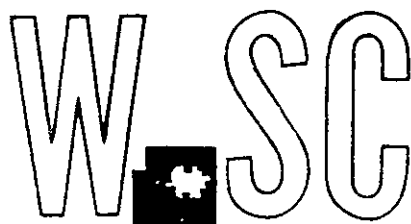


WICHITA — SEDGWICK COUNTY



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

September 28, 1999

Terra Tech
Michelle Goodrich
239 North Ohio
Wichita, KS 67214

Re: Administrative Adjustment 99-23: An administrative adjustment to reduce the required lot width from 100 feet to 94.4 feet.

Legal Description: Part of Lot 3, Spurrier's Sunswept Acres.

Dear Mrs. Goodrich

We received your request to reduce the lot width from 100 feet to 94.4 feet on a tract of land that is being replatted. The Unified Zoning Code requires lots in the "SF-20" district to be 100 feet in width. We understand that this lot is located in an area where most of the lots on the same side of the street do not meet the required 100 feet lot width. The Zoning Code allows for the required lot width to be reduced up to 10 percent administratively.

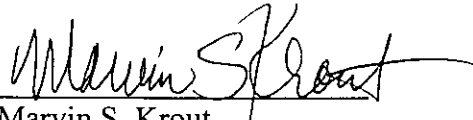
We find that reducing the required lot width (5.6 percent) as you request meets the four conditions required by Section V-1.6 of the Unified Zoning Code, as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The reduced lot size will not generate any additional traffic than if the property was developed with the required lot width.
- 2) Impact on existing uses in surrounding areas: The surrounding lots do not meet the same requirement and therefore this request should not impact the surrounding properties, which are also zoned "SF-20."
- 3) Compatibility with existing or permitted uses on abutting sites: All of the property in the area is zoned "SF-20" and are developed with residentially uses. Therefore, this lot will be compatible with the adjacent properties.

- 4) Effect on public health, safety or welfare: There will be no encroachment 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.

Our signatures below indicate that an administrative adjustment to reduce the required lot width from 100 feet to 94.4 feet is hereby granted.

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


Marvin S. Krout
Director of Planning


Glen Wiltse
Sedgwick County Code Enforcement

cc: Mr. and Mrs. Ralph Seery, 2215 Crest St., Wichita, KS 67207