

METROPOLITAN AREA PLANNING
DEPARTMENT

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

September 8, 1998

Tony V. Widick
626 N. Cardington
Wichita, KS 67212

Re: Administrative Adjustment 98-16: Administrative adjustment to reduce the rear yard setback from 20 feet to 16 feet on property zoned "SF-6" and located at 626 Cardington.

Legal Description: Lot 17, Block 4, Westlink 19th Addition.

Dear Mr. Widick:

We have reviewed your request for an administrative adjustment to reduce the rear yard setback from 20 feet to 16 feet. This would allow an expansion of the existing garage.

The attached site plan shows an existing garage and the proposed 13 foot wide garage. The home on-site is required to maintain a 25 foot front yard setback and a 20 foot rear yard setback. The Unified Zoning Code stipulates that the front setback shall be calculated along the narrow portion of the lot. Therefore, the home is required to setback 25 feet from Taylor. The home will then be required to maintain a 20 foot rear yard setback, which it currently does. In order to construct a 13 foot wide garage the rear yard setback must be reduced to 16 feet.

We find that the 4 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 addition onto the garage should not have any impact on safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area. It is expected that the proposed development will not generate additional vehicle or pedestrian traffic than currently exists.
- 2) Impact on existing uses in surrounding areas: This adjustment should not have an impact on

the existing residential uses which surround the application area.

- 3) Compatibility with existing or permitted uses on abutting sites: This addition to the residential property will continue to be compatible with the surrounding residential uses.
- 4) Effect on public health, safety or welfare: There should be no encroachments into public utility easements and there should not be a negative impact on the public health, safety or welfare nor will the reduced rear yard setback be materially injurious to properties or improvements in this vicinity.

Our signatures below indicate that an administrative adjustment to allow an attached garage to be constructed within 16 feet of the north property line is hereby granted subject to the following condition:

- 1) The adjustment is for the 13 foot by 22 foot addition to an existing attached garage which is shown on the attached site plan. This property should be developed in accordance with the site plan approved as part of this adjustment.
- 2) All required building permits shall be obtained prior to any construction and all work shall be performed in compliance with those permits.



Marvin S. Krout
Director of Planning



Kurt Schroeder
Superintendent of Central Inspection

RESIDENTIAL PLOT PLAN

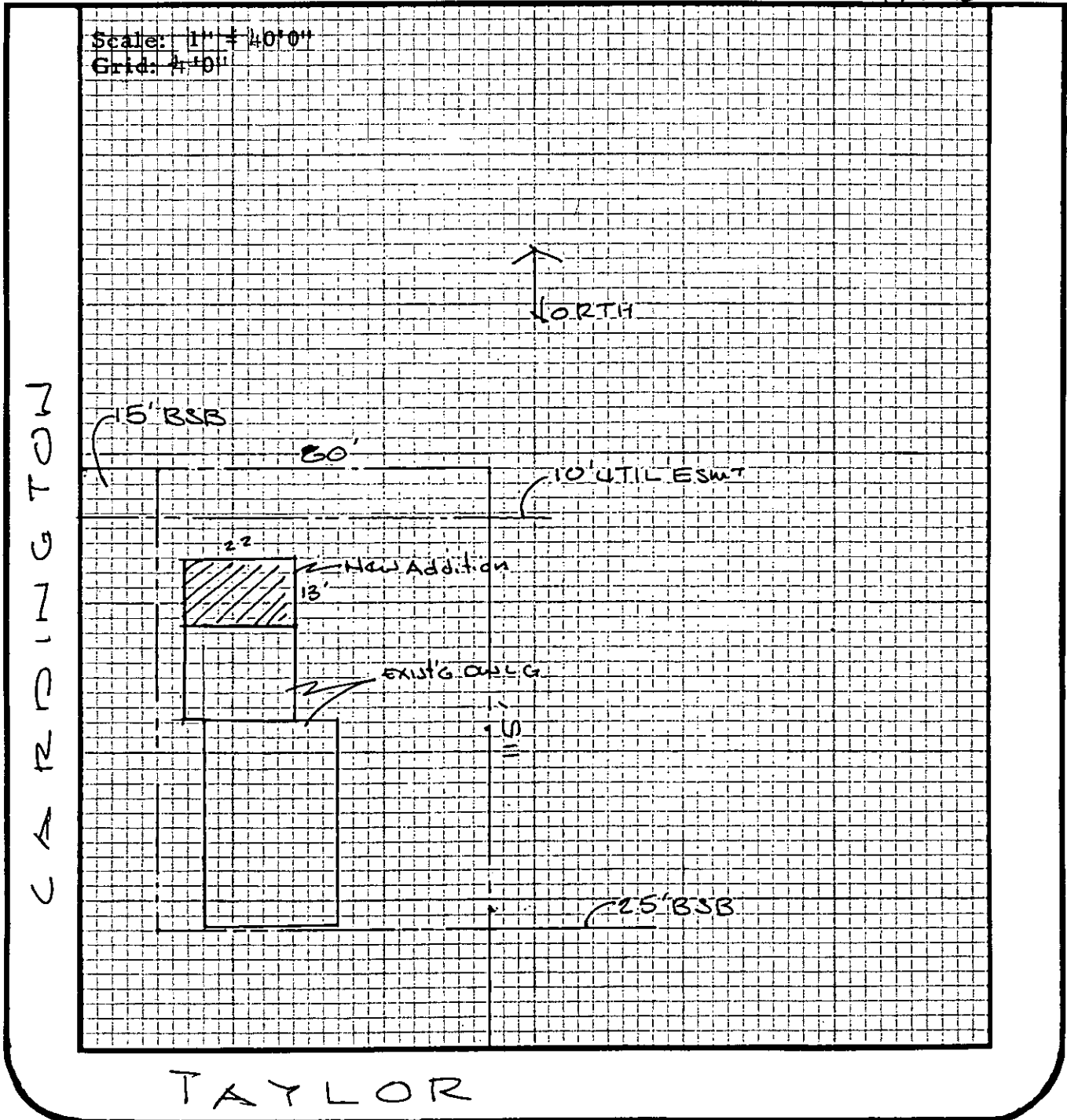
ADDRESS: 626 W CAROLINGTON

PERMIT NO. 98015846-0101

LOT(S): 17 BLK. 4 OF WESTLINK 19TH ADD^N ZONING AA

REQUIRED SETBACKS: FRONT 25 SIDE 6 SIDE 6 REAR 20

4747D



I certify that the above plat complies with applicable zoning setbacks and subdivision covenants and restrictions.

Signed: _____
(Applicant)

White Copy - File

Yellow Copy - Applicant