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

May 18, 1998

Ronald Kautzman
7729 Harmony
Wichita, KS 67209

Re: Administrative Adjustment 98-10: An administrative adjustment to reduce the rear yard setback from from 20 feet to 10 feet.

Legal Description: Lot 4, block 2, Glen Eagles 2nd Addition, Wichita, KS.

Dear Mr. Kautzman:

We have reviewed your request for an administrative adjustment to reduce the rear yard setback from 20 feet to 10 feet. An administrative adjustment may be approved to reduce the rear setback by more than 20 percent, and up to 50 percent when the rear setback is adjacent to a golf course, open space or reserve, or if the area of the required yard to be adjusted does not exceed 300 square feet. Your home is currently required to maintain a 20 foot setback. Due to your property being located adjacent to open space and a reserve, it qualifies for a reduced rear setback.

We find that reducing the rear yard setback in the manner which you request is 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 reduction of the rear yard setback should 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 adjacent to single-family residences on the east and west and open space on the south. There will be adequate separation maintained between these homes.

3) Compatibility with existing or permitted uses on abutting sites: The reduction for a portion

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of the rear yard setback will be compatible with the existing residential uses and open area surrounding this site. The residential character of the site will not be compromised by the reduced rear yard setback.

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.

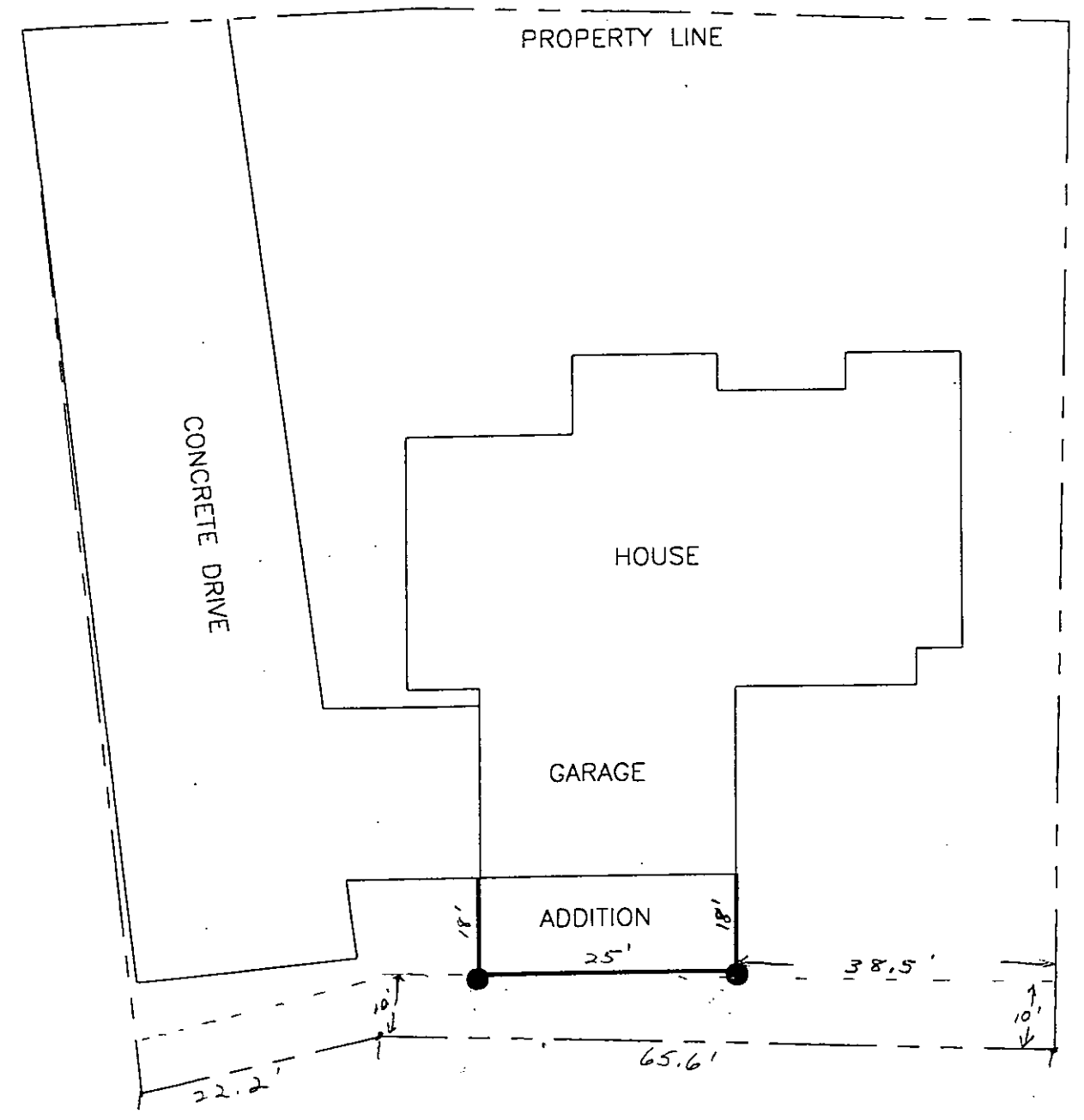
Our signatures below indicate that an administrative adjustment to reduce the rear yard setback from 20 feet to 10 feet as shown on the attached site plan is hereby granted subject to the following condition:

1) The adjustment shall apply to only the portion of the rear yard setback needed for the construction of the garage as shown on the attached site plan.

The zoning adjustment sign should now be removed.

Marvin S. Krout
Director of Planning

Kurt Schroeder
Superintendent of Central Inspection



N

LEGEND

Lot 4, Block 2
Glen Eagles 2nd Addition

Residence 7729 Harmony
Wichita,Kansas