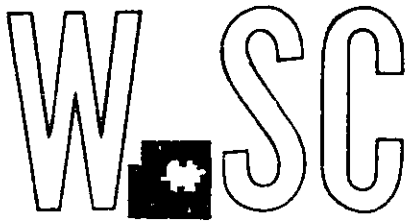


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

Craig Pate  
12024 Briarwood Circle  
Wichita, KS 67235

FILE COPY

August 12, 1999

**Re: Administrative Adjustment 99-16: An administrative adjustment to reduce the side yard setback from 6 feet to 5.7 feet located south of Central Park and east of 119<sup>th</sup> Street West.**

**Legal Description: Lot 6, Block 3, Aberdeen 2<sup>nd</sup> Addition to Wichita, Kansas.**

Dear Mr. Pate:

We have reviewed your request for an administrative adjustment to reduce the side yard setback from 6 feet to 5.7 feet. You have stated that this is an existing home and the new buyer is requesting this adjustment prior to buying the home.

The Unified Zoning Code allows an adjustment of the side yard setback by up to 20 percent. Therefore, we find that the reduction in the front yard setback (5 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 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 development has not and 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. There is a vacant lot located adjacent to this site, and this home has been constructed in this fashion for several years without any known complaints.
- 3) Compatibility with existing or permitted uses on abutting sites: The minor reduction for a portion of the side yard setback will be compatible with the existing residential uses and zoning which are adjacent to this property. The residential character of the site will not be compromised by the reduced setback.



compromised by the reduced setback.

- 4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or 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.

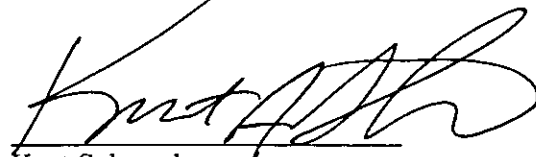
Our signatures below indicate that an administrative adjustment to reduce the side yard setback from 6 feet to 5.7 feet is hereby granted subject to the following condition:

- 1) The adjustment shall apply to only the portion of the side yard setback as shown on the attached site plan.

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

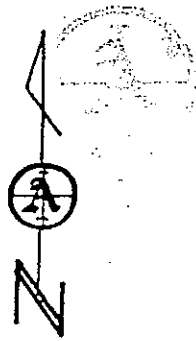


Marvin S. Krout  
Director of Planning



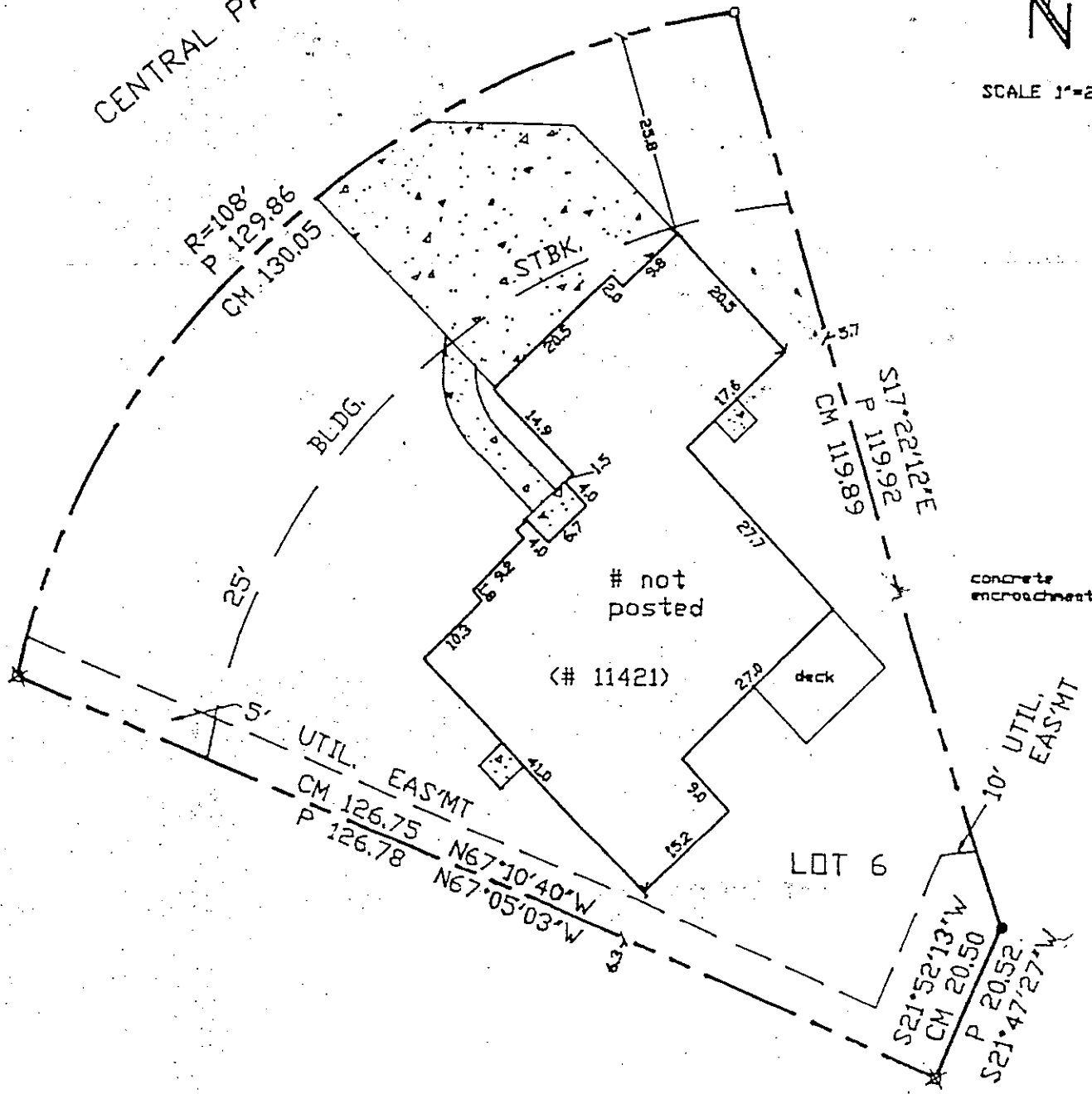
Kurt Schroeder  
Superintendent of Central Inspection

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



SCALE 1"=20'

CENTRAL PARK



- - 5/8" Armstrong LS 780° capped rebar found
- - "PDE" capped rebar found
- ⊗ - 5/8" rebar found
- CM - calculated from measurements
- P - plat distance