WICHITA — SEDGWICK COUNTY

W-SC

METROPOLITAN AREA PLANNING DEPARTMENT

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

September 30, 1998

Nicole Gardner
2621 Payne
Wichita, KS 67204

Re: Administrative Adjustment 98-18: To reduce the south side yard setback from 6 feet to 5 feet on property located north of 2nd Street and east of Baehr. (254 N Baehr)

Legal Description: Lot 23, Block 10, Orchard Park Addition

Dear Ms. Gardner:

We have reviewed your request for an administrative adjustment to reduce the south side yard setback from 6 feet to 5 feet on property located north of 2nd Street and east of Baehr. The adjustment is necessary in order to place a residential design manufactured home on-site.

You have indicated that the house and the carport combine to measure 37 feet 6 inches wide, plus a 3 foot wide open staircase along the north portion of the home. The Unified Zoning Code only permits an open staircase to encroach into the setback 2 feet. Your site plan shows that the stairs will encroach into the north side setback 2 feet. However, in order to keep the stairs from exceeding the permitted encroachment on this 50 foot wide lot, you must adjust the south setback by 1 foot. Therefore, you request to reduce the south side yard setback to 5 feet.

We find that the 1 foot (17 %) reduction for the side 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 should have no impact on safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area, nor generate additional vehicle or pedestrian traffic than if the lot was developed without the encroachment.

2) Impact on existing uses in surrounding areas: There should not be a negative impact on the existing uses nearby as a result of the reduction of these setbacks. The encroachment is minor in nature and applies to the side of the lot planned for lesser improvements (porch and

sidewalk).

3) Compatibility with existing or permitted uses on abutting sites: The site is surrounded by single-family homes on small lots, and this development will be compatible with the surrounding homes.

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. The Comprehensive Plan encourages infill of vacant lots in neighborhoods such as this one.

Our signatures below indicate that an administrative adjustment to reduce the south side yard setback from six feet to five feet is hereby granted subject to the following conditions:

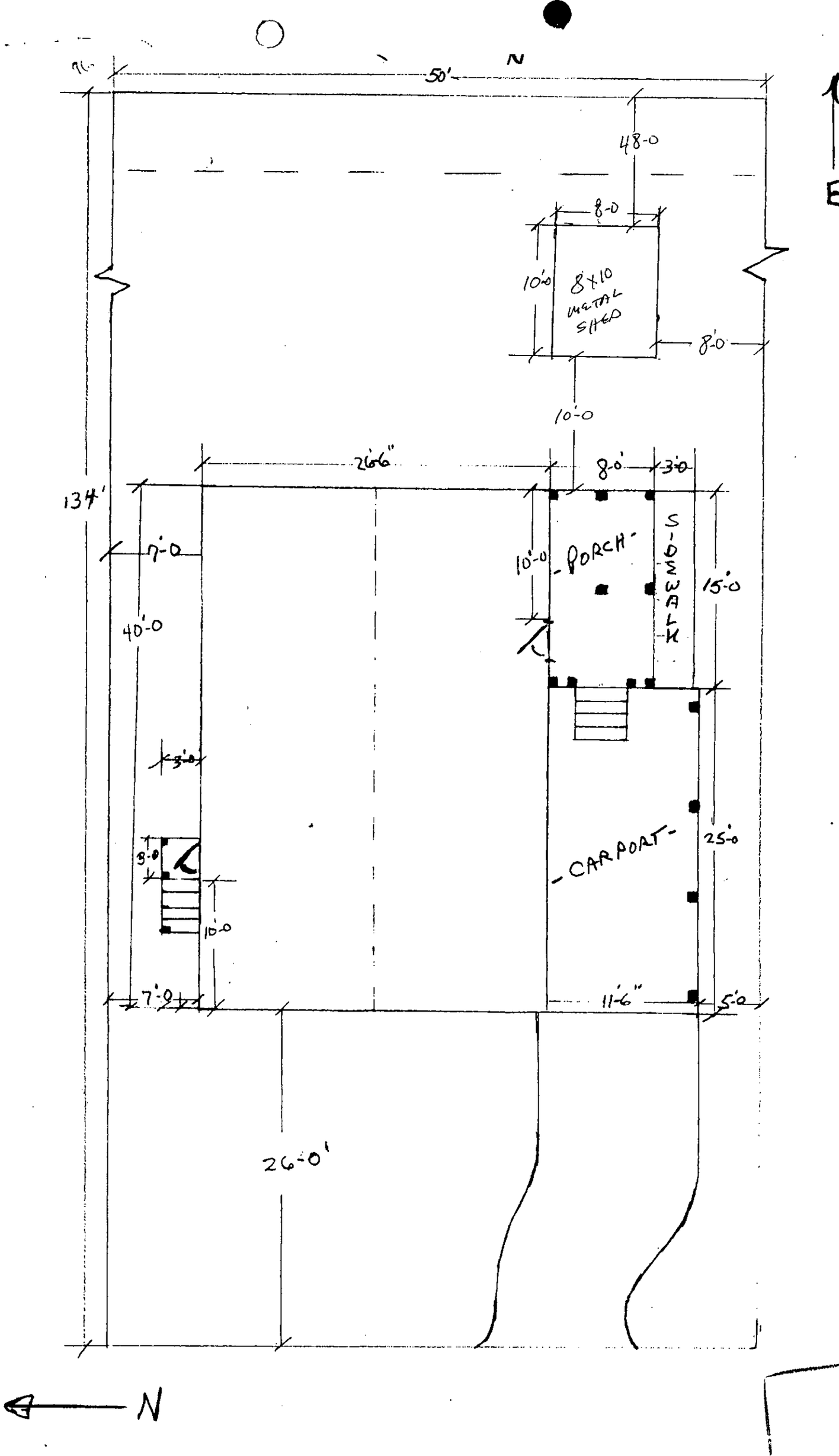
1) The adjustment shall apply to only the portion of the south side yard setback needed for the placement of this home and the attached carport as shown on the site plan submitted with this request.

2) The development of this property should be in general conformance with the approved site plan.

Marvin S. Krout
Director of Planning

Kurt Schroeder
Superintendent of Central Inspection

cc: June Bailey, 334 N. Baehr, Wichita, KS 67212
William D. Schneider, 3428 N. Gilda, Wichita, KS 67205


N
50'
48-0
8-0
10'0
8X10
METAL
SHED
8'0
10'-0
266"
8'0
3'0
134'
7'-0
40'-0
10'-0
PORCH
SIDEWALK
15'-0
3'-0
9'-0
10'-0
CARPORT
25'-0
7'-0
11'-6"
5'-0
26'-0'
N