

FILE COPY

METROPOLITAN AREA PLANNING  
DEPARTMENT

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

September 15, 1999

Kenneth and Shauna Denton  
6511 E. 49<sup>th</sup> Street South  
Wichita, KS 67037

**Re: Administrative Adjustment 99-22: An administrative adjustment to permit an accessory garage to be placed in front of the main house.**

**Legal Description: Beginning 1319.7 feet north and 635 feet east of the SW corner of the NW ¼ of section 19, T28S, R2E of the 6<sup>th</sup> principle meridian of Sedgwick County Kansas, thence east parallel with the south line of the NW ¼ of said section 19 a distance of 262 feet, south parallel with the west line of the NW ¼ of said section 19 a distance of 299.6 feet, NW a distance of 300 feet to a point 1172.1 feet north and 635 feet east of the SW corner of the NW quadrant of said section 19, north 147.6 feet to the point of beginning.**

Dear: Mr. and Mrs. Denton:

We have reviewed your request for an Administrative Adjustment to allow you to build your detached garage in front of your existing home. You state that the front of your home is 166 feet from the centerline of 49<sup>th</sup> Street South and the new garage will be approximately 150 feet from the same centerline, sitting at an angle west of the existing home and accessible from the existing driveway.

The Unified Zoning Code allows an adjustment that permits an accessory structure to be placed in front of the principle structure on less than five acres of land as specified in Sec. III-D.7.f.(2). We find that the placement of the accessory structure meets the four conditions required by Section V-1.6 of the Unified Zoning Code as set out below:

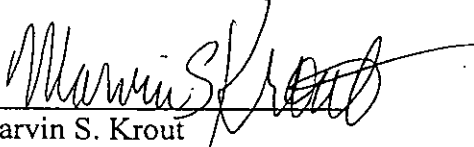
- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed accessory structure placement would have no impact on safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area because the house and garage are set back at least 150 feet off of 49<sup>th</sup> Street South.


- 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 placement of this garage. The adjacent uses are well-screened by trees on this lot.
- 3) Compatibility with existing or permitted uses on abutting sites: The accessory use placement is compatible with the very-low-density residential uses in the surrounding area. The residential character of the site and surrounding area will not be compromised by the garage placement.
- 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 placement of a detached garage (accessory structure) in front of the house (principle structure), as indicated on the site plan, is hereby granted subject to the following conditions:

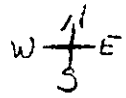
- 1) The placement of the garage shall conform to the submitted site plan.
- 2) No other structures will be placed in front of the principle structure on this site.

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

  
Marvin S. Krout  
Director of Planning

  
Glen Wiltse  
Director, Sedgwick County Code Enforcement

Cc: Kurt Schroeder, Office of Central Inspections  
Glen Wiltse, County Code Enforcement



Hedge Row Run From Front of Property to back

Hedge Row Run From Drive to Corner of property

This is yard with trees Throughout

From Front of House to Center of Road

DRIVEWAY

entrance road

From Center of Road to front of Garage

Pine trees Run From Driveway to end of property

About 10 Big trees out here

This is yard with lots of trees Throughout

property

due north of house

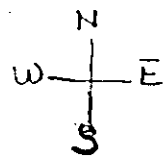
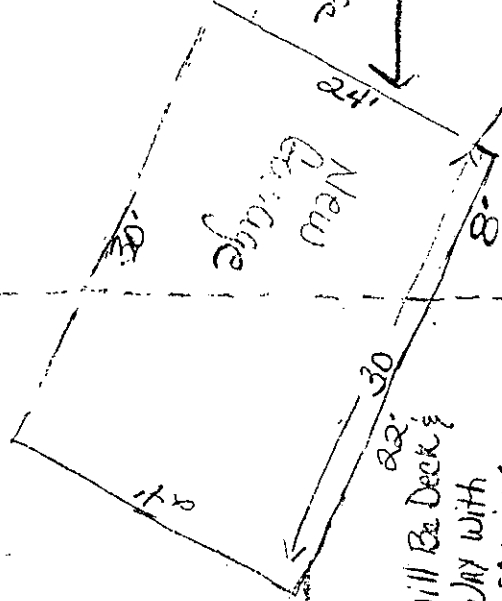
# 6511 E. 49th Street So. HOUSE

55' from side of house to Hedge Row

Yard

Patio

This will be Deck & Walk way with landscaping



NOT TO SCALE

From Garage to house

24'

20.5'

20'

16'

22'

22'

30'

24'

22'

35'

5'

166'

158'