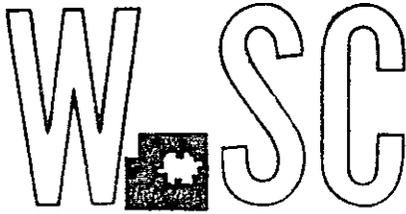


WICHITA — SEDGWICK COUNTY



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

July 19, 1999

Mr. Dan Thibault
1317 N. Prescott
Wichita, KS 67212

Re: Administrative Adjustment 99-17: An administrative adjustment to reduce the rear yard setback by 58.2 square feet on property generally located at Ridge Road and 21st Street North.

Legal Description: Lot 13, Block 1, Me're Ridge, Wichita, Kansas, EXCEPT the following described tract: Beginning at the Southwest corner of said Lot 13; thence north along the West line of Lot 13, 175.83'; thence southeasterly to a point on the south line of Lot 13, 32.0 feet southeasterly of the Southwest corner of Lot 13; thence northwesterly along the South line of Lot 13, 32.0 feet to the point of beginning.

Dear: Mr. Thibault:

We have reviewed your request for an administrative adjustment to reduce the rear yard setback by 58.2 square feet. You have stated that a single-family home is currently being constructed on this property. The builder initiated construction, placed the concrete, and has framed up 80% of the structure, all this prior to knowledge that the whole lot was not owned by yourself; the homeowner's association had retained an additional triangular portion of land adjacent to the platted reserve shown on your site plan.

The Unified Zoning Code allows an adjustment of the rear yard setback by up to 20 percent, except that a rear setback adjacent to a golf course, open space or reserve or in which the area of the required yard to be adjusted does not exceed 300 square feet may be reduced by up to 50 percent. We find that the reduction in the rear yard setback by 58.2 square feet 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 any more vehicle or pedestrian traffic than currently exists.

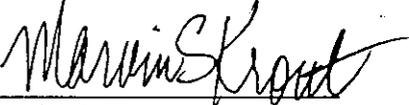


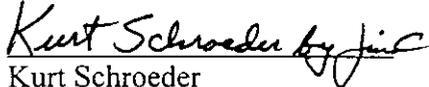
- 2) Impact on existing uses in surrounding areas: There should be no negative impact on the existing uses in surrounding areas as a result of the reduction of this setback. The adjacent land to the rear of the property consists of a portion of open space retained by the Homeowner's Association and platted reserve for floodway control. Lake views of the adjacent lot is not hampered by the 4'-6" protrusion of the garage corner into the rear yard.
- 3) Compatibility with existing or permitted uses on abutting sites: The minor reduction for a portion of the rear yard setback will be reasonably compatible with the existing residential uses which are nearby to this property and the platted reserve to be used for floodway control. 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 of right-of-way, therefore,, there should not be a negative impact on the public health, safety or welfare nor will properties of improvements in the vicinity be materially injured.

Our signatures below indicate that an administrative adjustment to reduce the side yard setback by 58.2 square feet as indicated on the site plan is hereby granted subject to the following condition:

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

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


Marvin S. Krout
Director of Planning


Kurt Schroeder
Superintendent of Central Inspection

Cc: Dean W. Felt, 1800 S. Langford Court, Wichita, KS 67207
Kurt Schroeder, Office of Central Inspections
Randy Sparkman, Office of Central Inspections
Paul Hayes, Office of Central Inspections

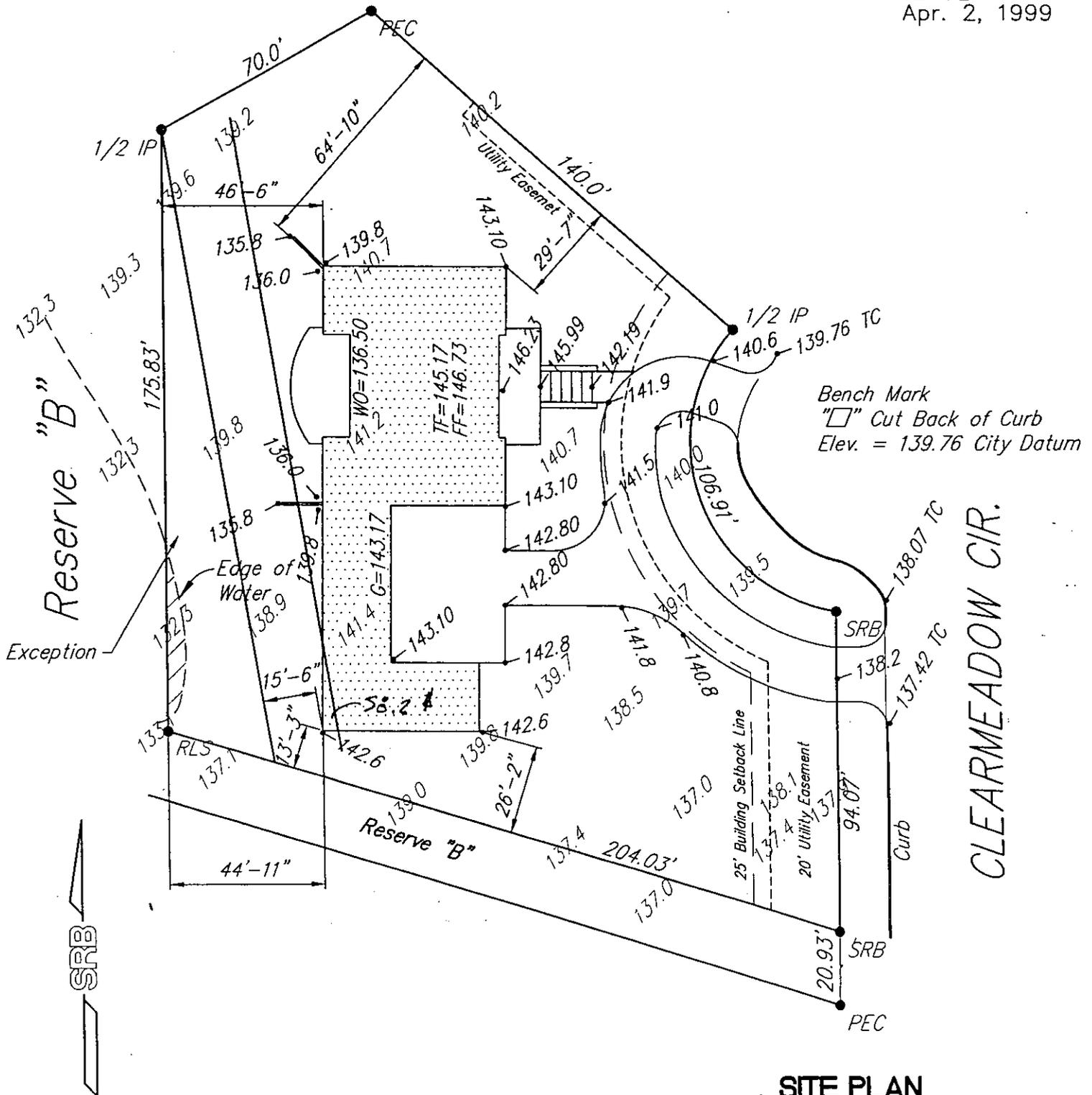


924 NORTH MAIN
 WICHITA, KANSAS 67203
<http://www.feist.com/~srb>

316-264-8008
 FAX 264-4621
 srb@feist.com

SAVOY, RUGGLES & BOHM, P.A.
 ENGINEERING & SURVEYING

1279E
 Apr. 2, 1999



Scale 1" = 40'

SITE PLAN

Lot 13 Block 1
 Mere Ridge Addition
 Wichita, Kansas