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

FILE COPY

February 24, 2000

Mr. Art Hollingshead
1039 Rosalie
Wichita, KS 67207

Re: Administrative Adjustment 00-08: An administrative adjustment to reduce the street-side setback by 20 percent on property zoned "SF-6" Single-family residential.

Legal Description: Lot 14, Block 6, Sunnybrook 2nd Addition to Wichita, Sedgwick County, Kansas. Generally located at the northwest corner of Zimmerly Street and Rosalie Avenue.

Dear Mr. Hollingshead:

We have reviewed your request for an Administrative Adjustment to allow the reduction of a street-side setback by 20%. The street-side setback requirement in the "SF-6" Single-Family zoning district is 15 feet. In your application, you state that a reduction in the side yard setback would allow you to build a detached garage on your property to the rear of your existing home.

The Unified Zoning Code allows an adjustment that would reduce the street-side setback by 20%. We find that the reduction of the street-side setback meets the four conditions required by Section V-I.6 of the Unified Zoning Code as set out below:

1) Impact on safety and convenience of vehicular and pedestrian circulation: The reduction of the street-side setback would not effect the site lines of drivers along Zimmerly Street. There are no sidewalks along Zimmerly, so pedestrian circulation will not be interrupted.

2) Impact on existing uses in surrounding areas: There should be no negative impact on the existing uses in surrounding areas as a result of the reduction of the street-side setback. There are detached garages in the area, and the new structure will not be out of place for this neighborhood.

3) Compatibility with existing or permitted uses on abutting sites: The reduced street-side setback is compatible with the residential uses in the surrounding area.

4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way, therefore, there should not be a negative impact on the public health, safety or welfare nor will properties of improvements in the vicinity be materially injured.

Our signatures below indicate that an Administrative Adjustment to allow the reduction of the street-side setback to 16 feet is hereby granted subject to the following conditions:

1) The placement of the residential design manufactured home shall conform to the submitted site plan.

2) The reduction in the street-side setback shall apply only for the portion of the setback needed for the placement of the detached garage as indicated on the site plan. No other structures shall be placed within 15 feet of the south property line on this site.

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

Marvin S. Krout
Director of Planning

Kurt Schroeder
Superintendent of Central Inspections

cc: Kurt Schroeder, Office of Central Inspections

WILLIAM L. KORBER, L.S.
JOHN E. LUNDBLADE, L.S.
N. BRENT WOOTEN, P.E.

BAUGHMAN COMPANY, P.A.
SURVEYING & ENGINEERING
316/262-7271 • 330 LAURA • WICHITA, KANSAS 67211

State of Kansas)
) SS
County of Sedgwick)

June 12, 1985

We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we did on this 12th day of June, 1985, survey Lot 14, Block 6, Sunny-Brook Second Addition to Wichita, Kansas.

On said lot is house No. 1039 with an attached garage which is in the clear of all boundary lines. There are no encroachments on said lot by buildings on the adjacent lots.

The accompanying plat is a true and correct exhibit of said survey for mortgagee title insurance.

Surveyor

WILLIAM L. KORBER REGISTERED LS-35 KANSAS LAND SURVEYOR

