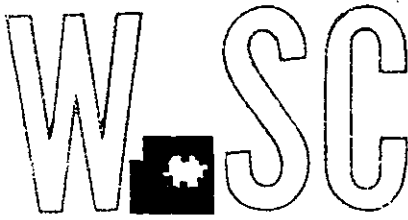


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

April 27, 1998

Charles E. Shoemaker  
6467 S. Madison Ct.  
Wichita, KS 67233

**Re: Administrative Adjustment 98-6: Administrative Adjustment to allow for an accessory structure to be placed closer to the right-of-way line than the main structure.**

**Legal Description: Lot 3, Block 1, Pine Bay Estates**

Dear Mr. Shoemaker:

We have reviewed your request of an administrative adjustment to allow for an accessory structure to be placed closer to the street right-of-way line than the main structure. The adjustment is needed to allow for the construction of a garage on this lot.

It is our understanding that you plan to construct the 30 foot by 50 foot garage just to the west of the existing home located on-site. The Unified Zoning Code was recently amended to allow for this to be approved subject to an administrative decision. This lot is zoned "SF-20" and therefore must maintain a 25 foot front, 5 foot rear setback and a 5 foot interior setback for a detached structure. These requirements are shown to be met by the attached site plan.

We find that allowing for the accessory structure to be placed closer to the street right-of-way line than the main 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 detached garage should not have any 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: This adjustment should not have an impact on



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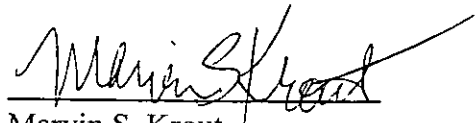
the existing uses surrounding the application area. The lot located just to the west and east of this site is undeveloped and still owned by the original developer. There is a home located approximately two lots to the west, but this home is as close to the right-of-way line as the proposed garage.

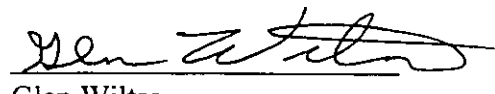
- 3) Compatibility with existing or permitted uses on abutting sites: The proposed use should be compatible with the existing or permitted uses on the abutting sites. There are not any homes currently located on the two adjacent lots. If the owners of these lots decide to build a home on the lots, they too could have the same setbacks as this home.
- 4) Effect on public health, safety or welfare: There should be no encroachments into public utility easements and there should not be a negative impact on the public health, safety or welfare nor will the reduced parking setback be materially injurious to properties or improvements in the vicinity.

Our signatures below indicate that an administrative adjustment to allow the accessory structure to be placed closer to the street right-of-way than the main structure is hereby granted subject to the following condition:

- 1) The adjustment is only for the 30 foot by 60 foot detached garage which is shown on the attached site plan. This property should be developed in accordance with the site plan approved as part of this adjustment.
- 2) All required building permits shall be obtained prior to any construction and all work shall be performed in compliance with those permits.

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

  
Marvin S. Krout  
Director of Planning

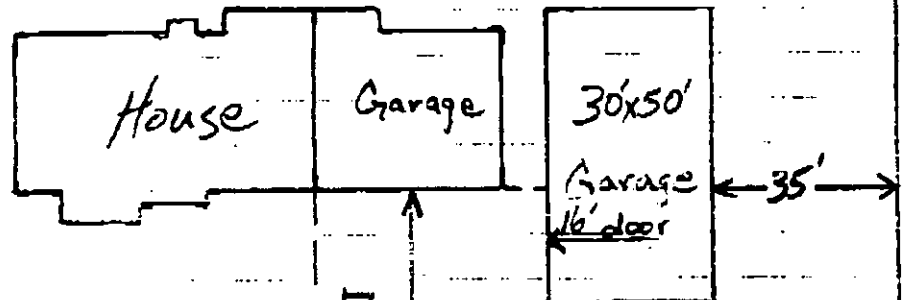
  
Glen Wiltse  
Sedgwick County Code Enforcement

Charlie Shoemaker  
6467 S. Madison CT.  
Wichita, KS. 67216

Golf Course

100' setback

N



Madison

Madison CT

1 1/2" = 50'

