

METROPOLITAN AREA PLANNING
DEPARTMENT

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

Zethel L. Harroald
1302 S. St. Paul
Wichita, KS 67213

FILE COPY

April 20, 1999

Re: Administrative Adjustment 99-12: An administrative adjustment to reduce the front yard setback from 25 feet to 20 feet located south of Walker and east of St. Paul.

Legal Description: Lots 98-100 on St. Paul except that part dedicated for street, Richmond Third Addition to Wichita, Kansas.

Dear Mr. Harroald:

We have reviewed your request for an administrative adjustment to reduce the front yard setback from 25 feet to 20 feet. You have stated you wish to construct an addition to the porch located in the front yard setback. The enclosed porch you have stated, will be constructed of the same material as the existing porch and home.

The Unified Zoning Code allows an adjustment of the front yard setback by up to 20 percent. Therefore, we find that the reduction in the front yard setback (20 percent), 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 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. There are single-family homes located adjacent to this site. The way that this subdivision is laid out, the homes to the south will actually still be closer to the street than the newly constructed porch. Therefore, this addition will not limit the site distances of any homes to the south.
- 3) Compatibility with existing or permitted uses on abutting sites: The minor reduction for a portion of the front yard setback will be compatible with the existing residential uses which

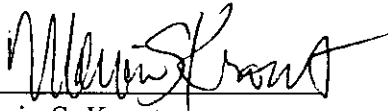
are adjacent to this property. The residential character of the site will not be compromised by the reduced setback.

- 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 or improvements in the vicinity be materially injured.

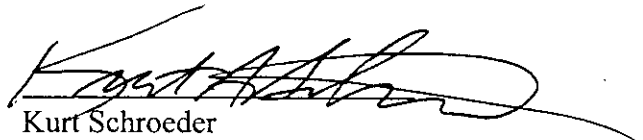
Our signatures below indicate that an administrative adjustment to reduce the front yard setback from 25 feet to 20 feet is hereby granted subject to the following condition:

- 1) The adjustment shall apply to only the portion of the front yard setback needed for the enclosed porch as shown on the attached site plan. The enclosed porch shall maintain the same residential style, character, and building material of the existing home and porch.

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



Marvin S. Krout
Director of Planning



Kurt Schroeder
Superintendent of Central Inspection

cc: Kurt Schroeder, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
Paul Hayes, Office of Central Inspection

BAUGHMAN CO.

Surveyors

2522 EAST KELLOGG
WICHITA, KANSAS 67211
MURRAY 3-7431

State of Kansas)
) SS
County of Sedgwick)

February 13, 1969

We, Baughman Company, Surveyors in aforesaid county and state do hereby certify that we did on this 13th day of February, 1969 survey Lots 98-100 on St Paul except that part dedicated for street, Richmond Third Addition to Wichita, Kansas.

On said lot is house No. 1302 with a detached 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.

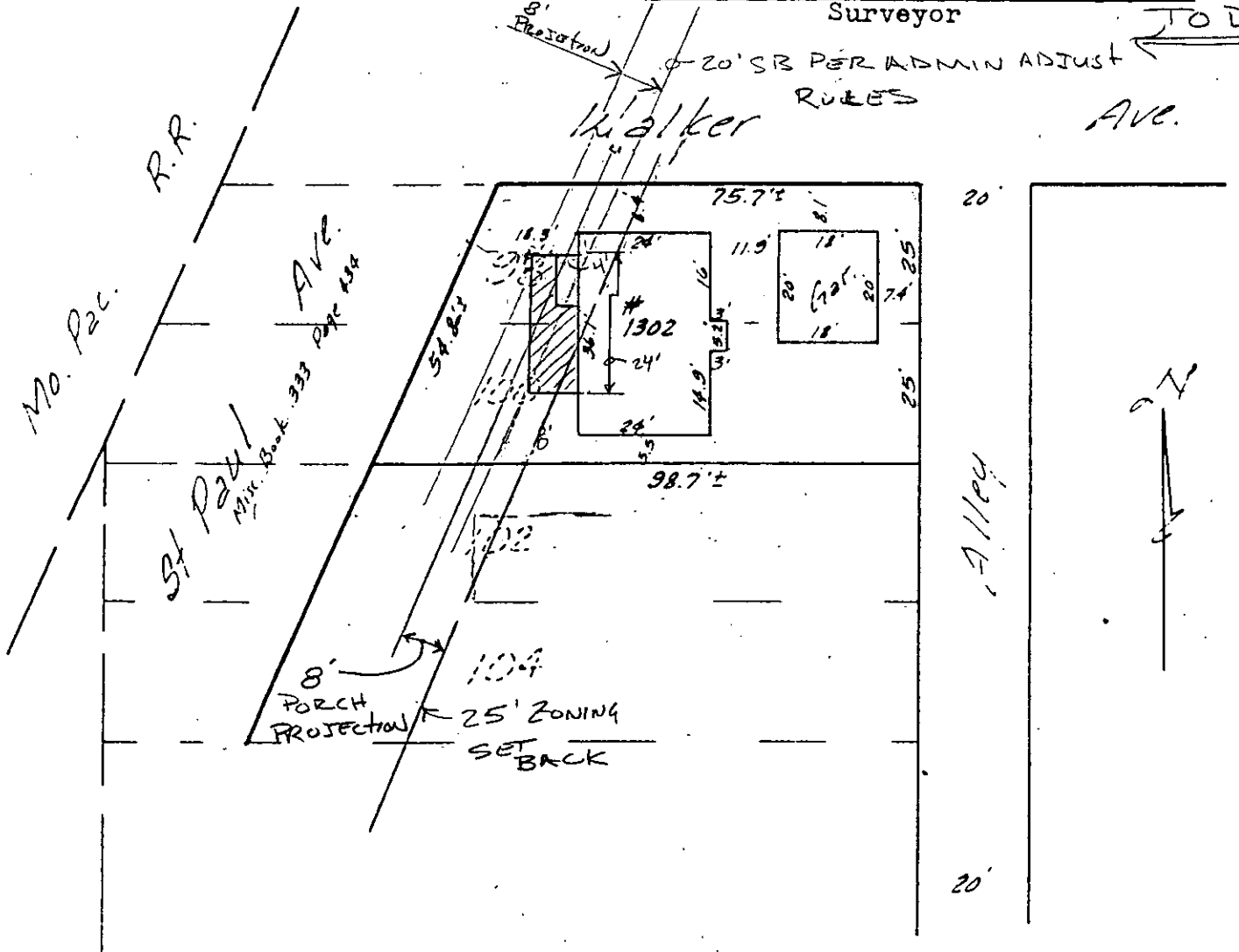
William L. Korber
Surveyor

TO DO!

20' SB PER ADMIN ADJUST
RULES

Walker

Ave.



MIKE GABLE
OCI 268-4461

PLANNING 10th FLOOR

ADMINISTRATIVE ADJUSTMENT TO REDUCE 25'
ZONING SETBACK BY 20% FOR FRONT PORCH
EXTENSION (THEN PORCH CAN PROJECT OUT INTO NEW
SETBACK & PROVIDE CUSTOMER REQUIRED COVERING)

