

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

March 11, 1998

Timothy McCurdy
1955 Payne
Wichita, KS 67203

Re: Administrative Adjustment 98-5: Administrative adjustment to reduce the front yard setback from 25 feet to 20 feet on property zoned "SF-6" Single-Family and generally located at the intersection of Lisa Lane and Woodrow Court.

Legal Description: Lot 11, Block 2, Cook River Ranch

Dear Mr. McCurdy:

We have reviewed your request for an administrative adjustment to reduce the front yard setback from 25 feet to 21 feet. The adjustment is necessary in order to construct a new addition to the garage, which will be used as storage space. You have stated that you met with the owner of the property directly to the east of your property and have reached an agreement. Based on this agreement, you will no longer require the adjustment to the side yard setback, and the owner adjacent to your property will retain the view of the street, which was his main concern.

You have indicated the existing northern tip of the garage sits approximately 31.5 feet from the property line, and without this adjustment only a 6 by 20 foot addition would be permitted to the garage. This would be inadequate to meet your storage needs. As shown on the attached site plan, this adjustment will allow a 10 by 20 foot addition to the garage.

We find that the 4 foot (16%) reduction for the front 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 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 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 located on a curve which currently results in a unique lot layout as compared to the



surrounding area.

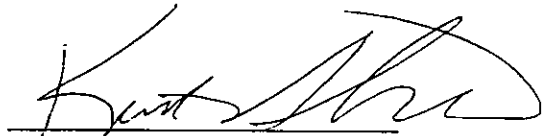
- 3) Compatibility with existing or permitted uses on abutting sites: The addition to the garage should be compatible with the uses on abutting sites. This area is residential in character and will not be changed with this adjustment.
- 4) Effect on public health, safety or welfare: There will be no 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 front yard setback from 25 feet to 21 feet is hereby granted subject to the following condition:

- 1) The adjustment shall apply to only those portions of the front yard setback needed for the placement of this addition as shown on the revised site plan submitted with this request.

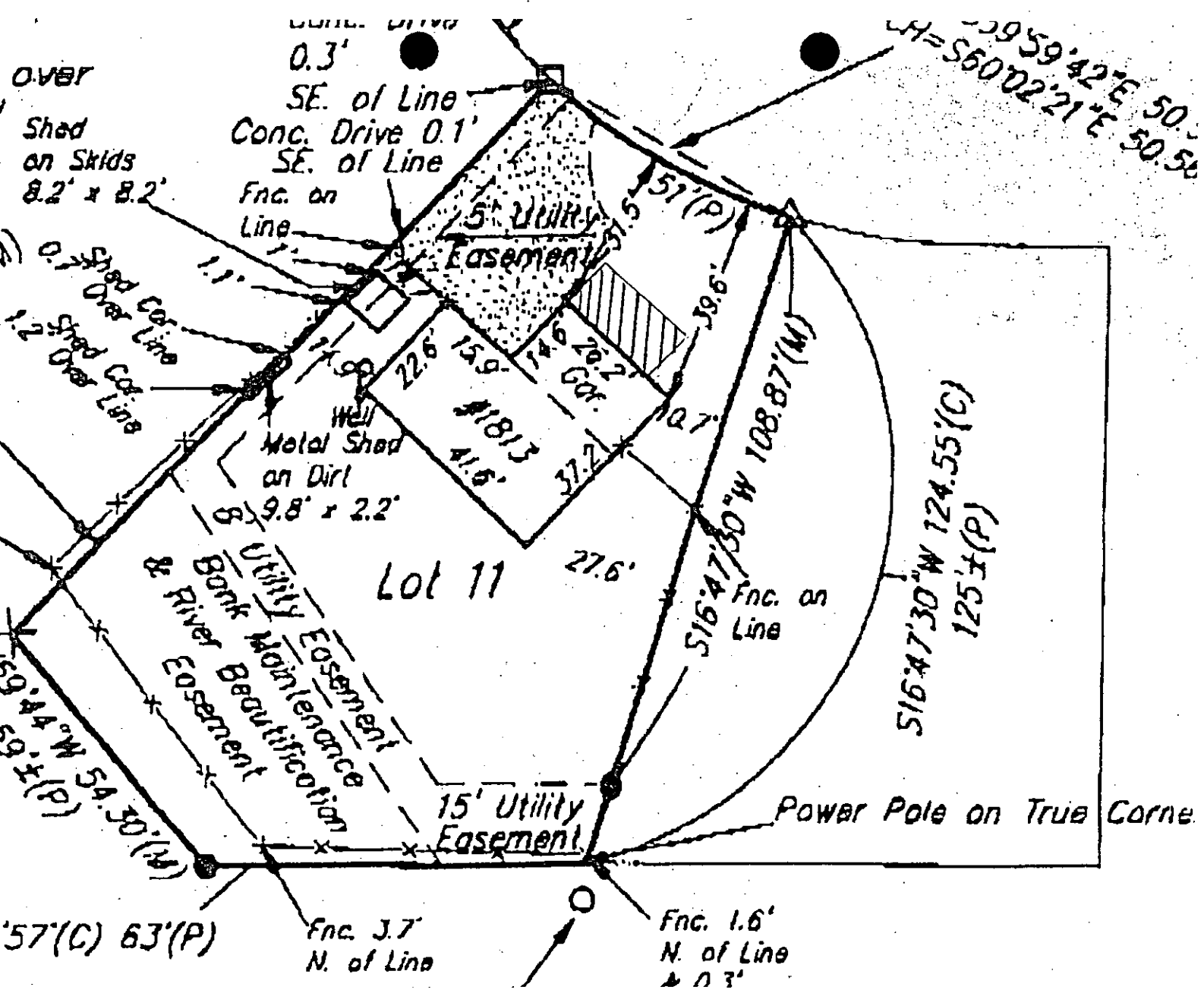


Marvin S. Krout
Director of Planning



Kurt Schroeder
Superintendent of Central Inspection

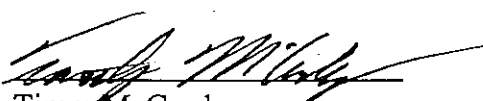
cc: David Pratt, 1811 Lisa Lane, Wichita, KS 67203



This drawing represents a change in the requested addition to 1813 Lisa Lane. The changes were made to address concerns about sight lines to the street from 1811 Lisa Lane, the residence and property of The Pratts.

The addition will still be 10' from the current structure in the direction of the street. The change is that it will now be 6' shorter than the current garage at the end nearest to 1811 Lisa Lane (lot 12). In addition sight lines to the street will be considered when landscaping is done around the garage.

David Pratt's signature to this drawing is only to show that he has seen the plans and no longer objects to the addition as it is described above.


 Timm McCurdy
 1813 Lisa Lane
 263-5630


 David Pratt
 1811 Lisa Lane
 263-4679