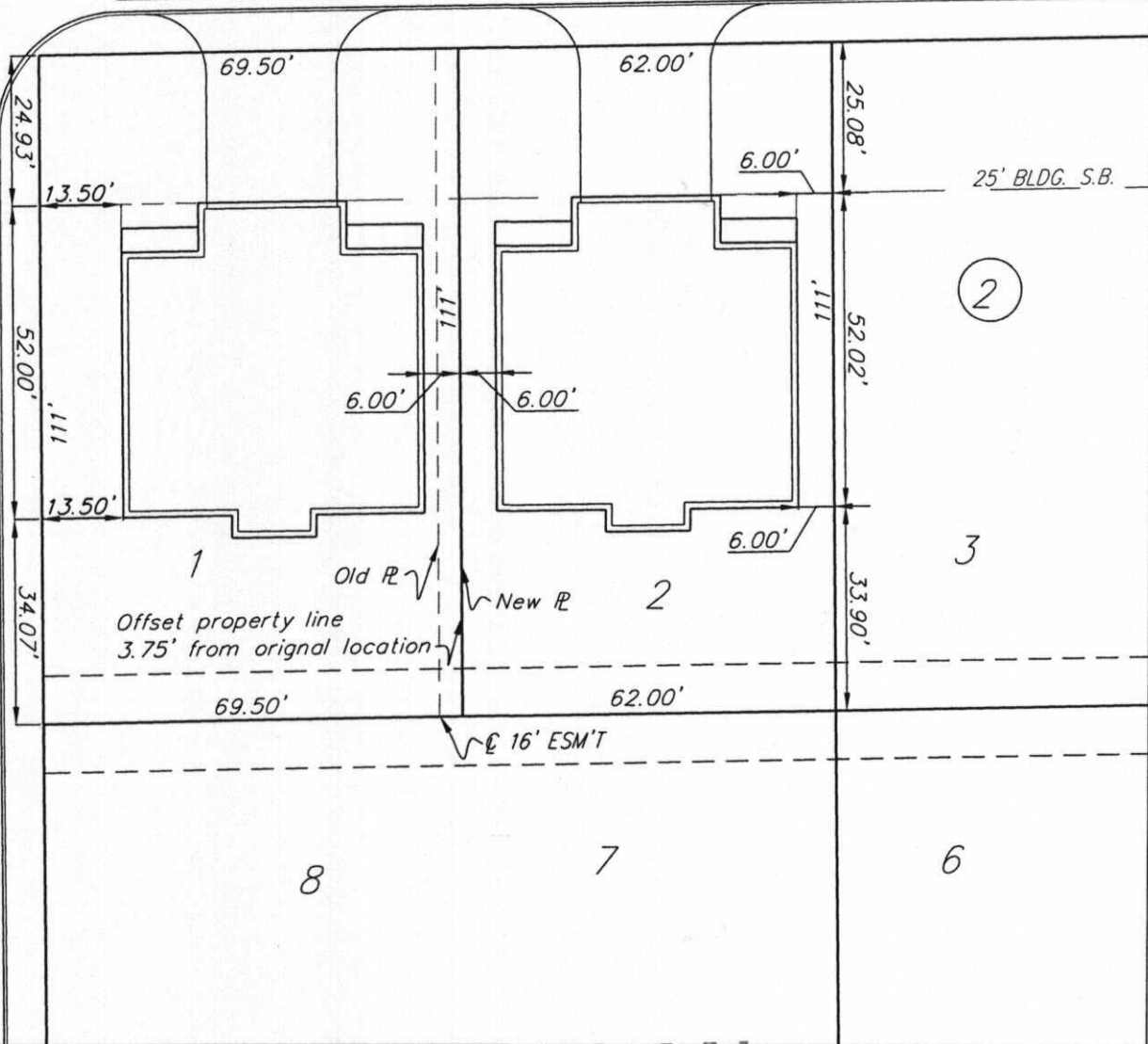


WESTRIDGE DR.

DONNA AVE.



SITE PLAN


General Notes:

1. Staking Dimensions are shown for representation only.
2. 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.

APPROVED 07/07/05 BY DG
 SA 2005-00032 Copy 1 of 2




1" = 30'

Lot Grading Plan		Benchmark:		 BAUGHMAN COMPANY P. A. ENGINEERING, SURVEYING, & PLANNING 316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211	
Location: Lots 1 and 2, Block 2 Peacock Addition		Date Drawn: 5.25.05		Drawn By: DSM	
Prepared For: DOUG ALLEN Phone: 651-7370				Project Number: 05-05-G113	
Fax: n/a		File Location: F:\Grade\peacock\Lot1_2Blk2.dwg		Reviewed By: Approved By:	
Page 1 of 1					

Our signatures below indicate that an Administrative Adjustment to reduce the street side setback from 15 feet to 13.5 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 violations of these conditions shall render the Administrative Adjustment null and void.

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



John L. Schlegel
Director of Planning



Kurt A. Schroeder
Superintendent of Central Inspection

Enclosure

Cc: Russ Ewy, Baughman Co., 315 Ellis, Wichita, Kansas 67211
Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
Randy Sparkman, Office of Central Inspection



Wichita-Sedgwick County Metropolitan Area Planning Department

July 7, 2005

Thomas and Sharon Young
3509 W. Donna
Wichita, KS 67203

RE: BZA2005-00032 Administrative Adjustment to reduce street side setback from 15 feet to 13.5 feet.

Legal Description: Lot 1 and the west 3.75 feet of Lot 2, Block 2, Peacock Addition, Wichita, Sedgwick County, Kansas (3521 W. Donna, southeast corner of Donna and Westridge Dr.)

We have reviewed your request for an Administrative Adjustment to reduce the street side setback on the above referenced property. From reviewing your application, we understand that you desire to construct a residence on the property. The 15-foot wide street side setback requirement along Westridge Drive would not leave enough room for the proposed residence. Therefore, you request to reduce the street side setback from 15 feet to 13.5 feet.

The Unified Zoning Code allows an adjustment to reduce setbacks by 20 percent. We find that the reduction of the street side setback from 15 feet to 13.5 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 encroachment should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity as the area given the proposed development and existing zoning pattern in the area.
2. Impact on existing uses in the surrounding areas: Given the fact that this reduction is located along a street side abutting public right-of-way, no private property abuts this side of the lot, therefore, no private property will be impacted by this adjustment as sufficient separation between buildings will be maintained and sight lines will not be obstructed.
3. Compatibility with existing or permitted uses on abutting sites: Reduction of the street side yard by 1.5 feet will not create any compatibility use issues. The applicant proposes a residential structure and the area already contains other residential units.
4. Effect on public health, safety or welfare: The encroachment will not hinder the installation of public improvements nor traffic circulation. No negative impacts on the public's health, safety or welfare or on properties in the vicinity are foreseen.