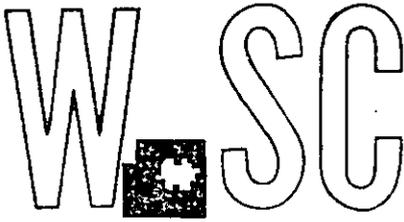


WICHITA — SEDGWICK COUNTY



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METROPOLITAN AREA PLANNING  
DEPARTMENT

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

July 8, 1999

Wichita Habitat for Humanity  
P.O. Box 114  
Wichita, KS 67202

**Re: Administrative Adjustment 99-14: An administrative adjustment to reduce the front yard setback from 25 feet to 20 feet located south of the intersection of Northeast Parkway and Pinecrest.**

**Legal Description: Lots 1, Block 1, except the south. 150 feet of University Heights Second Addition to Wichita, Kansas, Sedgwick County.**

Dear Mr. Norris:

We have reviewed your request for an administrative adjustment to reduce the front yard setback from 25 feet to 20 feet. You have stated that Habitat for Humanity is preparing to construct a single-family home on this lot. This lot, which was divided by a previous owner, is very awkward in shape, and it is almost impossible to construct a single-family home on this property with the required 25 foot front yard building 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 development will not generate significantly more 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 across the two streets from this site, and you have stated that this home will be constructed similar to the adjacent single-family homes. The home to the south is currently 150 feet south of the property across a vacant field.

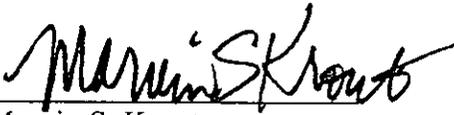


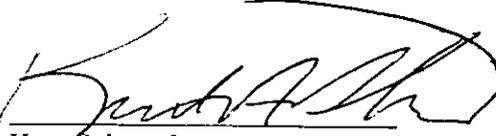
- 3) Compatibility with existing or permitted uses on abutting sites: The minor reduction for a portion of the front yard setback will be reasonably compatible with the existing residential uses which are nearby to this property. The transition at corners of residential blocks in other parts of the city result in similar problems of orientation, and the shallow width of this lot resulted in the home to the south being constructed with the rear facing Pinecrest. A fence will also be constructed along the south and part of the east property lines, which should screen any objectionable outside equipment or activities in this property's back yard and side yard from view, and landscaping will help further with fitting this house into the neighborhood.
- 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 25 feet to 20 feet is hereby granted subject to the following conditions:

- 1) The adjustment shall apply to only the portion of the front yard setbacks as shown on the attached site plan. The single-family home shall be constructed in general conformance with the approved site plan as attached, and shall be constructed with similar exterior materials and roof shape to the existing homes located around this property.
- 2) The applicant shall construct and maintain a six foot wood screening fence along the south property line and a fence along the south portion of the east property line, to provide a screened yard area. All posts and beams supporting the fence shall be placed on the inside of the fence, not in the neighbor's view.
- 3) The applicant shall submit four copies of a landscape plan to be approved by the Planning Director which provides additional buffering to the properties located around this site, including tree plantings along both street frontages and foundation plantings along the edge of the home. The approved landscaping will be planted in the first available (spring or fall) growing season after construction is completed, and will be maintained and replaced as needed.

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

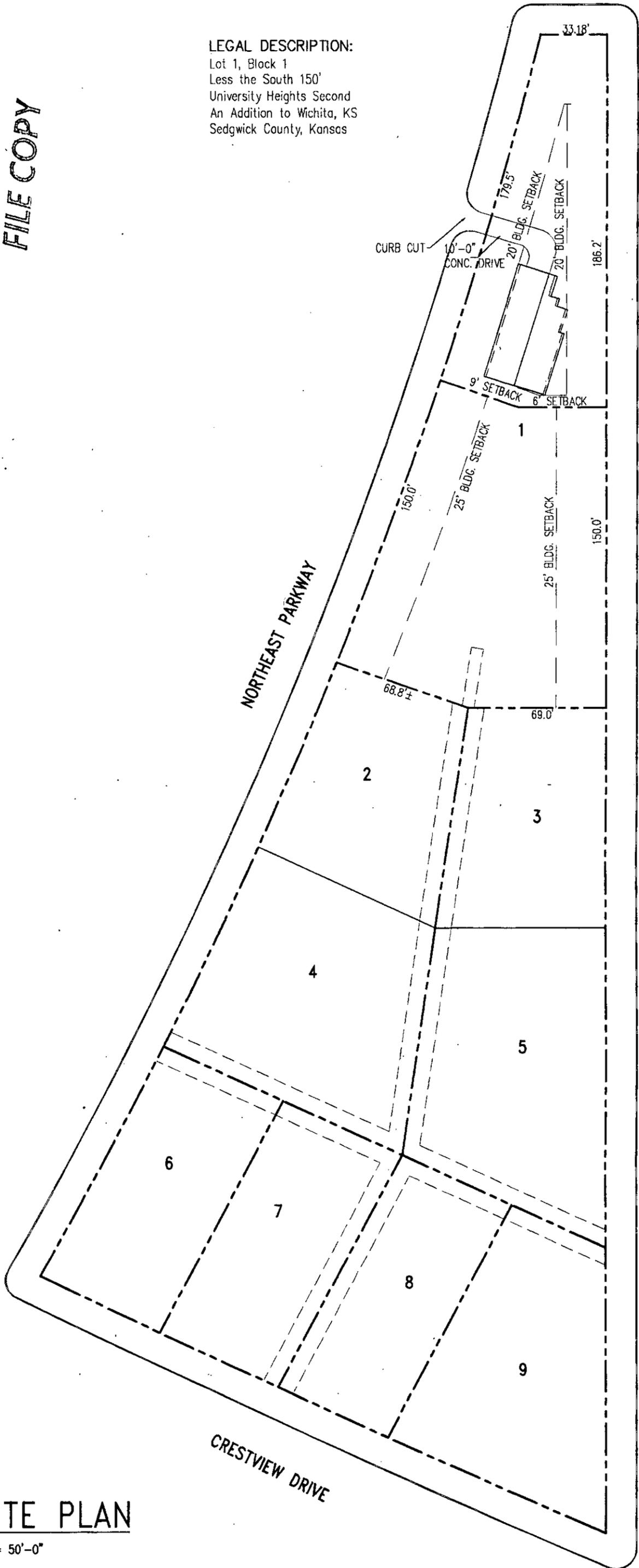
  
Marvin S. Krout  
Director of Planning

  
Kurt Schroeder  
Superintendent of Central Inspection

cc: Carl Ligon, 1736 Northeast Parkway, Wichita, KS 67208

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LEGAL DESCRIPTION:  
Lot 1, Block 1  
Less the South 150'  
University Heights Second  
An Addition to Wichita, KS  
Sedgwick County, Kansas



SITE PLAN

1" = 50'-0"