

METROPOLITAN AREA PLANNING
DEPARTMENT

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

July 19, 1999

Jon and Susan Haney
1536 N. Holland Lane
Wichita, KS 67212

Re: Administrative Adjustment 99-18: An administrative adjustment to reduce the front yard setback from 25 feet to 24 feet 3 inches on property located on the southeast corner of Timothy and Holland Lanes and generally located northwest of 13th Street North and Ridge Road.

Legal Description: Lot 10, Block N, Westridge Village, Wichita, Sedgwick County, Kansas (1536 N. Holland Lane).

Dear Mr. and Mrs. Haney:

We have reviewed your request for an administrative adjustment to reduce the front yard setback from 25 feet to 24 feet 3 inches. You have stated that you plan to extend your existing garage on the east side to a third bay for storage of motorcycles and a personal workshop area. The addition of this third bay would place the building within the 25 foot required setback by 9 inches because the existing garage sits at an angle to the north property line.

The Unified Zoning Code allows an adjustment of the front yard setback by up to 20 percent. Therefore, we find that the reduction in the front yard setback from 25 feet to 24 feet 3 inches (3 percent) 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 encroachments 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 any more significant 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 the surrounding areas as a result of the reduction of the front yard setbacks.



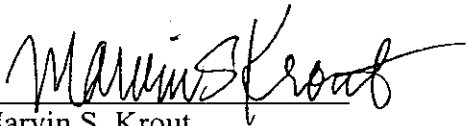
There are single-family homes surrounding this site. The addition will not encroach into any of the sight angles for the homes that surround this site.

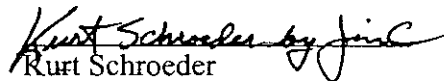
- 3) Compatibility with existing or permitted uses on abutting sites: The minor reduction for a portion of the front yard setbacks will be reasonably compatible with the existing residential uses that are adjacent to this property. A 6-foot wood fence exists on the east boundary of the property, which should screen any activity in the garage bay addition. The residential character of the site will not be compromised by the reduced setback.
- 4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements of 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 front yard setback from 25 feet to 24 feet 3 inches is hereby granted subject to the following condition:

- 1) The adjustment shall apply to only the portion of the front yard setback needed for the addition to the garage as shown on the attached site plan.
- 2) The garage addition shall be constructed with building materials similar to the existing home and garage.
- 3) The applicant shall comply with all conditions of the vacation request (V-2187).

The zoning adjustment sign shall be removed from the property.

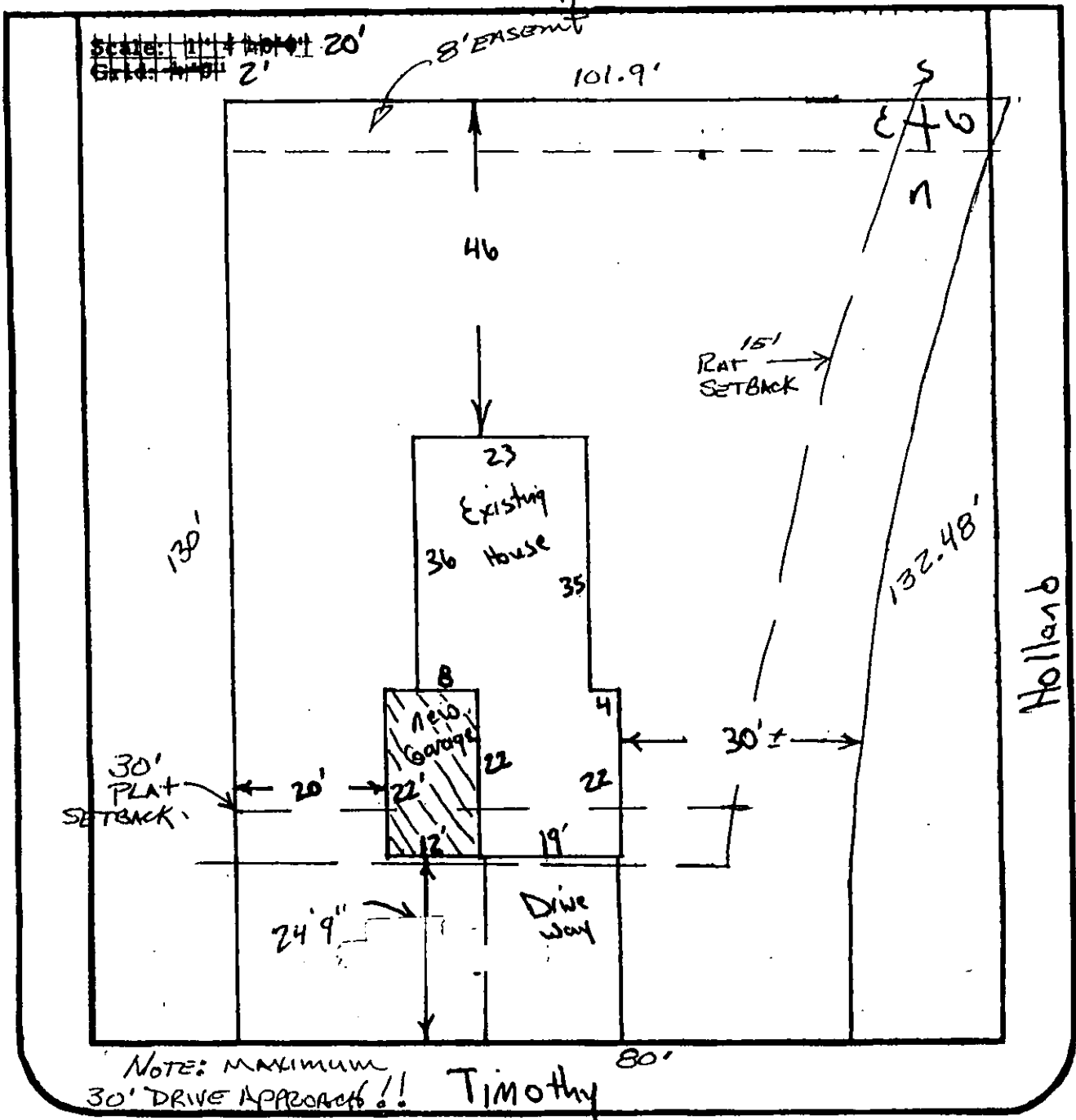

Marvin S. Krout
Director of Planning


Kurt Schroeder
Superintendent of Central Inspection

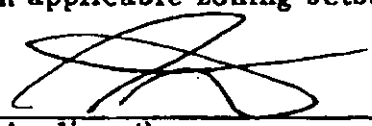
cc: Paul Hayes, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
Kurt Schroeder, Office of Central Inspection

RESIDENTIAL PLOT PLAN

ADDRESS: 1536 N. Holland PERMIT NO. 99-006855-010
 LOT(S): APR 10 BLK. N OF Westridge Village ZONING SF6
 REQUIRED SETBACKS: FRONT N-30' SIDE W-15' SIDE E-6' REAR S-20'



I certify that the above plat complies with applicable zoning setbacks and subdivision covenants and restrictions.

Signed: 

(Applicant)

White Copy - File

Yellow Copy - Applicant