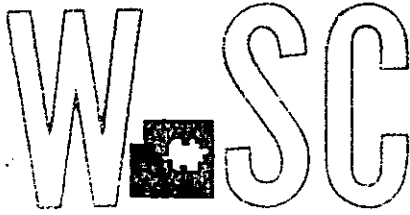


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

May 15, 1998

Samuel and Kay Jones
6023 W. Maple
Wichita, KS 67209

Re: Administrative Adjustment 98-8: An administrative adjustment to reduce the front yard setback from 25 feet to 20 feet on property zoned "SF-6" Single-Family and located south of Maple and east of Brummett. (6023 W. Maple)

Legal Description: Beginning at the NW corner of the east 10 acres of the west 40 acres of the N ½ of the NE 1/4 of Section 27, Twp 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas, said point being 990 feet east of the NW corner of said NE 1/4; thence south 271.14 feet; thence east 165 feet; thence south 103.86 feet; thence east 95 feet; thence north 375 feet to the north line of said NE 1/4; thence west 260 feet to the Place of Beginning, except the west 30 feet thereof for street and except the north 40 feet thereof for street.

Dear Mr. and Mrs Jones:

We understand that you actually need to reduce the front yard setback from 25 feet to 20 feet along Brummett Street. The adjustment is necessary in order to construct an addition onto your existing home. This lot is required to maintain a 25 foot front yard setback. The existing house on-site maintains the required setbacks of the zoning district in which you are located, however the addition to your home will encroach into the setback by 5 foot. Therefore you are requesting this adjustment.

We find that the 5 foot (20%) reduction for the front yard setback 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



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existing uses in surrounding areas as a result of the reduction of the front yard setback. The Brummet frontage is already screened by a 6 foot privacy fence, and adequate separation will be maintained between the home on this lot and other structures in the area. You have also stated you own the two lots just south of this platted lot.

- 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 adjacent to the site. The residential character of the area will not be compromised by the reduced front yard setback.
- 4) Effect on public health, safety or welfare: There will be no encroachments into public utility easements and there should not be a negative impact on the public health, safety or welfare nor will the reduced front yard setback be materially injurious to properties or improvements in the vicinity.

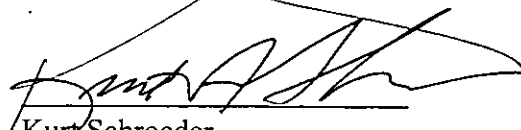
Our signatures below indicate that an administrative adjustment to reduce the front yard setback from 25 feet to 20 feet (20 %) is hereby granted subject to the following condition:

- 1) The adjustment shall apply to only that portion of the front yard setback needed for the placement of the addition to the existing home on this property.
- 2) With the approval this administrative adjustment the administrative adjustment dated April 29, 1998 is null and void.

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



Marvin S. Krout
Director of Planning



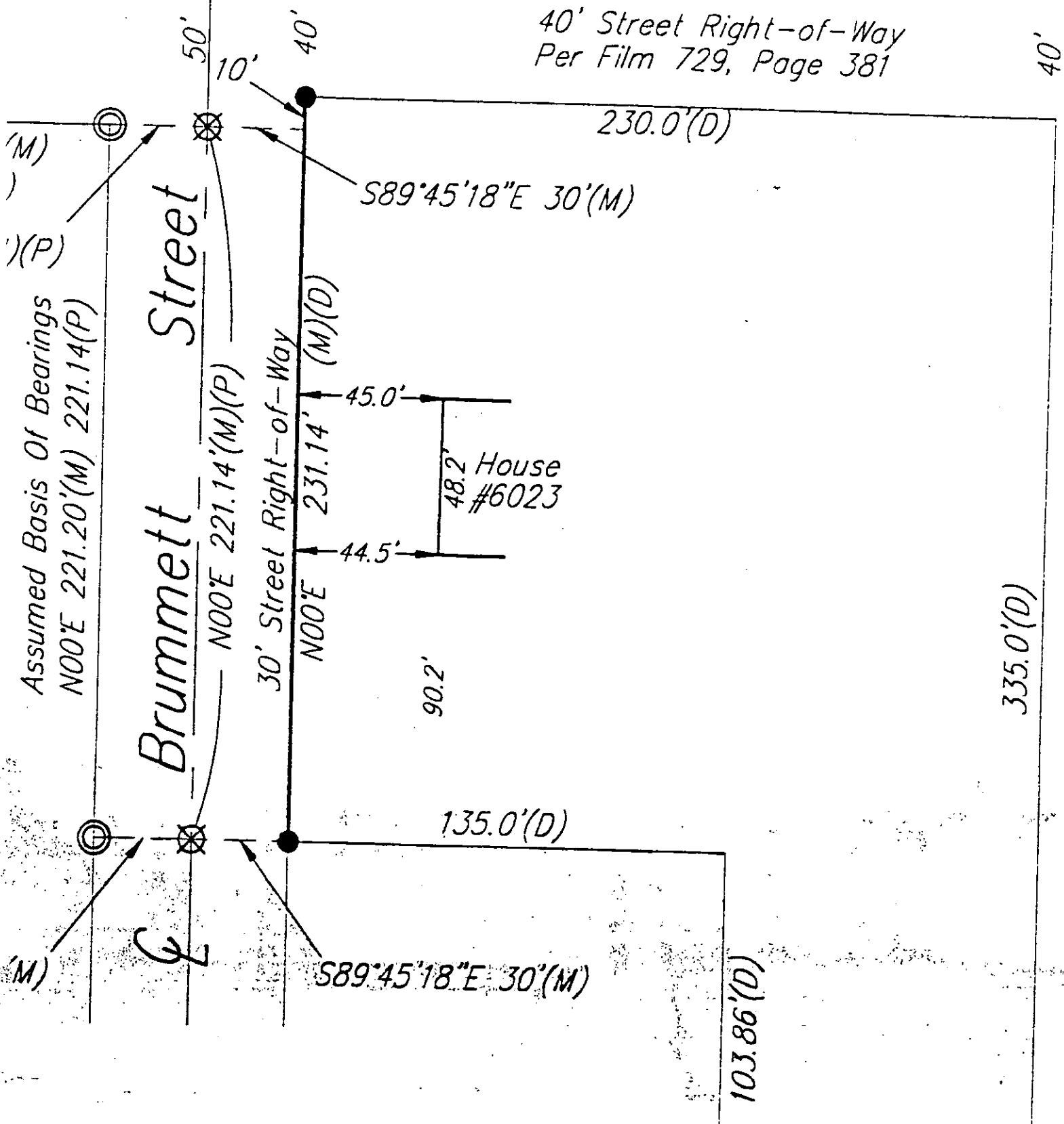
Kurt Schroeder
Superintendent of Central Inspection

⊗ = Nail (Set)

990' E. NW Cor. NE1/4 27-27-1W

Maple Street

40' Street Right-of-Way
Per Film 729, Page 381



230.0 (D)

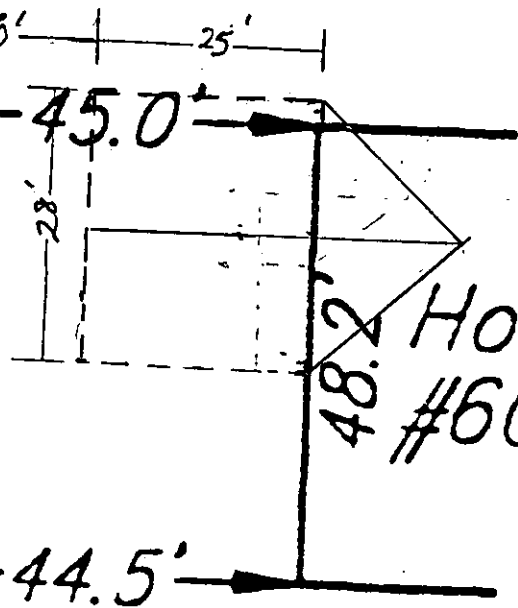
S89°45'18"E 30'(M)

Roof Drawing Including
overhang

30' Street Right-of-Way

N00°E 221.14'(M)(P)

N00°E 231.14' (M)(D)



90.2'

135 0' (D)