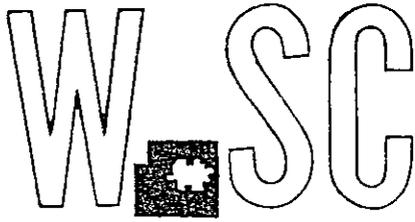


WICHITA — SEDGWICK COUNTY



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

June 2, 1999

Ronnie and Angela Goodrun  
3515 South St. Clair  
Wichita, KS 67217

**Re: Administrative Adjustment 99-13; An administrative adjustment to reduce the east and west side yard setback from 6 feet to 5 feet on property located north of Savannah Avenue and west of St. Paul:**

**Legal Description:** Lot 8, 10, 12, Block 11, Orienta Park 2nd Addition, Wichita, KS.

Dear Mr. And Mrs. Goodrun:

We have reviewed your request for an administrative adjustment to reduce the east and west side yard setbacks from 6 feet to 5 feet. You have stated you plan on placing a residential design manufactured home on a permanent foundation on this lot. However, you are unable to place this home on the lot without reducing both side yard setbacks by one foot.

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 side yard setbacks from six feet to five feet (17 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 encroachments 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 any more significant 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 the side yard setbacks. There are single-family homes located adjacent to this site as well as a vacant lot. The addition will not encroach into any of the sight angles for the homes which surround this site.

- 3) Compatibility with existing or permitted uses on abutting sites: The minor reduction for a portion of the side yard setbacks will be compatible with the existing residential uses which are adjacent to this property and the vacant lot, also zoned for residential use. 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. Infill development of this type is encouraged in the City's adopted Comprehensive Plan.

Our signatures below indicate that an administrative adjustment to reduce the side yard setbacks from six feet to five feet is hereby granted subject to the following condition:

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

The zoning adjustment sign should now be removed.

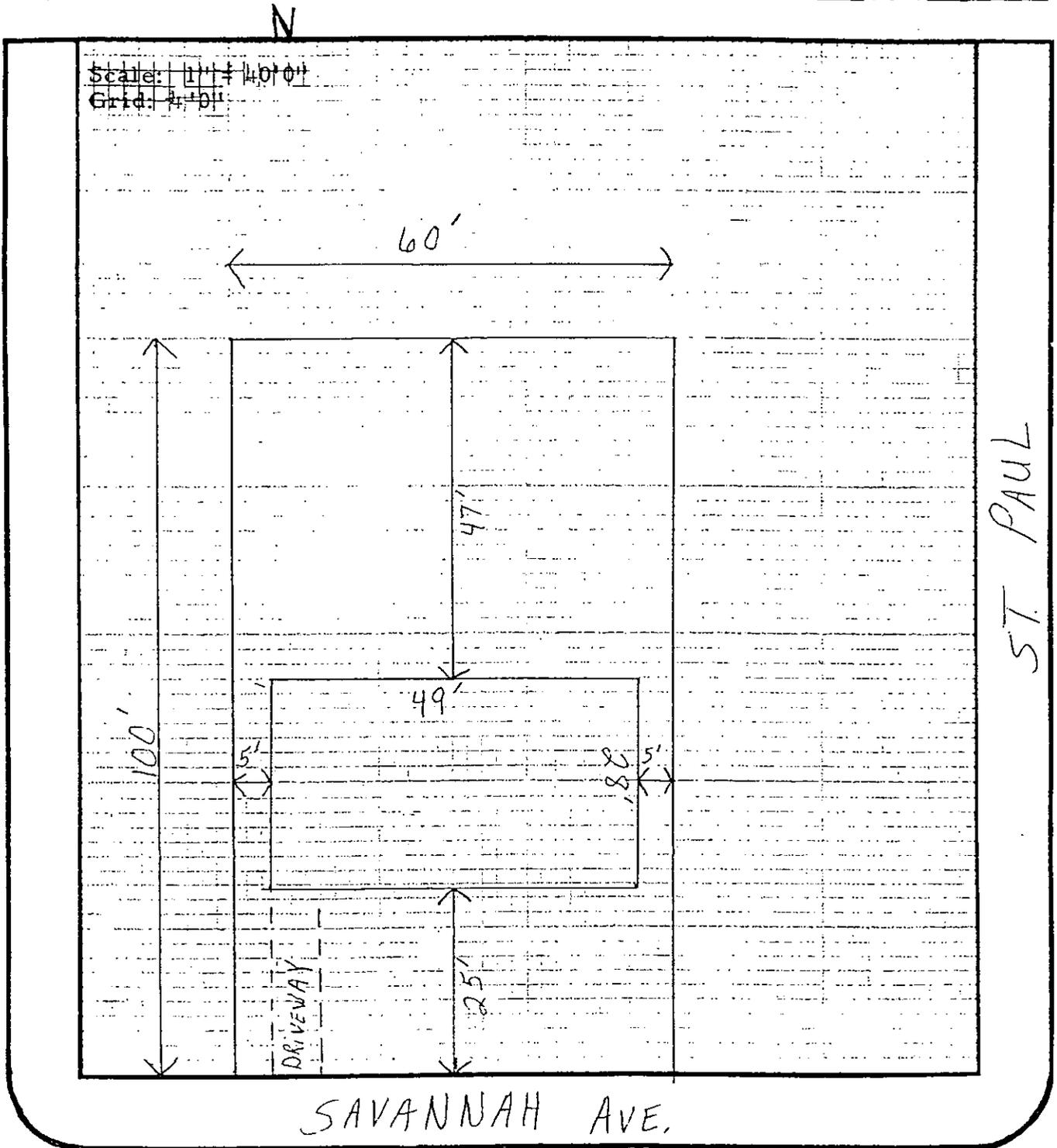
  
Marvin S. Krout  
Director of Planning

  
Kurt Schroeder  
Superintendent of Central Inspection

cc: Quality Housing, 2621 South Broadway, Wichita, KS 67216  
Paul Hays, Office of Central Inspection  
Randy Sparkman, Office of Central Inspection  
J.R. Cox, Office of Central Inspection

RESIDENTIAL PLOT PLAN

ADDRESS: 2916 Savannah Ave. PERMIT NO. \_\_\_\_\_  
LOT(S): 8-10-12 BLK. 11 OF Orienta Park 2nd ZONING SF-6  
REQUIRED SETBACKS: FRONT 25' SIDE \_\_\_\_\_ SIDE \_\_\_\_\_ REAR 20'



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

Signed: \_\_\_\_\_  
(Applicant)

White Copy - File

Yellow Copy - Applicant