



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

December 21, 1998

Artech Enterprises, Inc.  
David Niedens, Vice-President  
9414 W. Central  
Wichita, KS 67212

**Re: Administrative Adjustment 98-24: Administrative adjustment to reduce the side yard setback along the northern property line from 6 feet to 5 feet on property zoned "SF-6" Single-Family Residential in the Springdale East 2nd Addition, and generally located on the west side of Sagebrush south of Sandlewood.**

**Legal Description: A portion of Lot 11, Block 6, Springdale East 2nd Addition to Sedgwick County, Kansas.**

Dear Mr. Niedens:

We have reviewed your request for an administrative adjustment to reduce the side yard setback along the northern property line from 6 feet to 5 feet. The adjustment is necessary in order to correct an error in siting the new home being constructed on the affected property. Field staking inadvertently placed the home closer to the side yard line than permitted in the "SF-6" zoning district. This error was not discovered until the loan survey was completed.

We find that the 1 foot (20%) reduction for the side 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.
- 2) Impact on existing uses in surrounding areas: There will be no negative impact on the existing uses in surrounding areas as a result of the reduction of this setback. The area is being developed by the applicant and the spirit and intent of the setback requirements in this zoning district are being maintained.

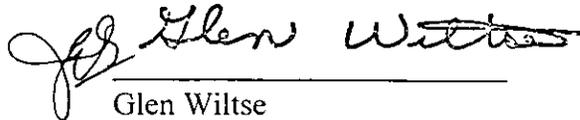
- 3) Compatibility with existing or permitted uses on abutting sites: The new home is being developed on lots similar in size and will have the same general appearance and character, and will be compatible with those on surrounding properties.
- 4) Effect on public health, safety or welfare: There will be no encroachments into public utility easements or right-of-way, and therefore there will be no 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 side yard setback along the northern property line from 6 feet to 5 feet is hereby granted subject to the following condition:

- 1) The adjustment shall apply to only those portions of the side yard setback needed for the new home as shown on the revised site plan submitted with this request.



Marvin S. Krout  
Director of Planning



Glen Wiltse  
Director of Code Enforcement

cc: Mark Savoy, Savoy, Ruggles & Bohm, 924 N. Main, Wichita, KS 67203



SAVOY, RUGGLES & BOHM, P.A.  
 ENGINEERING & SURVEYING

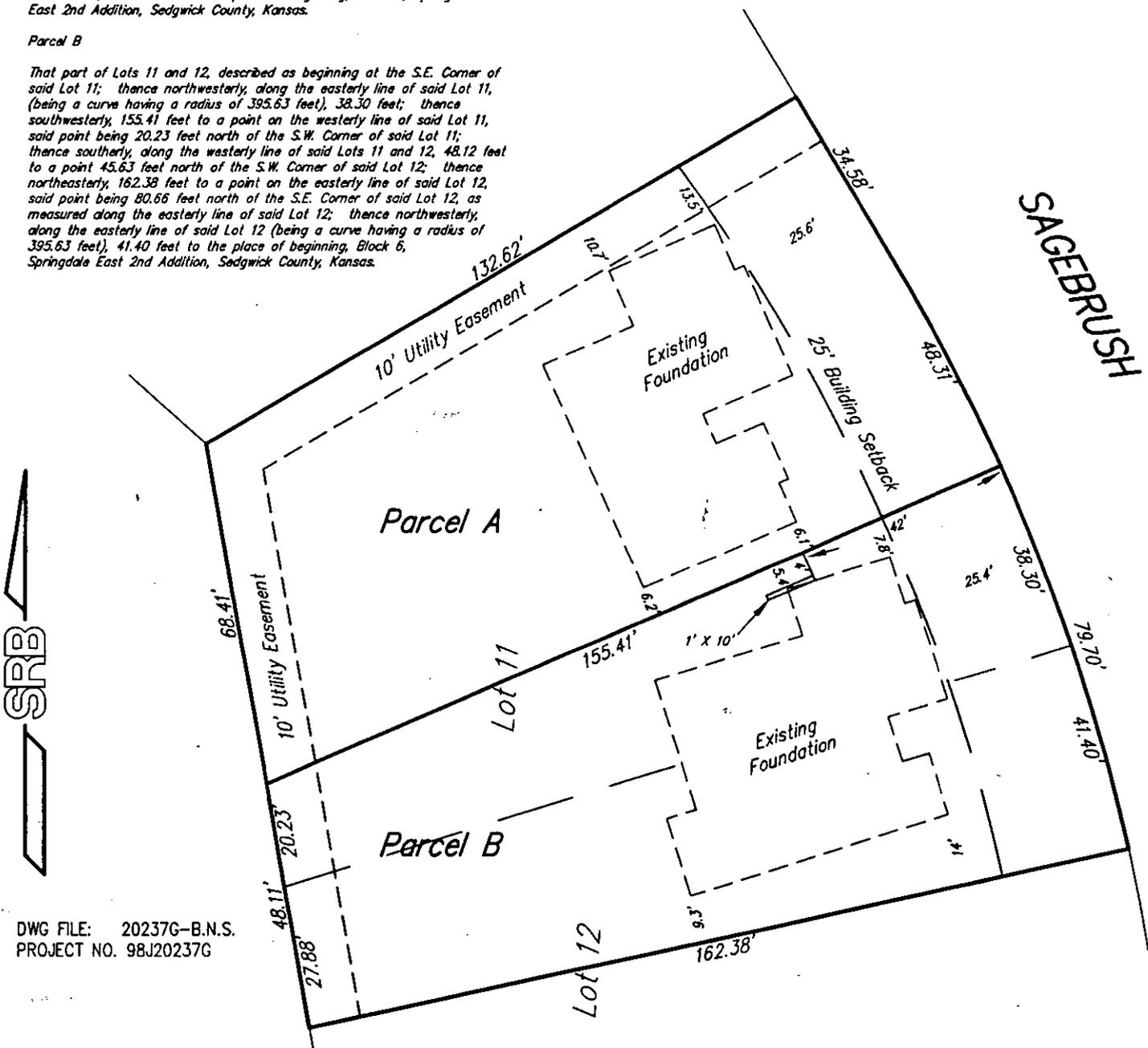
EXHIBIT  
 SIDEYARD SETBACK ADJUSTMENT

Parcel A

Lot 11, except that part described as beginning at the S.E. Corner of said Lot 11; thence northwesterly, along the easterly line of said Lot 11, (being a curve having a radius of 395.63 feet), 38.30 feet; thence southwesterly, 155.41 feet to a point on the westerly line of said Lot 11, said point being 20.23 feet north of the S.W. Corner of said Lot 11; thence southerly, along the westerly line of said Lot 11, 20.23 feet to the S.W. Corner of said Lot 11; thence northeasterly, along the southerly line of said Lot 11, 159.56 feet to the place of beginning, Block 6, Springdale East 2nd Addition, Sedgwick County, Kansas.

Parcel B

That part of Lots 11 and 12, described as beginning at the S.E. Corner of said Lot 11; thence northwesterly, along the easterly line of said Lot 11, (being a curve having a radius of 395.63 feet), 38.30 feet; thence southwesterly, 155.41 feet to a point on the westerly line of said Lot 11, said point being 20.23 feet north of the S.W. Corner of said Lot 11; thence southerly, along the westerly line of said Lots 11 and 12, 48.12 feet to a point 45.63 feet north of the S.W. Corner of said Lot 12; thence northeasterly, 162.38 feet to a point on the easterly line of said Lot 12, said point being 80.66 feet north of the S.E. Corner of said Lot 12, as measured along the easterly line of said Lot 12; thence northwesterly, along the easterly line of said Lot 12 (being a curve having a radius of 395.63 feet), 41.40 feet to the place of beginning, Block 6, Springdale East 2nd Addition, Sedgwick County, Kansas.



DWG FILE: 20237G-B.N.S.  
 PROJECT NO. 98J20237G