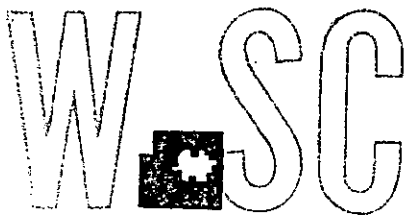


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

Phil Newman

3208 E. Douglas

Wichita, KS 67208

October 19, 1998

Re: **Administrative Adjustment 98-21: An administrative adjustment to reduce the rear yard setback from 10 feet to eight feet on property located at the southeast corner of Central and Woodlawn.**

Legal Description: Lot 2, Madison Addition, Wichita, Kansas, Sedgwick County, Kansas: Except the south 165 feet thereof, and except that part of Lot 2, described as: Beginning at the NE corner of said Lot 2: thence S 00° W along the east line of said Lot 2, 157 feet: thence S 90° W, 89 feet: thence N 00° E, 145.73 feet to a point on the north line of said Lot 2: thence N 75° 57'07"E along the north line of said Lot 2, 46.39 feet to a deflection point in said north line: thence N 89° 59'15" E, 44 feet to the place of beginning.

Dear Mr. Newman:

We have reviewed your request for an administrative adjustment to reduce the rear yard setback from 10 feet to 8 feet. The adjustment is necessary in order to expand an existing building located on-site. The Unified Zoning Code requires structures developed on property zoned "LC" to maintain a 10 foot rear yard setback.

The site plan shows an existing 5,486 square foot building located north of the proposed addition. The 1117.74 square foot addition will be located eight feet from the rear property line and will maintain all other required setbacks. You have stated you would like to retain the continuous eastern line of the existing building and therefore it would not be possible to construct an addition to the east.

We find that the two foot (20 %) reduction for the rear 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



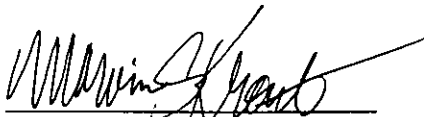
circulation in the vicinity of the application area. The proposed addition should not generate significant additional traffic than currently exists.

- 2) Impact on existing uses in surrounding areas: The proposed expansion of the retail center should not impact the surrounding areas. The site is surrounded by commercial developments, which should not be affected by this addition.
- 3) Compatibility with existing or permitted uses on abutting sites: The surrounding commercial properties should be compatible with this use.
- 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.

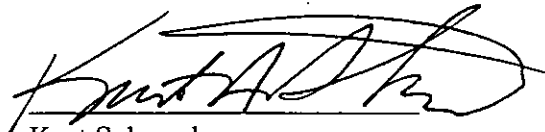
Our signatures below indicate that an administrative adjustment to reduce the rear yard setback from 10 feet to 8 feet is hereby granted subject to the following conditions:

- 1) The adjustment shall apply to only the portion of the rear yard setback needed for the 1,118 square foot addition.
- 2) The development of this property should be in general conformance with the approved site plan.

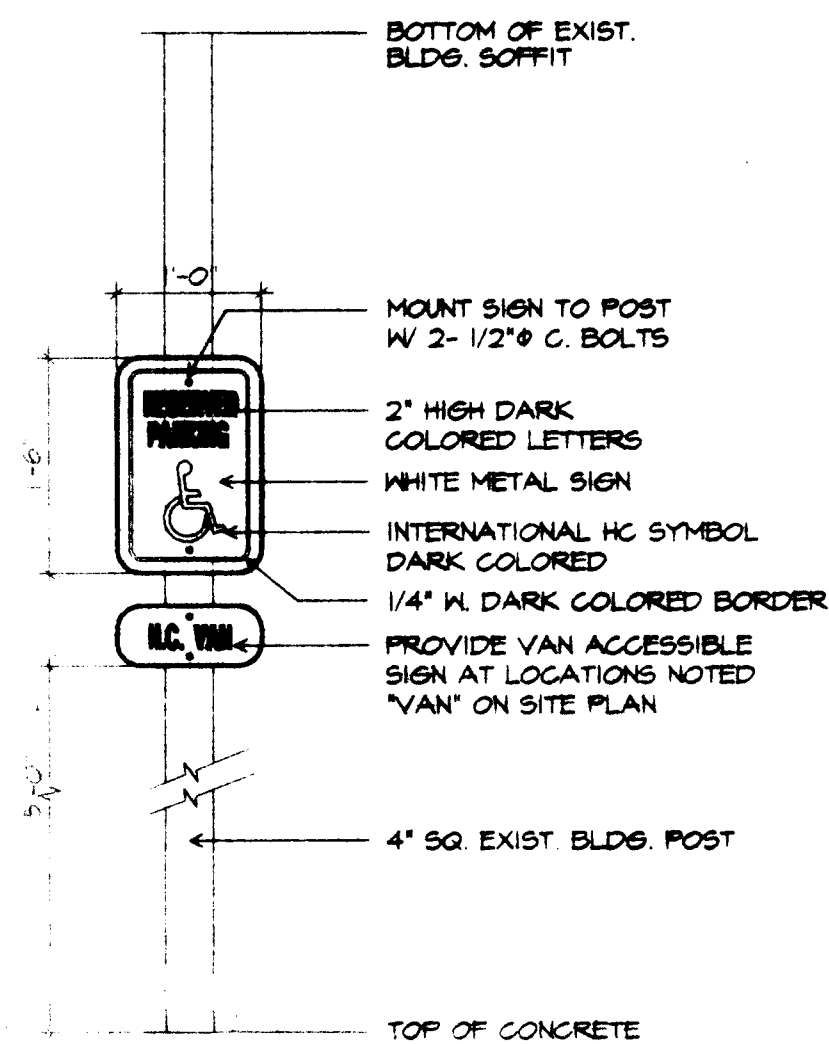
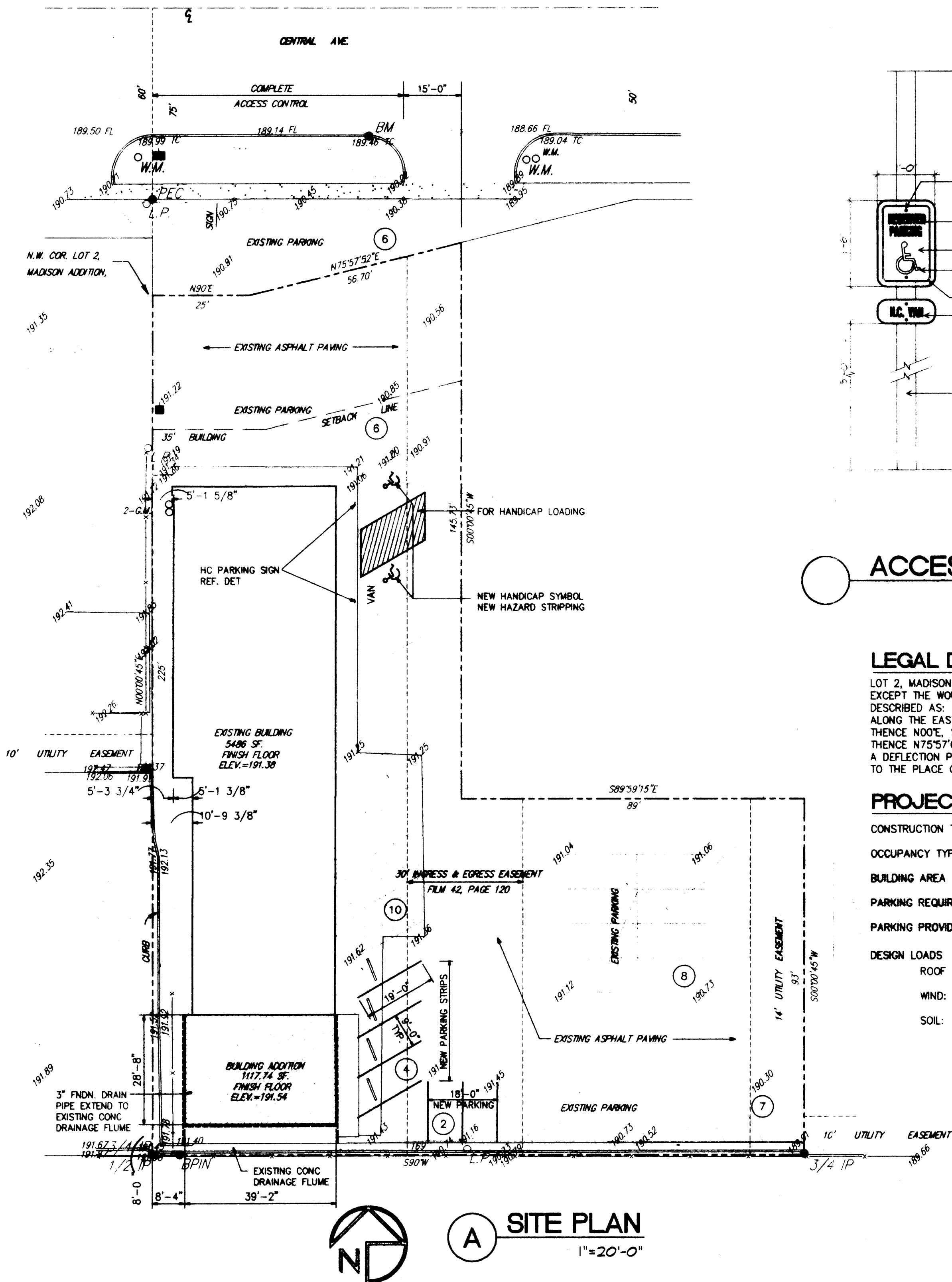
The zoning adjustment sign may now be removed from the property.



Marvin S. Krout
Director of Planning



Kurt Schroeder
Superintendent of Central Inspection



LEGAL DESCRIPTION

LOT 2, MADISON ADDITION, WICHITA, KANSAS, SEDGWICK COUNTY, KANSAS; EXCEPT THE WOUTH 165 FEET THEROF, AND EXCEPT THAT PART OF LOT 2, DESCRIBED AS: BEGINNING AT THE NE. CORNER OF SAID LOT 2: THENCE S00°W ALONG THE EAST LINE OF SAID LOT 2, 157 FEET; THENCE S90°W, 89 FEET; THENCE N00°E, 145.73 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 2; THENCE N75°57'07"E ALONG THE NORTH LINE OF SAID LOT 2, 46.39 FEET TO A DEFLECTION POINT IN SAID NORTH LINE; THENCE N89°59'15"E, 44 FEET TO THE PLACE OF BEGINNING.

PROJECT DATA:

CONSTRUCTION TYPE: 5N
 OCCUPANCY TYPE: M - MERCANTILE
 BUILDING AREA: 6603.74 SF.
 PARKING REQUIREMENT: 1/250 SF = 27 CARS
 PARKING PROVIDED: 43 CARS
 2 HANDICAP
 DESIGN LOADS:
 ROOF LL: 20 PSF
 WIND: 80 MPH (EXPOSURE B)
 SOIL: ASSUMED 2000 PSI

revisions

number	date
xxx	xx-xx-xx
SG	10-02-98

RETAIL STRIP CENTER
JACK PEARCE BUILDING
 6425 E. CENTRAL
 WICHITA, KANSAS

NEWMAN CHRISTENSEN PARTNERS
 Architects • Planning • Design

nc/p

Wichita, KS 67208
 (316) 691-8828 Fax

3208 E. Douglas
 (316) 691-8898 Tel

drawn by:

name	date
JDN	07-22-98
SG	10-05-98

job number:

146.9801

SA-1

of sheets