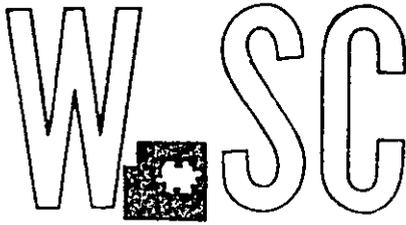


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

October 28, 1999

Mr. Robert W. Kaplan, Esq.
Kaplan, McMillan and Harris
430 N. Market
Wichita, KS 67202

Re: Administrative Adjustment 99-29: Administrative Adjustment to increase the height of a commercial communication tower from 1,100 feet to 1,175.

Legal Description: The North Half of the Southeast Quarter of Section 10, Township 26, Range 2 West, Sedgwick, Kansas. Generally located west of 151st Street West and ½ mile north of 61st Street North.

Dear Mr. Kaplan:

We have reviewed your request for an administrative adjustment to increase the height of a commercial communication tower by an additional 75 feet in height. This would increase the height permitted by CU-522, Conditional Use for a communication tower, from 1,100 feet to 1,175 feet.

We find that the requested adjustment in height 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: This adjustment should not impact vehicular or pedestrian circulation since it does not affect the location or volume of traffic generated by the Conditional Use.
- 2) Impact on existing uses in surrounding areas: The adjustment would increase the height of the tower by seven percent. However, the distance from the nearest road and nearest residence is in excess of 1/3 mile. This distance would tend to mask the perceived increase in height. The presence of four additional broadcast towers of similar height in the vicinity would dilute the visual impact of the tower.
- 3) Compatibility with existing or permitted uses on abutting sites: The commercial tower is

compatible with the existing towers in the surrounding area. The Conditional Use specified that the tower be placed on the western portion of the site to increase separation to the nearest residence. This separation would not be altered by the Administrative Adjustment.

- 4) Effect on public health, safety or welfare: The Administrative Adjustment would not alter the nature of the existing Conditional Use, and therefore would not be anticipated to create any additional effects on the public health, safety or welfare.

Our signatures below indicate that an administrative adjustment to increase the height by 75 feet to a total height of 1,175 feet hereby is granted subject to compliance with all remaining conditions of Conditional Use 522.

The zoning adjustment sign should now be removed.



Marvin S. Krout
Director of Planning



Glen Wiltse
Director of Code Enforcement