

METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
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July 22, 1998

Ed Meister
2226 Sherry Lane
Wichita, KS 67235

Re: Administrative Adjustment 98-12: Administrative Adjustment to construct an addition onto attached garage to reduce the setback from 20 feet to 16.2 feet.

Legal Description: Lot 15, Willow Lake Addition

Dear: Mr. Meister

We have reviewed your request of an administrative adjustment to allow an attached garage to be constructed within 16.2 feet of the south property line.

It is our understanding that it is your desire to construct a 24 foot by 24 foot wide garage just south of the existing garage. The "RR" Rural Residential zoning district requires for structures to maintain a 20 foot side yard setback. All other requirements of the Zoning Code are shown to be met by the attached site plan.

We find that allowing the garage to be constructed within 16.2 feet of the south property line 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 addition onto an attached garage should not have any 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: This adjustment should not have an impact on the existing residential uses which surround the application area.
- 3) Compatibility with existing or permitted uses on abutting sites: This addition to the residential property will continue to be compatible with the surrounding residential uses.

- 4) Effect on public health, safety or welfare: There should 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 side setback be materially injurious to properties or improvements in this vicinity.

Our signatures below indicate that an administrative adjustment to allow an attached garage to be constructed within 16.2 feet of the south property line is hereby granted subject to the following condition:

- 1) The adjustment is for the 24 foot by 24 foot addition to an existing attached garage which is shown on the attached site plan. This property should be developed in accordance with the site plan approved as part of this adjustment.
- 2) All required building permits shall be obtained prior to any construction and all work shall be performed in compliance with those permits.

The zoning adjustment sign may now be removed.



Marvin S. Krout
Director of Planning



Glen Wiltse
Sedgwick County Code Enforcement

State of Kansas)

SS

February 15, 1978

County of Sedgwick)

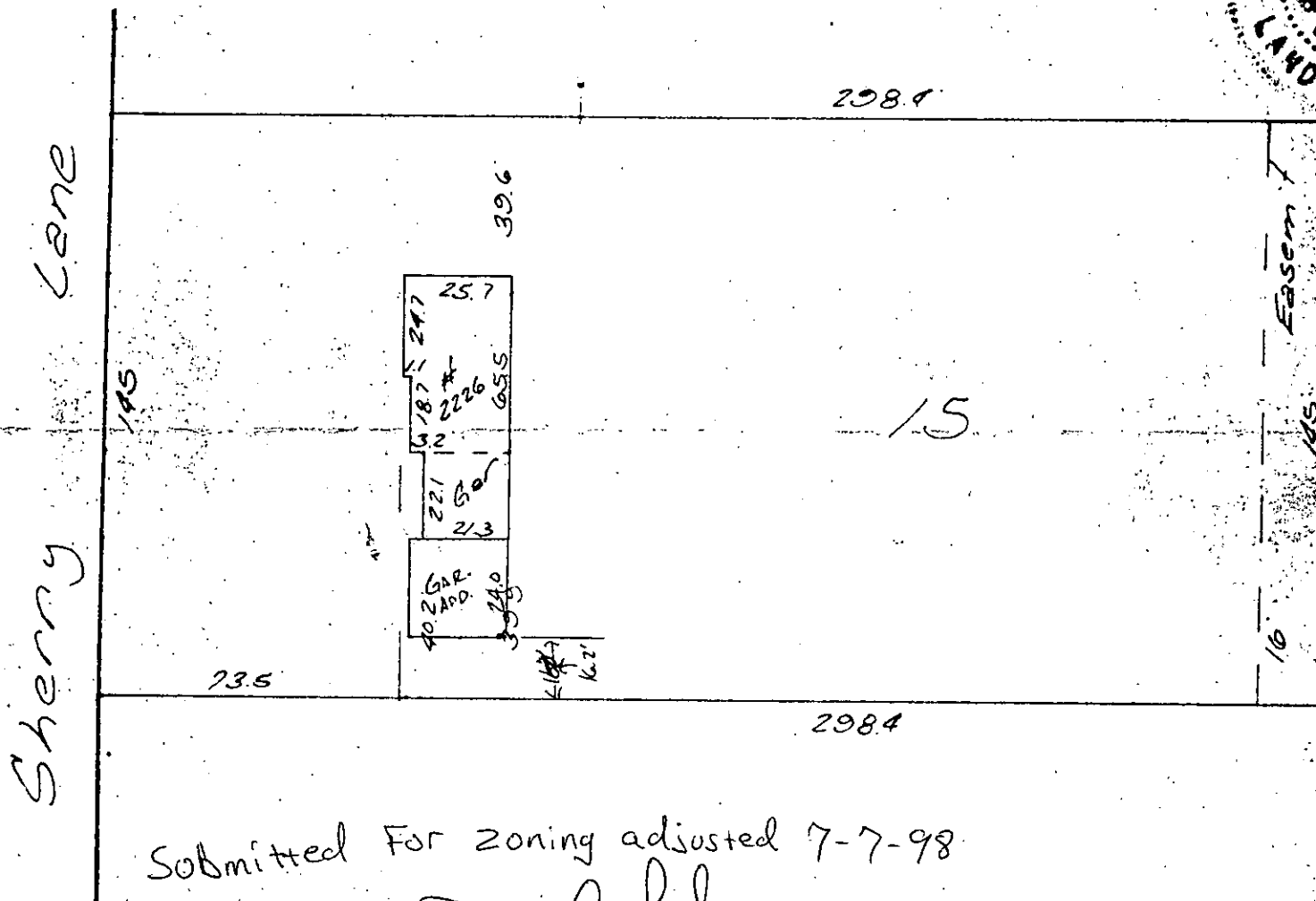
We, Baughman Company, Surveyors in aforesaid and state do hereby certify that we did on this 15th day of February survey Lot 15, Willow Lake Addition, Sedgwick County, Kansas.

On said lot is house No. 2226 with an attachment which is in the clear of all boundary lines. There are no encroachments on said lot by buildings on the adjacent lots.

The accompanying plat is a true and correct copy of said survey for mortgagee title insurance.

Norman E. Collins

Surveyor



Submitted For zoning adjusted 7-7-98

Deeann Fink