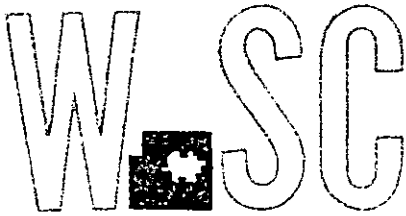


WICHITA — SEDGWICK COUNTY



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

October 02, 1998

David Waldschmidt
7926 W. 21st Street
Wichita, KS 67205

Re: Administrative Adjustment 98-17 Administrative Adjustment to allow reduction of side yard setback from 6'0' to 4'10' on property zoned "SF-6".

Legal Description: LOT 7, BLOCK 1, FOREST LAKES WEST ADDITION AND THAT PART OF LOT 6, IN SAID BLOCK 1, FOREST LAKES WEST ADDITION, SEDGWICK COUNTY, KANSAS, DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 6; THENCE N 18 DEGREES 48'59" W ALONG THE EASTERLY LINE OF SAID LOT 6, 135.63 FEET TO THE NORTHEAST CORNER OF SAID LOT 6; THENCE S 89 DEGREES 50'29" W ALONG THE NORTH LINE OF SAID LOT 6, 11.32 FEET; THENCE S 23 DEGREES 12'30" E, 139.72 FEET TO THE POINT OF BEGINNING.

Dear: Mr. Waldschmidt:

We have reviewed your request for an administrative adjustment to reduce your west side setback from 6" to 4'10" for a foundation that has been poured.

You have indicated that without the adjustment all of the foundation would have to be removed to place the residence on the property.

We find that the 1'2" reduction (20%) 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: No impact. It is expected that the 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 uses surrounding the application area.




- 3) Compatibility with existing or permitted uses on abutting sites: The proposed use should be compatible with the existing or permitted uses on the abutting site.
- 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 side setback be materially injurious to properties or improvements in this vicinity.

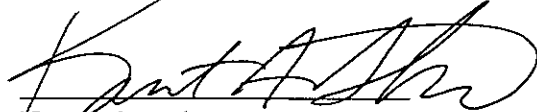
Our signatures below indicate that an administrative adjustment to allow reduce the west side setback from 6 feet to not less than 4"10' is hereby granted subject to the following condition:

- 1) This adjustment shall apply to only that portion of the side yard needed for the residence shown on the site plan submitted with this request.

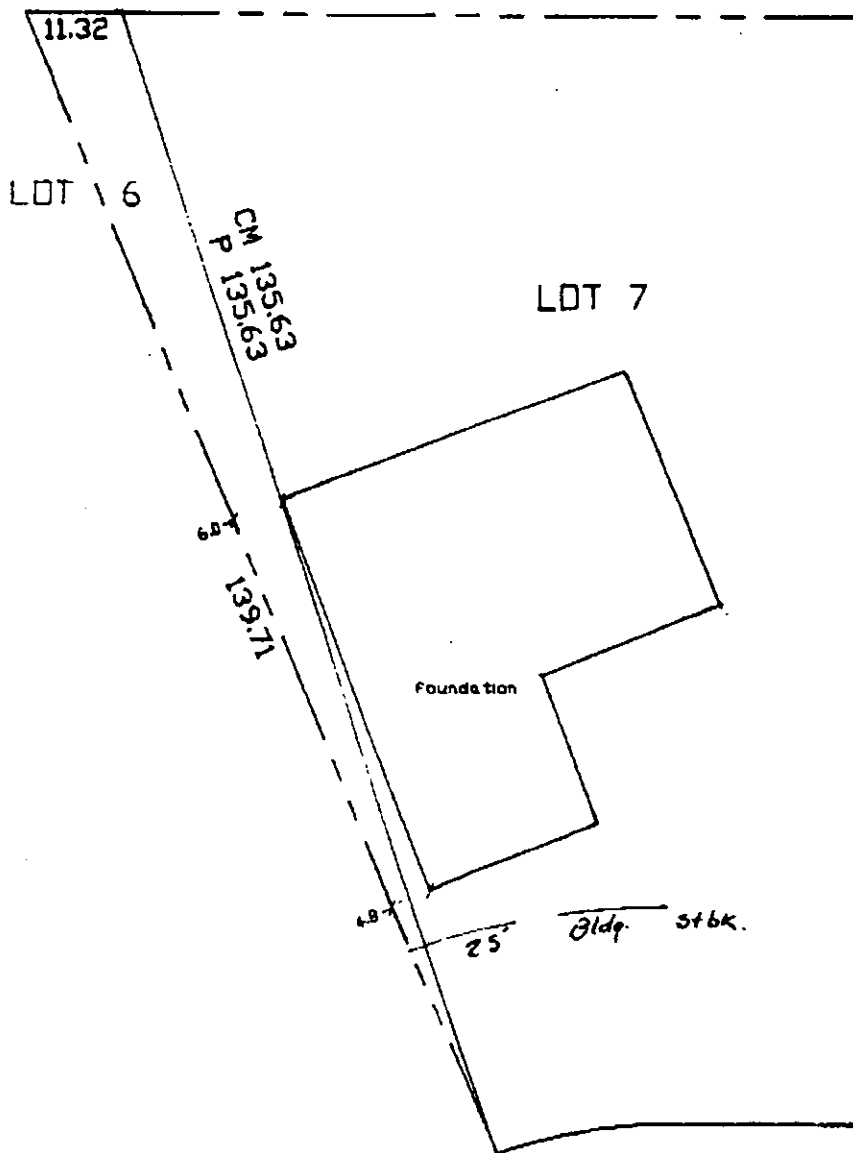
The zoning adjustment sign should now be removed from the property.



Marvin S. Krout
Director of Planning



Kurt Schroeder
Superintendent of Central Inspection



SCALE 1"=20'

LAKE RIDGE CT.