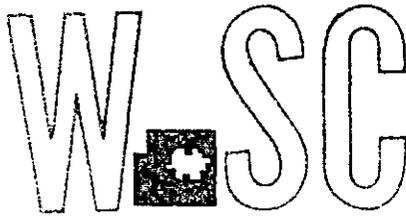


WICHITA — SEDGWICK COUNTY



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

April 2, 1999

Tobin Acebedo
5806 W. Newell
Wichita, KS 67212

Re: Administrative Adjustment 99-11: Administrative Adjustment to allow for an accessory structure to be placed closer to the right-of-way line than the main structure.

Legal Description: Lot E, West St. Louis Gardens 2nd Addition

Dear Mr. Acebedo:

We have reviewed your request of an administrative adjustment to allow for an accessory structure to be placed closer to the street right-of-way line than the main structure. The adjustment is needed to allow for the construction of a two car garage.

It is our understanding that you plan to construct a 20 foot by 20 foot garage just to the east of the existing home located on-site. The Unified Zoning Code was recently amended to allow for this to be approved subject to an administrative decision. This lot is zoned "SF-6" and therefore must maintain a 25 foot front and a 15 foot street side setback for a detached structure. These requirements are shown to be met by the attached site plan.

We find that allowing for the accessory structure to be placed closer to the street right-of-way line than the main structure 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 detached 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 uses surrounding the application area. This structure will not be set any closer to Newell or Gilda than the single-family homes to the north, east, south or west. Therefore, this structure should not limit any site angles for traffic or the single-family homes in the area.

- 3) Compatibility with existing or permitted uses on abutting sites: The proposed use should be compatible with the existing or permitted uses on the abutting sites. This structure looks much like the single-family residence and therefore should fit into the residential neighborhood.
- 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 additional detached garage be materially injurious to properties or improvements in the vicinity.

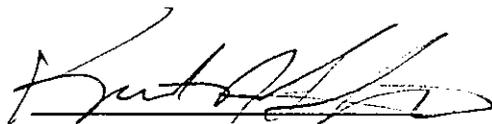
Our signatures below indicate that an administrative adjustment to allow the accessory structure to be placed closer to the street right-of-way than the main structure is hereby granted subject to the following condition:

- 1) The adjustment is only for the 20 foot by 20 foot detached garage which is shown on the attached site plan. The garage shall be no taller than 12 feet six inches at the peak and nine feet six inches at the roof line. The exterior of the garage shall be constructed of similar material and color as the existing home. 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 from the property.



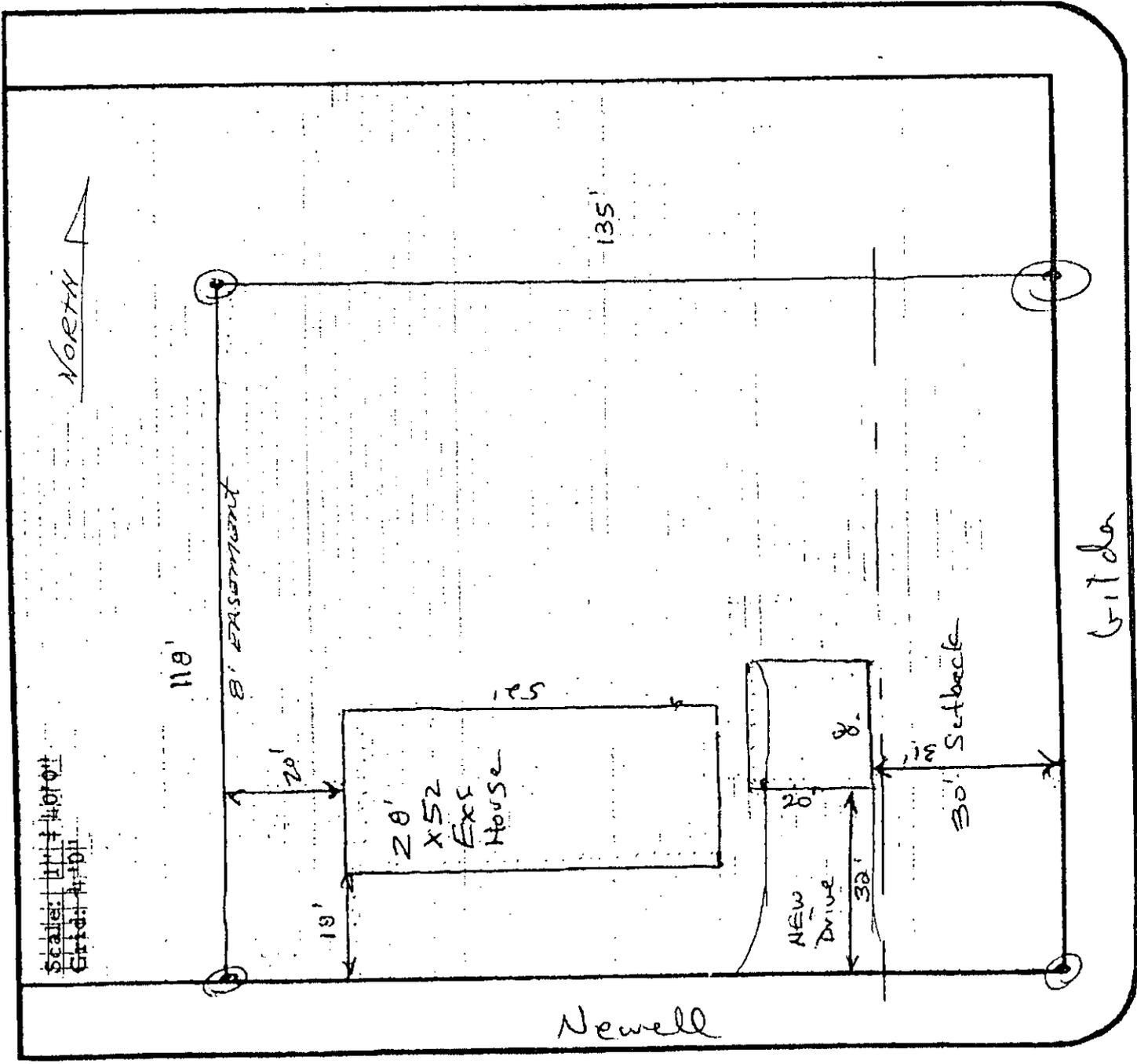
Marvin S. Krout
Director of Planning



Kurt Schroeder
Superintendent of Central Inspection

cc: Kurt Schroeder, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
Paul Hayes, Office of Central Inspection

ADDRESS: 5006 W. Newell PERMIT NO. 99-004868-0101
 LOT(S): E BLK. 1 OF West St Louis Wards Zoning SFL
 REQUIRED SETBACKS: FRONT E-30 SIDE S-15 REAR W-20



I certify that the above plat complies with applicable zoning setbacks and subdivision covenants and restrictions.

Signed: Gilda
(Applicant)

White Copy - File Yellow Copy - Applicant