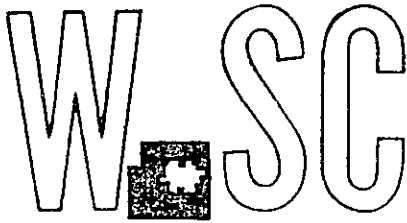


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

Donald and Wilma O'Krabel  
1421 Caddy Lane  
Wichita, KS 67212

**FILE COPY**

July 8, 1999

**Re: Administrative Adjustment 99-15: An administrative adjustment to reduce the front yard setback from 25 feet to 22 feet located south of Walker and east of St. Paul.**

**Legal Description: Lots 73, Block 3, Amarado Estates Addition to Wichita, Kansas.**

Dear Mr. and Mrs. O'Krabel:

We have reviewed your request for an administrative adjustment to reduce the front yard setback from 25 feet to 22 feet. You have stated that when you purchased this home it was discovered that the home was constructed three feet into the 25 foot platted building setback.

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 (12 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 development has not and 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, and this home has been constructed in this fashion for several years without any known complaints.
- 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.

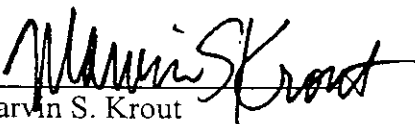


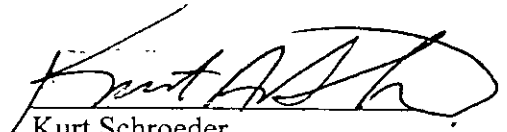
- 4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way, therefore, there should not be a negative impact on the public health, safety or welfare nor will properties or improvements in the vicinity be materially injured.

Our signatures below indicate that an administrative adjustment to reduce the front yard setback from 25 feet to 22 feet is hereby granted subject to the following condition:

- 1) The adjustment shall apply to only the portion of the front yard setback as shown on the attached site plan.
- 2) The applicant shall comply with all conditions of the vacation request (V-2182).

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



Griffiths & Associates, Inc.

Land Surveyors

438 N. Ohio  
Wichita, KS 67214  
(316) 267-2900  
Fax: (316) 262-0080

November 4, 1997

FILE COPY

STATE OF KANSAS ) ss  
COUNTY OF SEDGWICK)

Griffiths & Associates, Inc., a corporation registered and authorized to practice Land Surveying in the State of Kansas, hereby certifies that on November 3, 1997, it caused the following described tract of land to be inspected:

Lot 73, Block 3, "AMARADO ESTATES", an Addition to Wichita, Sedgwick County, Kansas.

On said tract was house #1421 with an attached garage which was clear of all boundary lines. There were no encroachments on said tract by buildings situated on adjoining tracts.

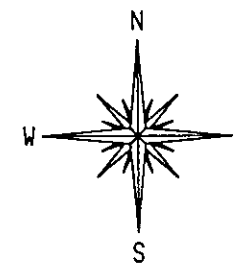
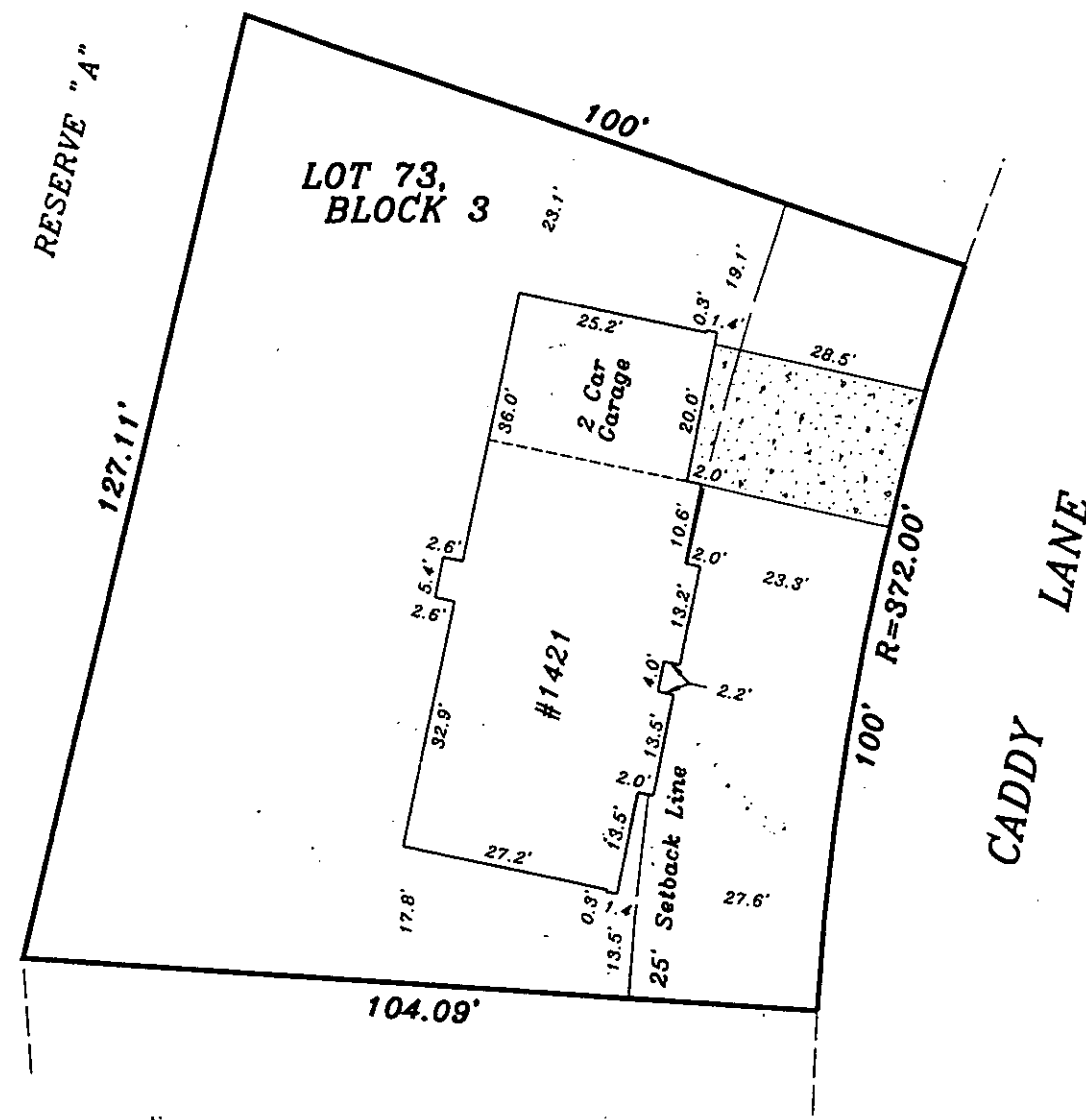
Said inspection and the accompanying sketch are true and correct to the best knowledge and belief of the corporation, and were prepared for mortgagee title insurance only. This does not constitute a boundary survey and is subject to any inaccuracies that a subsequent boundary survey may disclose; no property corners were set, and is not to be used or relied upon for the establishment of any fence, structure or other improvements. Linear or angular values shown hereon, if any, are from record or deed information, and have not been verified unless noted. No responsibility is extended herein to the present or future owner or occupant.

GRIFFITHS & ASSOCIATES, INC.

  
Arthur G. Griffiths LS#244  
Date: 12-12-97

This document should contain a crimped seal and the surveyor's signature in blue ink. If it does not, it is a copy that should be assumed to contain unauthorized alterations. The certification on this document shall not apply to any copies.

MORTGAGEE TITLE INSPECTION  
(this does not constitute a boundary survey)



File #970464  
November 3, 1997  
Offset Tolerances:  
Front: ±0.4', Side: ±0.5'