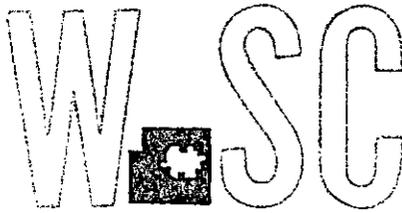


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

FILE COPY

March 26, 1999

Baughman Co.
Russ Ewy
315 Ellis
Wichita, KS 67211

Re: Administrative Adjustment 99-9: An administrative adjustment to allow parking within 15 feet of the property line in the "SF-6" zoning district located south of Central and east of Bridgefield Street.

Legal Description: Part of Reserve "G", Bridgefield Addition, Wichita, Sedgwick County, Kansas

Dear Mr. Ewy:

We have reviewed and received your request for an administrative adjustment to allow parking in the front setback on property zoned "SF-6." This adjustment is necessary to allow the construction of a parking lot and also to meet the requirements of CU-497 and BZA 6-99. The Unified Zoning Code only allows parking in the front yard setback on property zoned "SF-6" through an administrative adjustment.

We find that permitting parking in the front and street side setbacks meet 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. Through the administrative adjustment the applicant will be allowed to have a larger parking lot which should keep vehicles from parking on Bridgefield. This should help the safety and convenience of vehicular and pedestrian circulation.
- 2) Impact on existing uses in surrounding areas: The applicant will be required to provide screening along the east and north property lines and also landscape these areas, and the applicant will have to provide a landscaped street yard along the south and west property

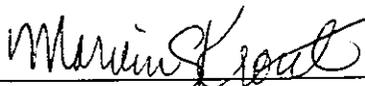
lines and provide continuous low screening of the parking spaces from the streets, in accordance with the landscape ordinance. The required screening and landscaping should buffer the surrounding residential uses and, therefore limit the impact on these residences.

- 3) Compatibility with existing or permitted uses on abutting sites: The required screening and landscaping should buffer the surrounding properties. Although it is not technically compatible with the surrounding uses, it is a neighborhood swimming pool and will serve the surrounding residential properties.
- 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 allow parking within eight feet of the property line on a lot zoned "SF-6" is hereby granted subject to the following condition:

- 1) The site shall be developed in general conformance with the approved site plan and landscape plan as required by CU-497.
- 2) The applicant shall meet all conditions of CU-497 and BZA 6-99.

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



Marvin S. Krout
Director of Planning



Kurt Schroeder
Superintendent of Central Inspection

cc: Scott Developers, L.L.C., 21 Scotsdale, Wichita, KS 67230
Kurt Schroeder, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
Paul Hayes, Office of Central Inspection

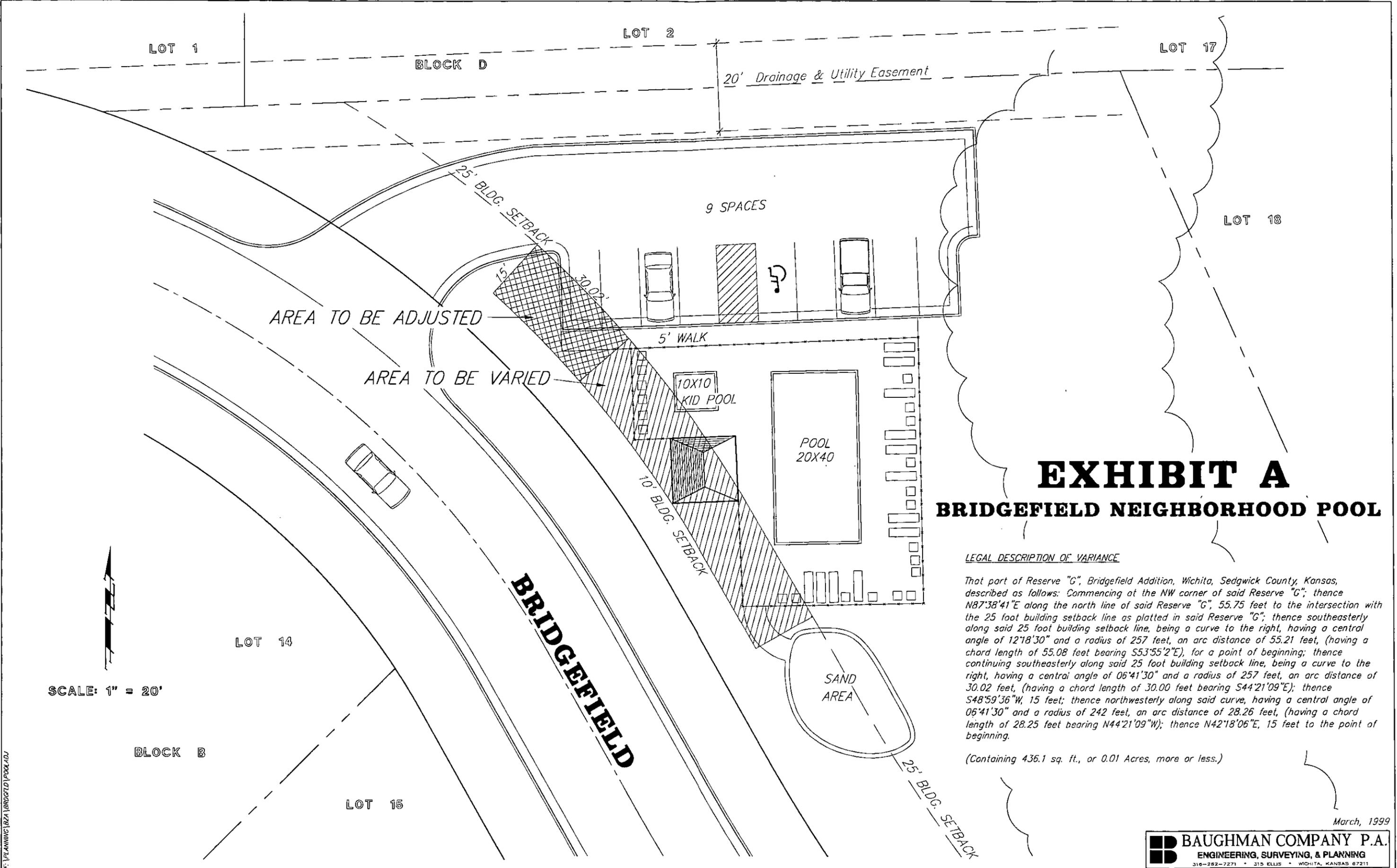


EXHIBIT A

BRIDGEFIELD NEIGHBORHOOD POOL

LEGAL DESCRIPTION OF VARIANCE

That part of Reserve "G", Bridgefield Addition, Wichita, Sedgwick County, Kansas, described as follows: Commencing at the NW corner of said Reserve "G"; thence N87°38'41"E along the north line of said Reserve "G", 55.75 feet to the intersection with the 25 foot building setback line as platted in said Reserve "G"; thence southeasterly along said 25 foot building setback line, being a curve to the right, having a central angle of 12°18'30" and a radius of 257 feet, an arc distance of 55.21 feet, (having a chord length of 55.08 feet bearing S53°55'2"E), for a point of beginning; thence continuing southeasterly along said 25 foot building setback line, being a curve to the right, having a central angle of 06°41'30" and a radius of 257 feet, an arc distance of 30.02 feet, (having a chord length of 30.00 feet bearing S44°21'09"E); thence S48°59'36"W, 15 feet; thence northwesterly along said curve, having a central angle of 06°41'30" and a radius of 242 feet, an arc distance of 28.26 feet, (having a chord length of 28.25 feet bearing N44°21'09"W); thence N42°18'06"E, 15 feet to the point of beginning.

(Containing 436.1 sq. ft., or 0.01 Acres, more or less.)

March, 1999

P.LANNING\BZA\BRIDGEFIELD\POOL.ADJ