

METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
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FILE COPY

September 15, 1999

Kenneth and Shauna Denton
6511 E. 49th Street South
Wichita, KS 67037

Re: Administrative Adjustment 99-22: An administrative adjustment to permit an accessory garage to be placed in front of the main house.

Legal Description: Beginning 1319.7 feet north and 635 feet east of the SW corner of the NW ¼ of section 19, T28S, R2E of the 6th principle meridian of Sedgwick County Kansas, thence east parallel with the south line of the NW ¼ of said section 19 a distance of 262 feet, south parallel with the west line of the NW ¼ of said section 19 a distance of 299.6 feet, NW a distance of 300 feet to a point 1172.1 feet north and 635 feet east of the SW corner of the NW quadrant of said section 19, north 147.6 feet to the point of beginning.

Dear: Mr. and Mrs. Denton:

We have reviewed your request for an Administrative Adjustment to allow you to build your detached garage in front of your existing home. You state that the front of your home is 166 feet from the centerline of 49th Street South and the new garage will be approximately 150 feet from the same centerline, sitting at an angle west of the existing home and accessible from the existing driveway.

The Unified Zoning Code allows an adjustment that permits an accessory structure to be placed in front of the principle structure on less than five acres of land as specified in Sec. III-D.7.f.(2). We find that the placement of the accessory structure meets the four conditions required by Section V-1.6 of the Unified Zoning Code as set out below:

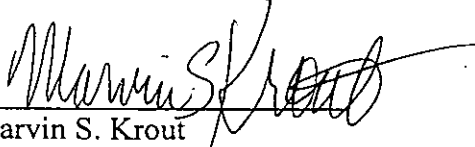
- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed accessory structure placement would have no impact on safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area because the house and garage are set back at least 150 feet off of 49th Street South.

- 2) Impact on existing uses in surrounding areas: There should be no negative impact on the existing uses in surrounding areas as a result of the placement of this garage. The adjacent uses are well-screened by trees on this lot.
- 3) Compatibility with existing or permitted uses on abutting sites: The accessory use placement is compatible with the very-low-density residential uses in the surrounding area. The residential character of the site and surrounding area will not be compromised by the garage placement.
- 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 of improvements in the vicinity be materially injured.

Our signatures below indicate that an Administrative Adjustment to allow the placement of a detached garage (accessory structure) in front of the house (principle structure), as indicated on the site plan, is hereby granted subject to the following conditions:

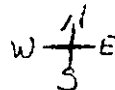
- 1) The placement of the garage shall conform to the submitted site plan.
- 2) No other structures will be placed in front of the principle structure on this site.

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


Marvin S. Krout
Director of Planning


Glen Wiltse
Director, Sedgwick County Code Enforcement

Cc: Kurt Schroeder, Office of Central Inspections
Glen Wiltse, County Code Enforcement



Hedge Row Run From Drive to
Corner of property

This is
yard with
trees
Throughout

From Front of House to Center of Road

Driveway

NEW
DRIVE TO
Garage

New
Garage

This will Be Deck &
Walk Way with
LANDSCAPING

Patio

6511 E. 49th Street So.
HOUSE

Yard

55'
from
Hedge Row
to side
of House

Hedge Row runs from front of property to back

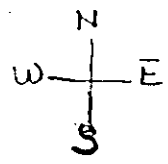
NOT TO Scale

Pine trees Run From Driveway
to end of property

About 10
Big trees
out here

This is
yard with
lots of
trees
Throughout

drive out
to street



property