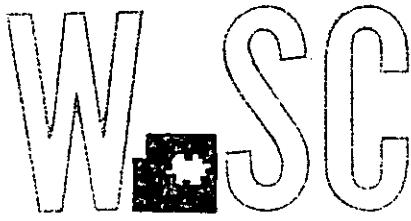


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4421  
FAX (316) 268-4390

January 27, 1999

Kevin Stultz  
341 S. Fountain  
Wichita, KS 67218

**Re: Administrative Adjustment 99-1; An administrative adjustment to reduce the side yard setback from 3 feet to 1 foot 6 inches and reduce the rear yard setback from 20 feet to 12 feet 5 inches on property located south of Central and west of Fountain;**

**Legal Description:** Lots 1 and 3, except the west 19 feet of the east 113.5 feet of the south one third, Block A, Frederick Addition, Wichita, KS.

Dear Mr. Stultz:

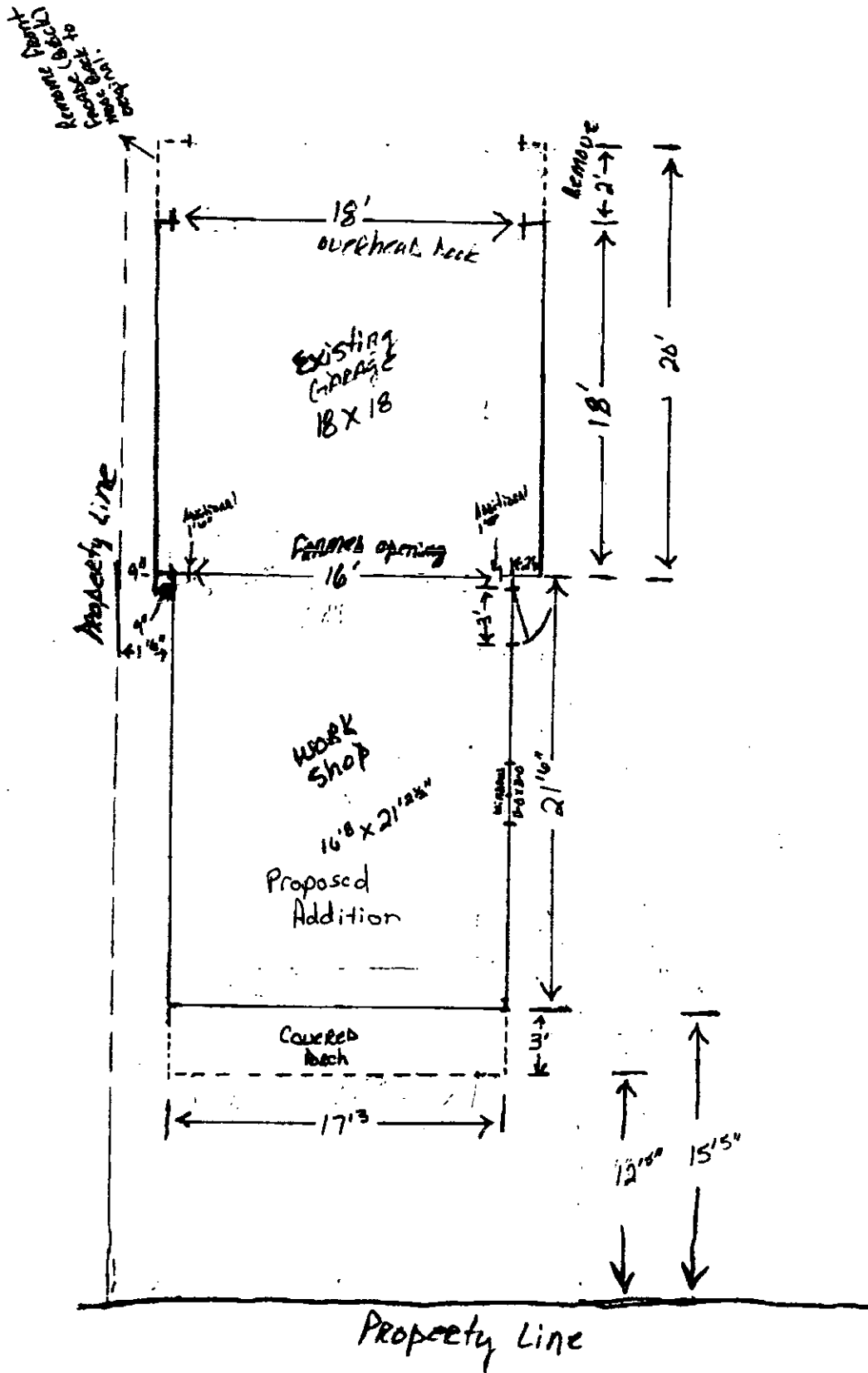
We have reviewed your request for an administrative adjustment to reduce the side yard setback from 3 feet to 1 foot 6 inches, and reduce the rear yard setback from 20 feet to 12 feet 5 inches. You have indicated it is your intention to construct a 16 foot 8 inch by 21 foot 2 and ½ inch work shop and a 3 foot by 17 foot 3 inch unenclosed covered porch. We understand that this workshop will be only used by you for small projects and that it will meet all home occupation requirements of the Unified Zoning Code.

The Unified Zoning Code allows an adjustment of the side and rear yard setbacks by up to 50 percent if the area to be reduced is less than 300 square feet in size. We find that the requested reduction in the side yard setback and rear 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. It is expected that the proposed development will not generate additional vehicle or pedestrian traffic than currently exists.
- 2) **Impact on existing uses in surrounding areas:** There should not be a negative impact on the existing uses in surrounding areas as a result of the reduction of this setback. The lot is adjacent to another garage on property zoned "SF-6."

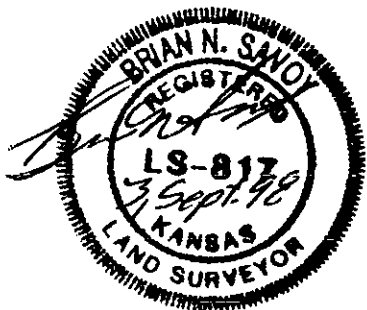


9-13 Pitch on Addition  
AND Existing



SAVOY, RUGGLES & BOHM, P. A.  
ENGINEERING & SURVEYING

Page 3 of 3

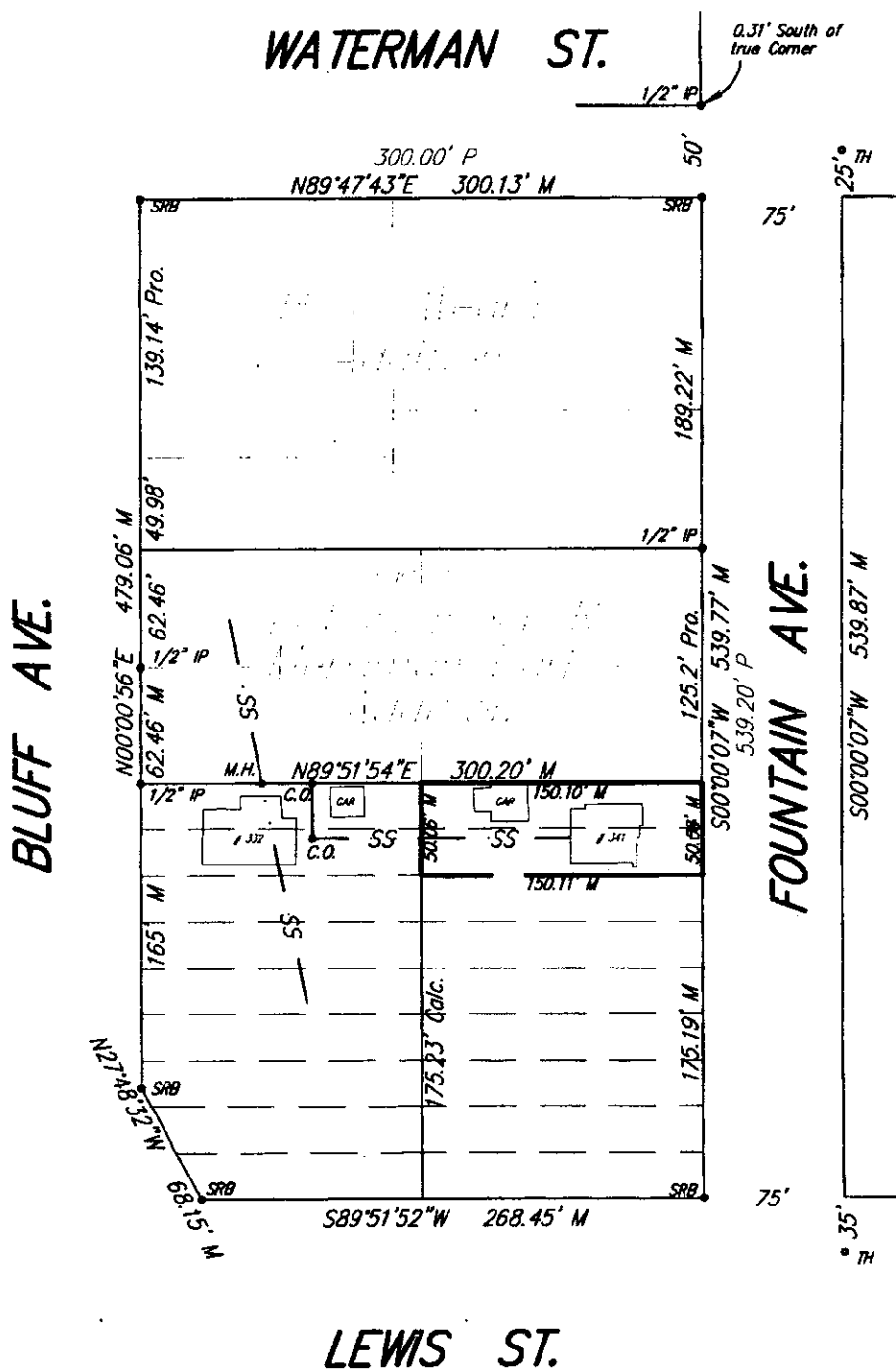

$$1'' = 100'$$

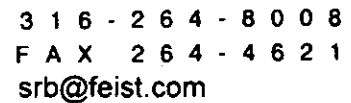
**LEGEND:**

- TH ..... THIMBLE (FOUND)
- 1/2" IP ..... 1/2" IRON PIPE (FOUND)
- SRB ..... 1/2" REBAR W/SRB CAP (SET)

SS = Sanitary Sewer  
C.O. = Clean Out  
M.H. = Manhole

DWG FILE: 19657B1-B.N.S.  
PROJECT NO. 98H19657B  
FEMA FIRM 200328 0025 B  
MAY 15, 1986  
ZONE C





## Page 2 of 3



**LEGEND:**

- DWG FILE: 1965782-B.N.S.  
FEMA FIRM 200328 0025 B  
MAY 15, 1986  
ZONE C