WICHITA — SEDGWICK COUNTY

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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

Bruce Kouba
439 S. Dellrose
Wichita, KS 67218

Re: Administrative Adjustment 98-11: 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 7, Block 12, Lincoln Heights

Dear Mr. Kouba:

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 three car garage and game room on this lot.

It is our understanding that you plan to construct the 33 foot by 24 foot garage just to the east 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-6" 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

the existing uses surrounding the application area. This structure should help buffer the neighborhood from the existing Kellogg construction as well as the future traffic along this roadway.

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. This structure looks much like a single-family residence and therefore should fit into the neighborhood.

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 additional detached garage 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:

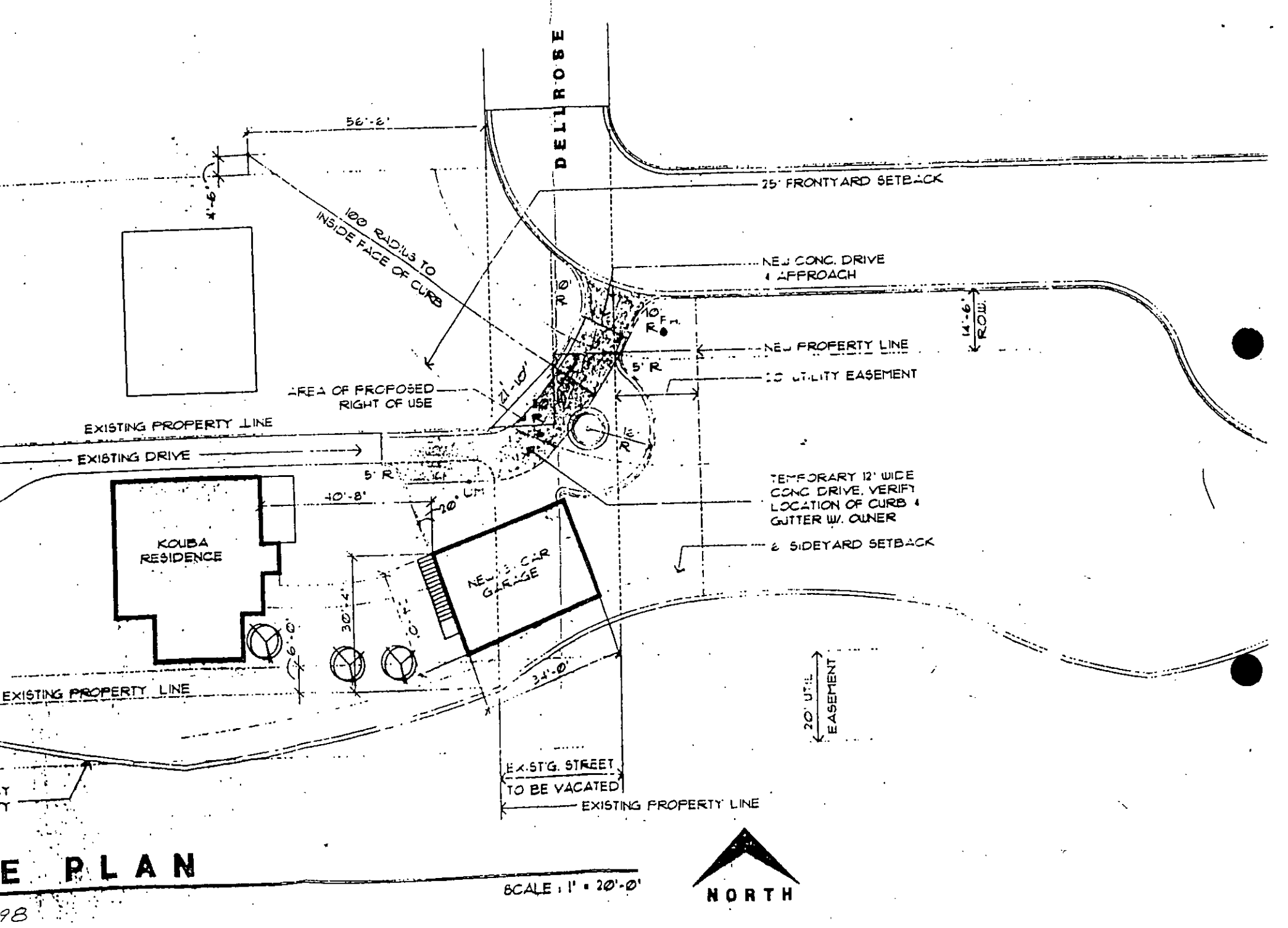
1) The adjustment is only for the 33 foot by 23 foot detached garage which is shown on the attached site plan. This property should be developed in accordance with the site plan approved as part of this adjustment.

2) All required building permits shall be obtained prior to any construction and all work shall be performed incompliance with those permits.

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

Marvin S. Krout
Director of Planning

Kurt Schroeder
Superintendent of Central Inspection



E PLAN

SCALE : 1" = 20'-0"

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