

METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4421  
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December 28, 1998

Willard Hoyt  
4945 N. Sierra  
Wichita, KS 67205

Re: **Administrative Adjustment 98-23; An administrative adjustment to reduce the front yard setback from a section line road from 85 feet to 79 feet on property located south of 125th Street North and west of Seneca:**

**Legal Description:** That part of the Northwest Quarter of Section 6, Township 25 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, described as beginning at the Southeast corner thereof; thence N 1 Degree 23' 40" W along the east line of said Northeast Quarter, 740.00 feet; thence S 88 Degrees 50' 25" W, 1523 Feet; thence S 1 Degree 45' 37" E, 635 feet to the south line of said Northeast Quarter; thence S 87 Degrees 12' 20 " E along the south line of said northeast Quarter, 1523.00 feet to the point of beginning, subject to easements of record.

Dear Mr. Hoyt:

We have reviewed your request for an administrative adjustment to reduce the front yard setback along a section line road from 85 feet to 79 feet. You have indicated due to a steep slope and a creek that the home can not be moved any farther west without possible problems associated with the steep slope. Also the home is already under construction and could not be moved without considerable expense to you. Based on your site plan all other buildings on-site will conform to the 85 foot setback.

We find that the six foot reduction (seven percent) for the front 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. It is expected that the proposed development will not generate additional vehicle or pedestrian traffic than currently exists.

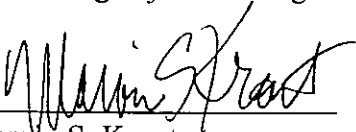



- 2) Impact on existing uses in surrounding areas: There should not be a negative impact on the existing uses in surrounding areas as a result of the reduction of this setback. The lot is adjacent to undeveloped land on property zoned "RR."
- 3) Compatibility with existing or permitted uses on abutting sites: The minor reduction for a portion of the front yard setback will be compatible with the undeveloped areas which surround this property. The residential character of the site will not be compromised by the reduced front yard setback.
- 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.

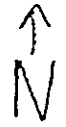
Our signatures below indicate that an administrative adjustment to reduce the front yard setback from a section line road from 85 feet to 79 feet is hereby granted subject to the following condition:

- 1) The adjustment shall apply to only the portion of the front yard setback needed for the placement of this home. The site shall be constructed in general conformance with the attached site plan.

The zoning adjustment sign should now be removed.

  
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Marvin S. Krout  
Director of Planning

  
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Glen Wiltse  
Sedgwick County Code Enforcement



Bridge

Creek

low water

Seneca

Structure 1 - 24 x 50  
Structure 2 - Lagoon 50 x 50

