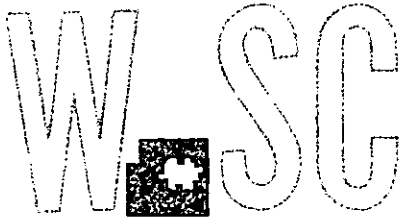


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

January 20, 1998

Lee Harp
10300 W. Central
Wichita, KS 67212

Re: **Administrative Adjustment 98-2:** Reduction of west side yard setback from 6 feet to 5 feet. The property is zoned "SF-6" Single-Family Residential District and is located south of Pawnee and east of Maize Road on Maxwell Road.

Legal Description: Lot 4, Block B, Woodland at the Park Addition, Wichita, Sedgwick County, Kansas.

Dear Mr. Harp:

We have reviewed your request for an administrative adjustment to reduce your west side yard setback requirement from six feet to five feet to allow the construction of a single-family structure on the site. As per the Zoning Code you are required to maintain a six foot side yard setback in the "MF-18" Multi-Family District.

You have indicated, without this adjustment the lot is not sufficient size to build a structure on this site. You also have indicated, the lot was originally platted as the narrowest lot in the neighborhood.

We find that the one foot reduction (17%) meets the four conditions required by Section V-1.6 of the Unified Zoning Code, as set out below:

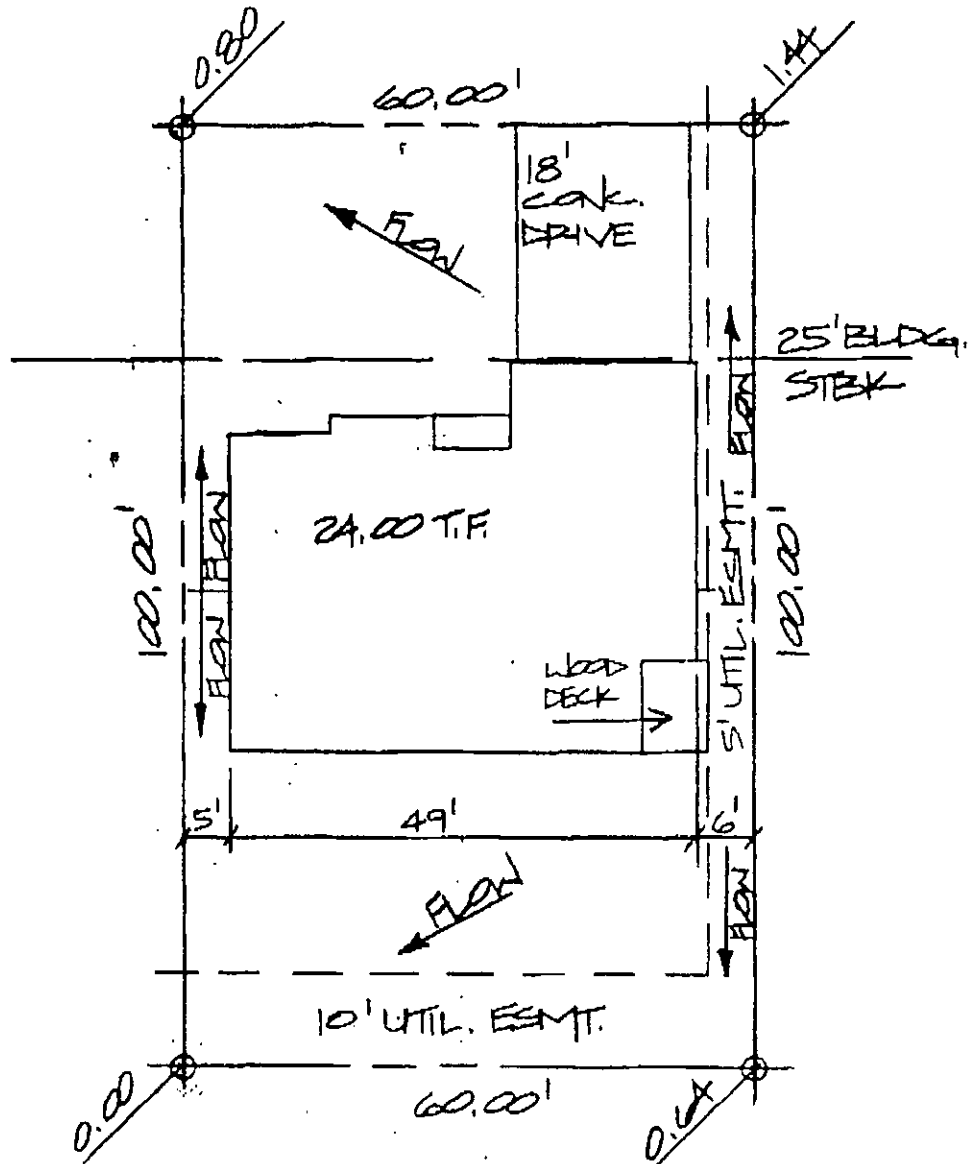
- 1) **Impact on safety and convenience of vehicular and pedestrian circulation:** The proposed encroachment would have no impact on safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area. This development will generate very little additional traffic, and this adjustment does not have any impact on pedestrian circulation.
- 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 setback. This lot is the narrowest in the neighborhood and can not accommodate the type of home



DON KLAUSMEYER CONST. L.L.C.

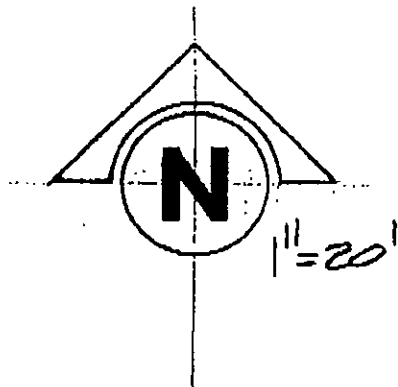
LOT 4, BLK. B

WOODLAND AT THE PARK ADD'N.



ELEVATIONS IN INCHES...

Adm. & Adj. 98-2



Post-It® Fax Note	7671	Date	1-16-97	# of pages	1
To	Keith Brock	From	Eldon		
Co./Dept.	Pfizer Corp.	Co.	Klausmeyer Const.		
Phone #		Phone #	722-7001		
Fax #					