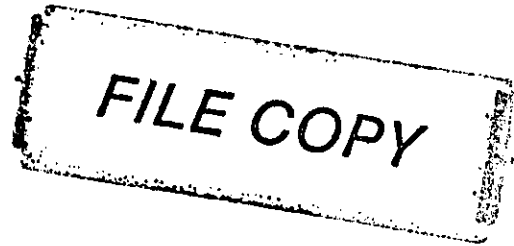


METROPOLITAN AREA PLANNING  
DEPARTMENT

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



March 17, 1999

George Custard  
2919 Ellen  
Wichita, KS 67219

**Re: Administrative Adjustment 99-6; An administrative adjustment to reduce the front yard setback from 25 feet to 20 feet on property located south of Ellen and east of Estelle:**

**Legal Description:** Lot 7, Block N, Audrey Heights 1st Addition, Wichita, KS.

Dear Mr. Custard:

We have reviewed your request for an administrative adjustment to reduce the front yard setback from 25 feet to 20 feet. You have stated you constructed an addition to the kitchen on the front of the house which is located approximately 20 feet from the property line. The Office of Central Inspection has required you to obtain a administrative adjustment to reduce the front yard setback.

The Unified Zoning Code allows an adjustment of the front yard setback by up to 20 percent. Therefore, we find that the reduction in the front yard setback (20 percent), meets the four conditions required by Section V-1.6 of the Unified Zoning Code, as set out below:

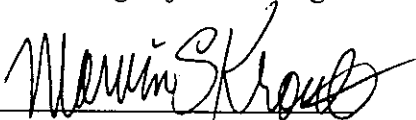
- 1) **Impact on safety and convenience of vehicular and pedestrian circulation:** The proposed encroachment would have no impact on safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area. It is expected that the proposed development will not generate additional vehicle or pedestrian traffic than currently exists.
- 2) **Impact on existing uses in surrounding areas:** There should not be a negative impact on the existing uses in surrounding areas as a result of the reduction of this setback. There are single-family homes located adjacent to this site. The addition will not encroach into any of the site angles for these homes which surround this site as well as it is compatible with the residential character of the neighborhood, and therefore it should not significantly impact the surrounding properties.

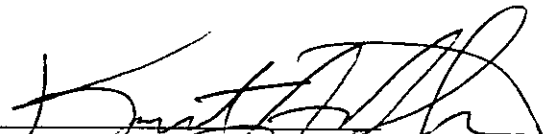
- 3) Compatibility with existing or permitted uses on abutting sites: The minor reduction for a portion of the front yard setback will be compatible with the existing residential uses which are adjacent to this property. The residential character of the site will not be compromised by the reduced setback.
- 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 or improvements in the vicinity be materially injured.

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

- 1) The adjustment shall apply to only the portion of the front yard setback needed for the addition to the home as shown on the attached site plan.

The zoning adjustment sign should now be removed.

  
\_\_\_\_\_  
Marvin S. Krout  
Director of Planning

  
\_\_\_\_\_  
Kurt Schroeder  
Superintendent of Central Inspection

cc: Paul Hays, Office of Central Inspection  
Randy Sparkman, Office of Central Inspection  
J.R. Cox, Office of Central Inspection