

METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
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FILE COPY

November 1, 1999

Mr. Lonnell Washington
239 N. Ash
Wichita, KS 67214

Re: Administrative Adjustment 99-28: An administrative adjustment to reduce the side yard setback by 20 percent.

Legal Description: The south half of Lot 4, all of Lot 6 and 10 feet of alley adjacent on west, Ash Street, Park Place Addition to Wichita, Sedgwick County, Kansas

Dear Mr. Washington:

We have reviewed your request for an Administrative Adjustment to allow the reduction of a side yard setback by 20%. The side yard setback requirement in the "B" Multi-Family zoning district is 5 feet. In your application, you state that a reduction in the side yard setback would allow you to have your carport located within 4 feet of the side property line. As your carport is already built, this would require that a portion of the carport be cut back so that the new supports for the carport would be placed 4 feet south of the north property line

The Unified Zoning Code allows an adjustment that would the reduce the side yard setback by 20% as specified in Sec. III-D.7.f.(2). We find that the reduction of the side yard 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 front of the carport would not be any closer to the front property line than the existing home. Vehicle site lines should not be impeded, nor will the carport interfere with sidewalk pedestrian traffic.
- 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 side yard setback as there will still be at least 10 feet between the carport and the adjacent apartment building.
- 3) Compatibility with existing or permitted uses on abutting sites: The reduced side yard

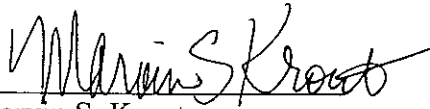
setback is compatible with the residential uses in the surrounding area; the carport height is compatible with the general house height and will maintain the general residential character of the neighborhood.

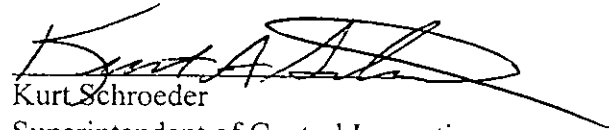
- 4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way, therefore, there should not be a negative impact on the public health, safety or welfare nor will properties of improvements in the vicinity be materially injured.

Our signatures below indicate that an Administrative Adjustment to allow the reduction of the side yard setback to 4 feet is hereby granted subject to the following conditions:

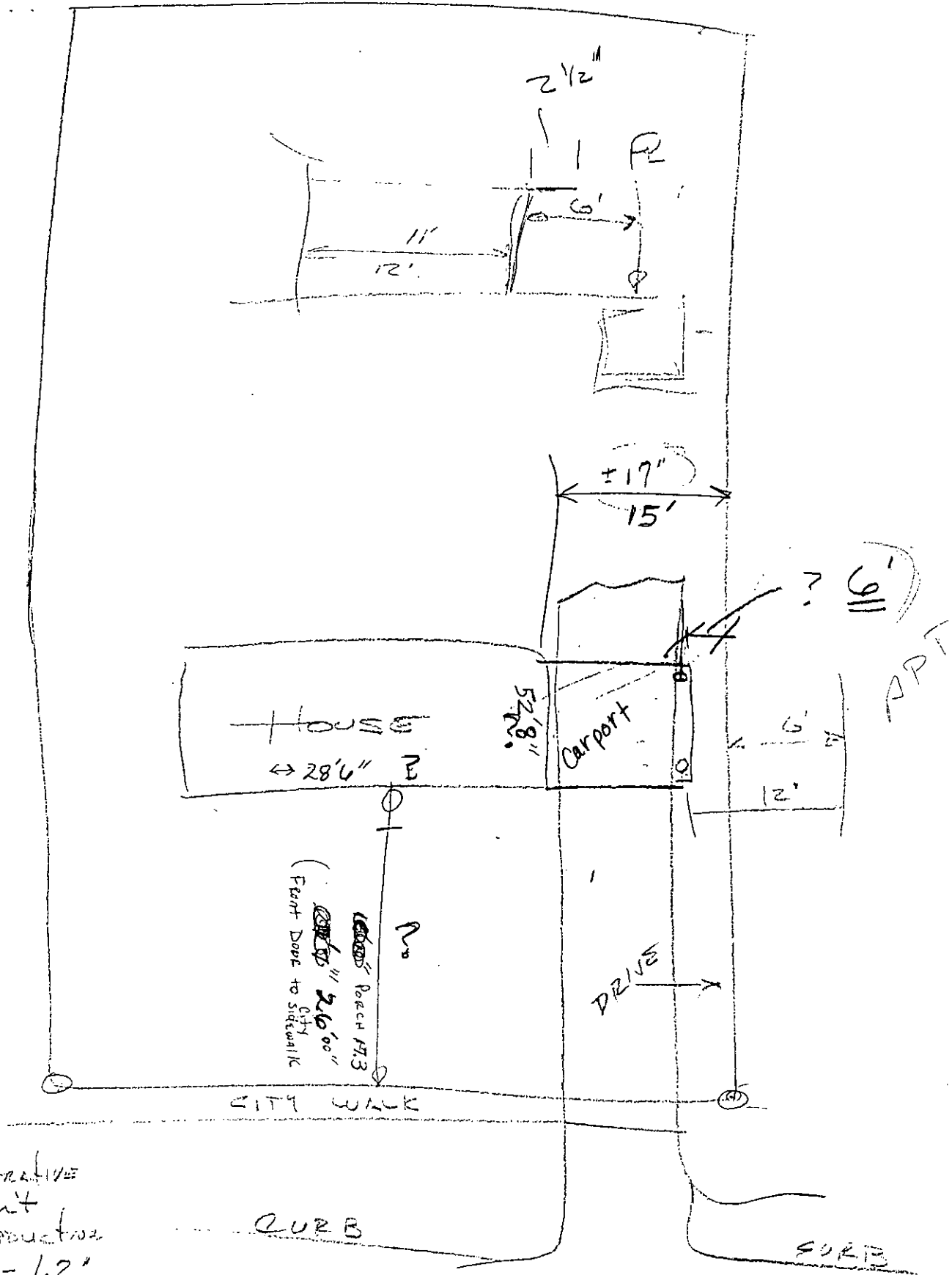
- 1) The placement of the carport on the lot shall conform to the submitted site plan.
- 2) The reduction in the side yard setback shall apply only for the carport indicated on the site plan. No other structures shall be placed within 5 feet of the north property line on this site.

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
Richard Meyer, Office of Central Inspections



ADMINISTRATIVE
ADJUSTMENT
30% REDUCTION
OF 6' = 1.2'

PLANNING Dept
— 10th FLOOR

ASTH

NORTH