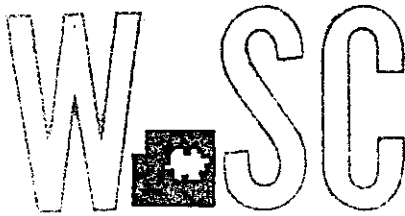


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

FILE COPY

March 30, 1999

Medicalodge Inc
c/o Jeff Pasantino
P.O. Box 509
Coffeyville, KS 67337

Re: Administrative Adjustment 99-8: An administrative adjustment to reduce the compatibility setback from 25 feet to 23 feet located at 2280 South Minneapolis.

Legal Description: Lot 14, 15, and 16, Block 1, McMichael and Harper 2nd Addition.

Dear Mr. Pasantino:

We have received and reviewed your request for an administrative adjustment to reduce the compatibility setback from 25 feet to 23 feet along the north property line. This adjustment is necessary to allow the placement of a generator. The compatibility setbacks of the Unified Zoning Code requires nonresidential structures to be setback 25 feet from adjacent "TF-3" Two-family zoning for all lots which are more than 100 feet wide.

You have stated that the generator will be tested one time a week for 30 minutes, and according to state regulations, the generator must be tested one time a month for 45 minutes. The only other time the generator will be operational is when there is a power outage. Therefore, this generator is seldom used.

We find that reducing the compatibility 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. Through the administrative adjustment the site should not generate any more additional traffic than currently exists, and the driveway still is an appropriate width which should not interfere with fire department access.
- 2) Impact on existing uses in surrounding areas: The generator is minor in nature and should not be obtrusive to the residential property located north of this site. Due to the infrequency

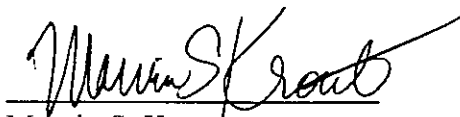
of use, the generator should not significantly impact the residential uses which surround this site.

- 3) Compatibility with existing or permitted uses on abutting sites: The fencing should screen the surrounding properties, which should limit the impact on the surrounding residential uses. As stated previously, the generator should only be in operation once or twice per week which should limit the impact on the surrounding properties.
- 4) Effect on public health, safety or welfare: There will be no encroachments into public utility easements or right-of-way and 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.

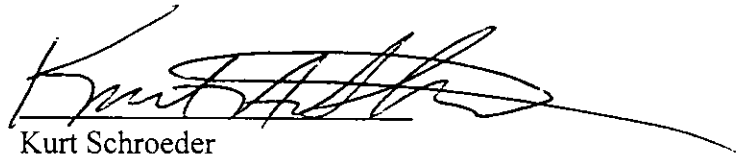
Our signatures below indicate that an administrative adjustment to reduce the compatibility setback from 25 feet to 23 feet on a lot zoned "B" Multi-family is hereby granted subject to the following conditions:

- 1) The compatibility setback shall be reduced to 23 feet only for the placement of a generator as shown on the attached site plan. The site shall be developed in general conformance with the approved site plan.
- 2) The applicant shall comply with all other City codes, including the noise ordinance.

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

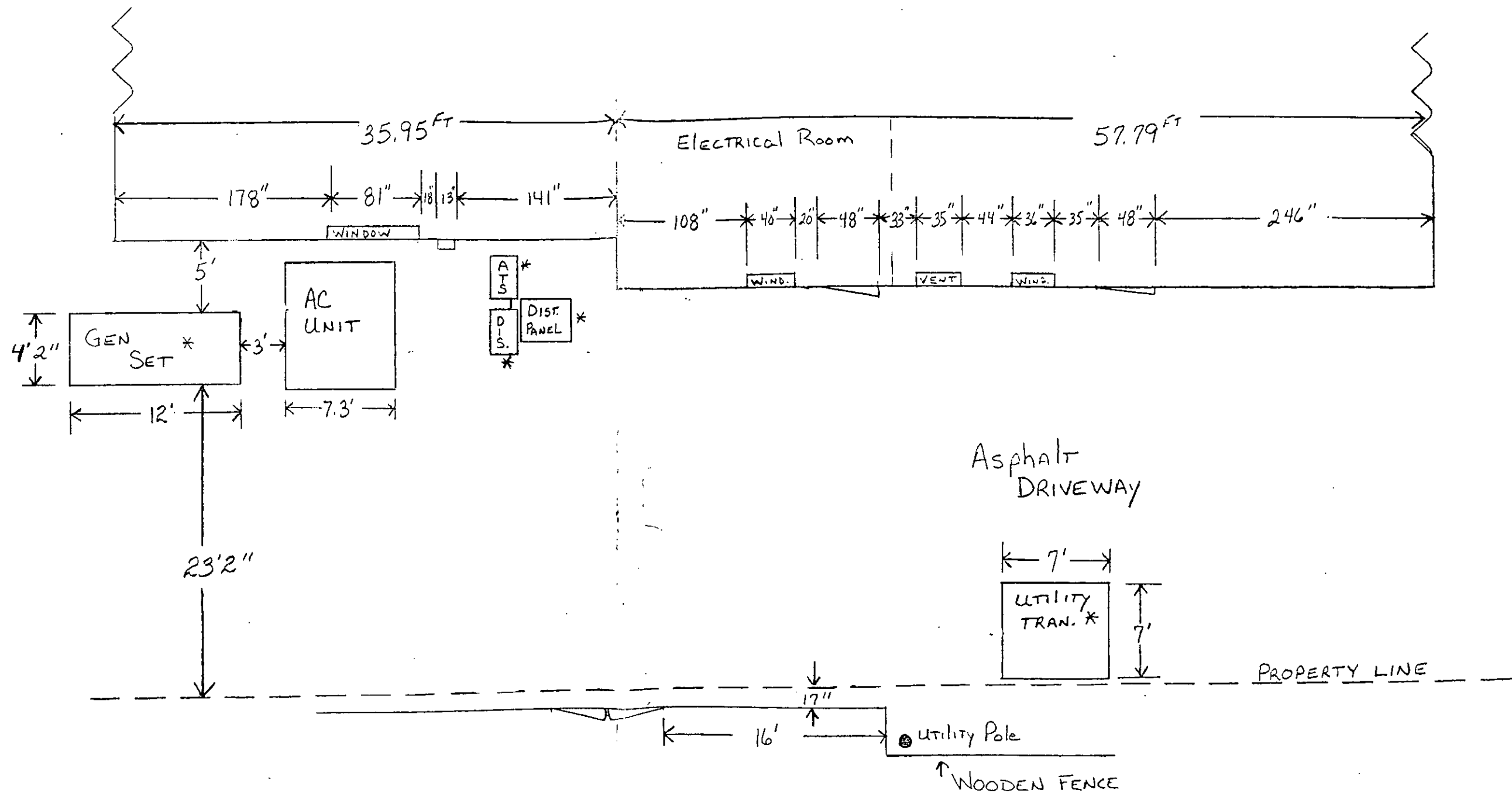


Marvin S. Krout
Director of Planning



Kurt Schroeder
Superintendent of Central Inspection

cc: Central Detroit Diesel Allison, Inc, 4501 Irving, Wichita, KS 67209
Kurt Schroeder, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
Paul Hayes, Office of Central Inspection



* - NEW EQUIPMENT
NEW CEMENT PADS

1" = 8' FT

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MEDICALODGES, INC
2280 MINNEAPOLIS
WICHITA, KS

← MINNEAPOLIS STREET →