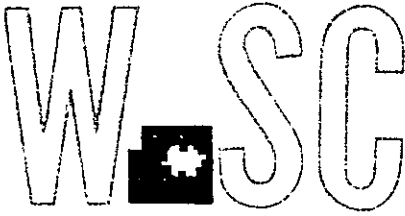


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

FAX (316) 268-4390

Brian and Julie DeCamp
1139 North Woodlawn
Derby, KS 67037

August 31, 1998

Re: Administrative Adjustment 98-14: An administrative adjustment to reduce the rear yard setback from 20 feet to 17 feet on property zoned "SF-6" Single-family and located north of 19th Street Circle and west of Valleyview.

Legal Description: Lot 38, Block 5, Graf-Goldstein.

Dear Mr and Mrs. DeCamp:

We have reviewed your request for an administrative adjustment to reduce the rear yard setback from 20 feet to 17 feet. The adjustment is necessary to allow an attached garage to be constructed on this lot.

On the site plan you have submitted it shows a home which meets the zoning code setback requirements. However, in order to construct an attached garage and also to maintain approximately eight foot separation between the garage and the house, the garage must be constructed three feet into the rear yard setback. This would allow a portion of the porch and a breezeway to be located between the house and the garage.

- 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 significant additional vehicle or pedestrian than currently exists.
- 2) Impact on existing uses in surrounding areas: There should not be a negative impact on the existing uses in surrounding areas as a result of the reduction of these setbacks. The lot is adjacent to Single-family zoned lots which are mostly undeveloped at this time. There will be adequate separation maintained between the single-family homes for the circulation for light, air and pedestrians.
- 3) Compatibility with existing or permitted uses on abutting sites: The minor reduction for a



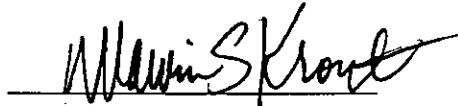
portion of the rear yard setback will be compatible with the existing residential uses and undeveloped areas adjacent to the site. The residential character of the site will not be compromised by the reduced rear yard setback.

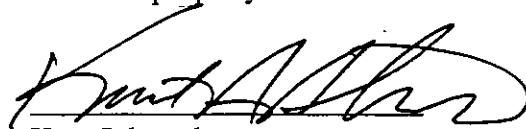
- 4) Effect on public health, safety or welfare: There will be no encroachments into public utility easements or right-of-way and therefore there should not be a negative impact on the public health, safety or welfare nor will properties or improvements in the vicinity be materially injured.

Our signatures below indicate that an administrative adjustment to reduce the rear yard setback from 20 feet to 17 feet is hereby granted subject to the following condition:

- 1) The adjustment shall apply to only those portions of the rear yard setback needed for the placement of this garage, as shown on the site plan submitted with this request.

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


Marvin S. Krout
Director of Planning


Kurt Schroeder
Superintendent of Central Inspection

82' 1"

utility easement
15 feet

proposed

17' 6"

20'

Lot 38, block ~~28~~⁵ Graf-Goldston Addition

111' 6"

121' 9"

25'

106' 3"