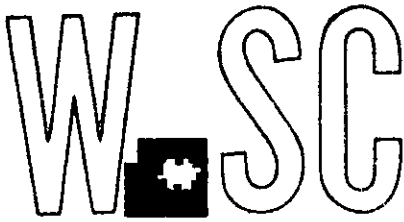


# WICHITA — SEDGWICK COUNTY



## METROPOLITAN AREA PLANNING DEPARTMENT

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

April 29, 1998

Dennis R. Wilcox  
172 Forestview  
Wichita, KS 67235

**Re: Administrative Adjustment 98-9- An administrative adjustment to reduce the rear yard setback from 20 feet to 19 feet on property zoned "SF-6" Single-Family and located at the northeast corner of Savannah and St. Paul:**

**Legal Description: Lots 52, 54, 56, 58, and 60, Block 10, Orienta Park 2nd Addition to Wichita, Sedgwick County, Kansas**

Dear Mrs. Carrasco:

We have reviewed your request for an administrative adjustment to reduce the rear yard setback from 20 feet to 19 feet. The adjustment is necessary in order to construct a home on-site.

You have indicated that you plan to place a new home on this location which will be 56 feet by 28 feet and located on-site as shown on the attached site plan. This will allow the placement of a garage along Savannah and also permit your home's front door to be placed along St. Paul. The lots which you are placing this home on are required to maintain a 25 foot front setback and a 20 foot rear yard setback. However, the lots are only 100 feet long and therefore you are unable to meet the rear yard setback requirement.

We find that the 1 foot (5 %) reduction for the rear 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 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 proposed development will not generate significant 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 the rear yard setback.



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# RESIDENTIAL PLOT PLAN

ADDRESS: 2828 W. Savannah

PERMIT NO. \_\_\_\_\_

LOT(S): 52, 54, 56, 58, 60

OF \_\_\_\_\_

ZONING \_\_\_\_\_

REQUIRED SETBACKS: FRONT

25'

SIDE

15'

SIDE

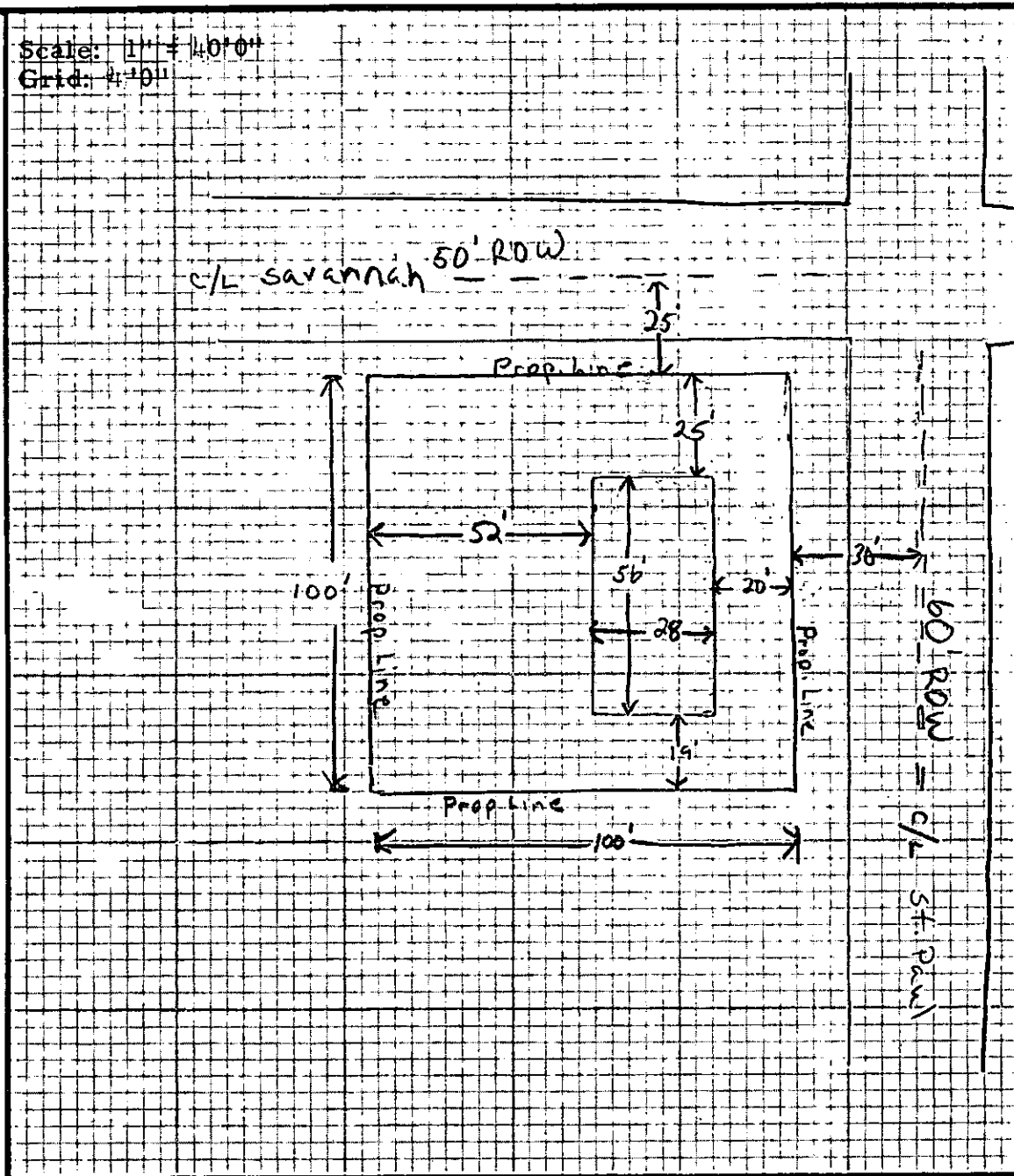
6'

REAR

20'

Scale: 1" = 40' 0"

Grid: 4" 10"



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

Signed: Margarita Carrasco  
(Applicant)

White Copy - File

Yellow Copy - Applicant