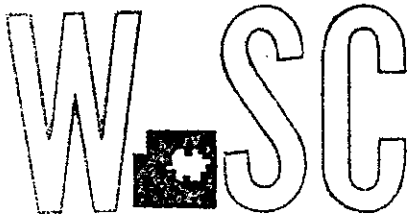


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

January 27, 1999

Classic Real Estate
Christian Ablah
8343 E. 32nd Street N., Suite 150
Wichita, KS 67226

Re: Administrative Adjustment 98-25: Administrative adjustment to reduce the compatibility setback along the north property line by 10% from 25 feet to 22.5 feet.

Legal Description: Parcel B of Lot 1, Westview 3rd Addition to Sedgwick County, Kansas.

Dear Mr. Ablah:

We have reviewed your request for an administrative adjustment to reduce the compatibility setback by 10 % along the north property line of the parcel in question from 25 feet to 22.5 feet. The adjustment is necessary in order to provide adequate space for the access drive and the parking layout. In addition, the 6-foot masonry wall required by the Protective Overlay and the required landscaping will sufficiently buffer the property to the north.

We find that the 10% reduction for the compatibility 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 residence to the north will be adequately buffered from the proposed use by the masonry wall and the landscaping. Further, the spirit and intent of the setback requirements in this zoning district are being maintained.

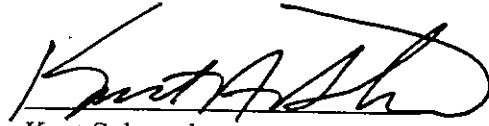
- 3) Compatibility with existing or permitted uses on abutting sites: The orientation of the proposed building is away from the residential uses to the north and is designed to be compatible with the abutting properties to the greatest extent practicable.
- 4) Effect on public health, safety or welfare: 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 compatibility setback along the northern property line from 25 feet to 22.5 feet is hereby granted, subject to the following:

1. The landscaping along the north property line shall be planted and maintained in conformance with the approved Landscape Plan submitted, approved and on record.



Marvin S. Krout
Director of Planning



Kurt Schroeder
Superintendent of Central Inspection

cc: Kirk Miller, Austin-Miller, P.A., 254 S. Laura, Suite 210, Wichita, KS 67211