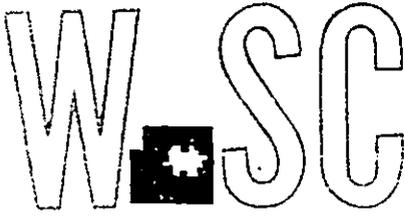


WICHITA — SEDGWICK COUNTY



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

Jarvis L. Seaman
6410 Perryton
Wichita, KS 67226

Re: Administrative Adjustment 99-10; An administrative adjustment to reduce the front yard setback from US-81 from 125 feet to 103 feet on property located at 10558 North Broadway:

Legal Description:

Dear Mr. Seaman:

We have reviewed your request for an administrative adjustment to reduce the front yard setback along US-81 from 125 feet to 103 feet. You have indicated the home is already under construction and could not be moved without considerable expense to you. There also are no other homes within approximately ½ mile of this location which the granting of this adjustment could possible impact. Finally, you have stated in order to save existing trees, the proposed location seems the most appropriate location to site your home. Based on your site plan, all other buildings on-site will conform to the 125 foot setback.

We find that the 22 foot reduction (18 percent) 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 existing uses in surrounding areas as a result of the reduction of this setback. The lot is adjacent to undeveloped land on property zoned "RR."
- 3) Compatibility with existing or permitted uses on abutting sites: The minor reduction for a

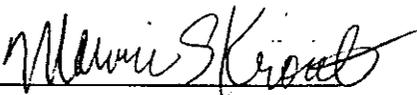
portion of the front yard setback will be compatible with the undeveloped areas which surround this property. The residential character of the site will not be compromised by the reduced front yard setback.

- 4) Effect on public health, safety or welfare: There will be no encroachments into public utility easements 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.

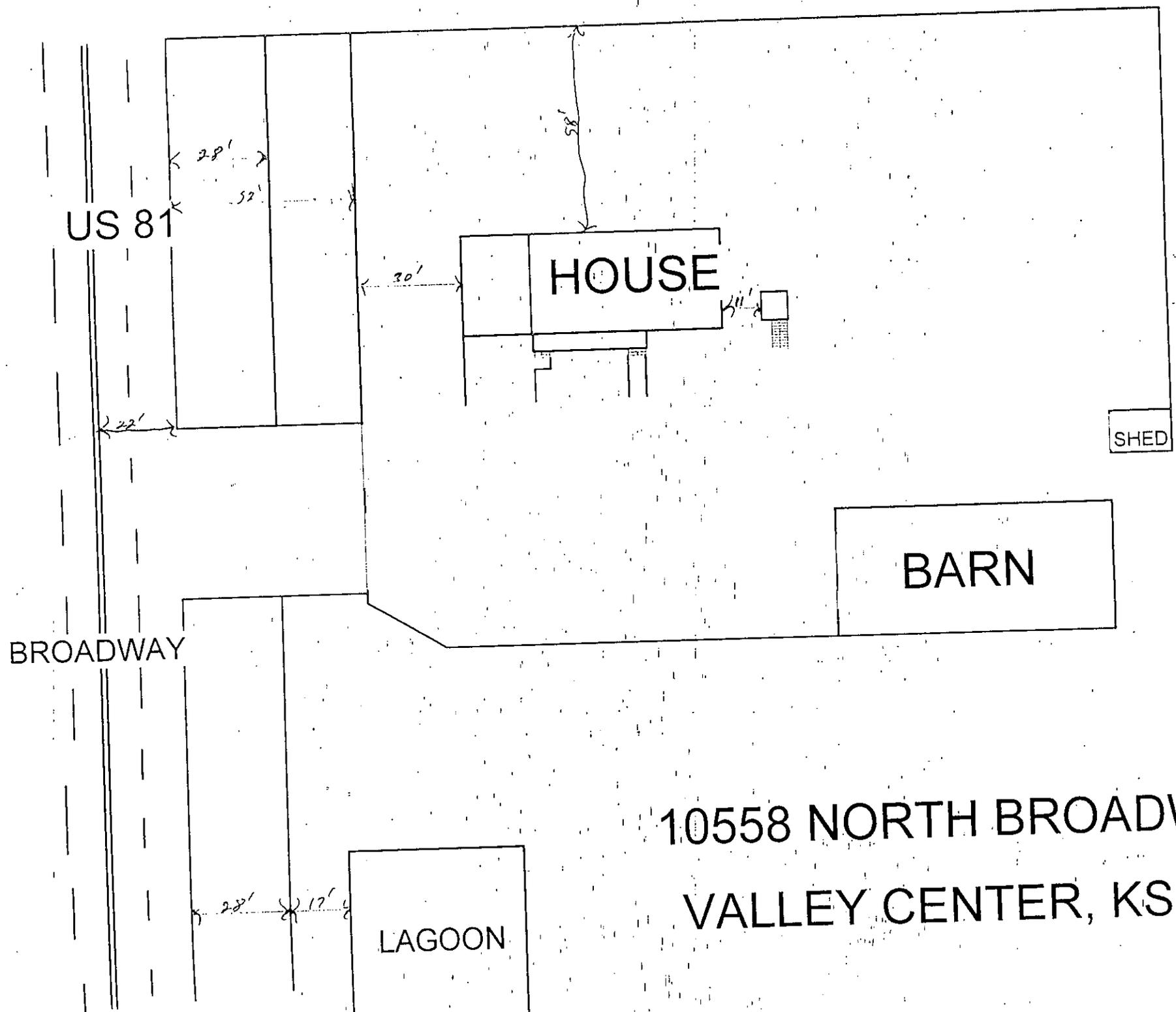
Our signatures below indicate that an administrative adjustment to reduce the front yard setback from a section line road from 125 feet to 103 feet is hereby granted subject to the following condition:

- 1) The adjustment shall apply to only the portion of the front yard setback needed for the placement of this home. The site shall be constructed in general conformance with the attached site plan.

The zoning adjustment sign should now be removed.


Marvin S. Krout
Director of Planning


Glen Wiltse
Sedgwick County Code Enforcement



US 81

BROADWAY

HOUSE

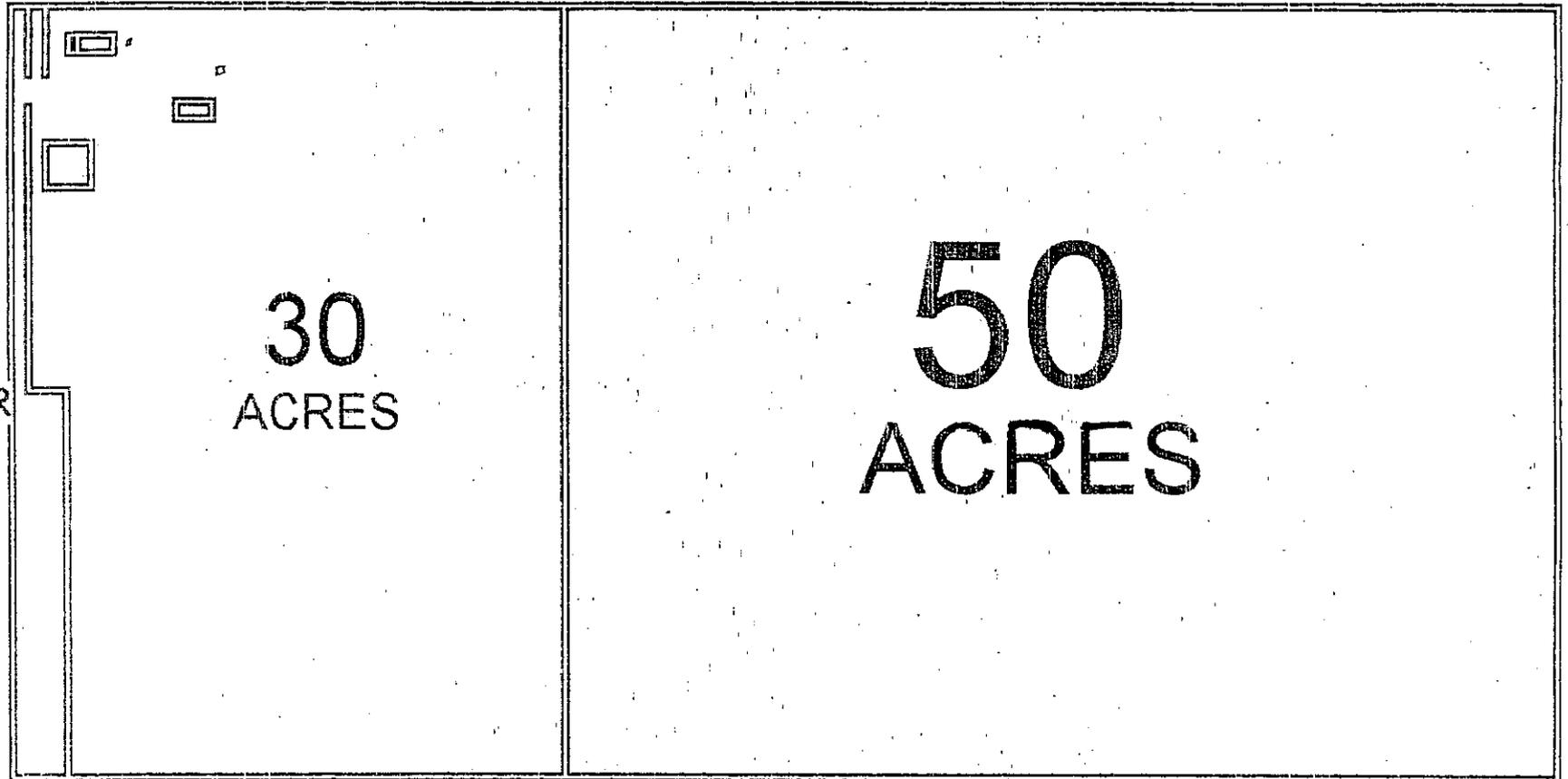
SHED

BARN

LAGOON

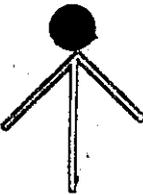
10558 NORTH BROADWAY
VALLEY CENTER, KS

HALF MILE



10558 NORTH BROADWAY

VALLEY CENTER, KS



NORT