WICHITA – SEDGWICK COUNTY

W.SC

METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR
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FILE COPY

September 8, 1999

Mr. and Mrs. Douglas Stanley
4207 Cedar Lake Road
Goddard, KS 67052

Re: Administrative Adjustment 99-20: Administrative Adjustment to allow for an accessory structure to be placed closer to the right-of-way line than the main structure.

Legal Description: Lot 8, Block A, Cedar Lakes Estates

Dear Mr. and Mrs. Douglas Stanley:

We have reviewed your request of an administrative adjustment to allow for an accessory structure to be placed closer to the street right-of-way line than the main structure. The adjustment is needed to allow for the construction of a 20 foot by 24 foot detached garage.

It is our understanding that you plan to construct the garage just to the east of the existing home located on-site. The Unified Zoning Code was recently amended to allow for this to be approved subject to an administrative decision. This lot is zoned "RR" and therefore must maintain a 20 foot interior setback for a detached structure, which is shown to be met by the attached site plan. You also have stated that you have discussed this with the surrounding property owners, and they have signed the attached site plan meaning they agree with your request.

We find that allowing for the accessory structure to be placed closer to the street right-of-way line than the main structure 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 detached 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 uses surrounding the application area. This structure should not disrupt any sight lines of the surrounding properties.

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 sites. This structure looks much like a single-family residence and therefore should fit into the neighborhood.

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 additional detached garage be materially injurious to properties or improvements in the vicinity.

Our signatures below indicate that an administrative adjustment to allow the accessory structure to be placed closer to the street right-of-way than the main structure is hereby granted subject to the following condition:

1) The adjustment is only for the 20 foot by 24 foot detached garage which is shown on the attached site plan. The garage shall be constructed with similar exterior materials as the existing home on-site. 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 incompliance with those permits.

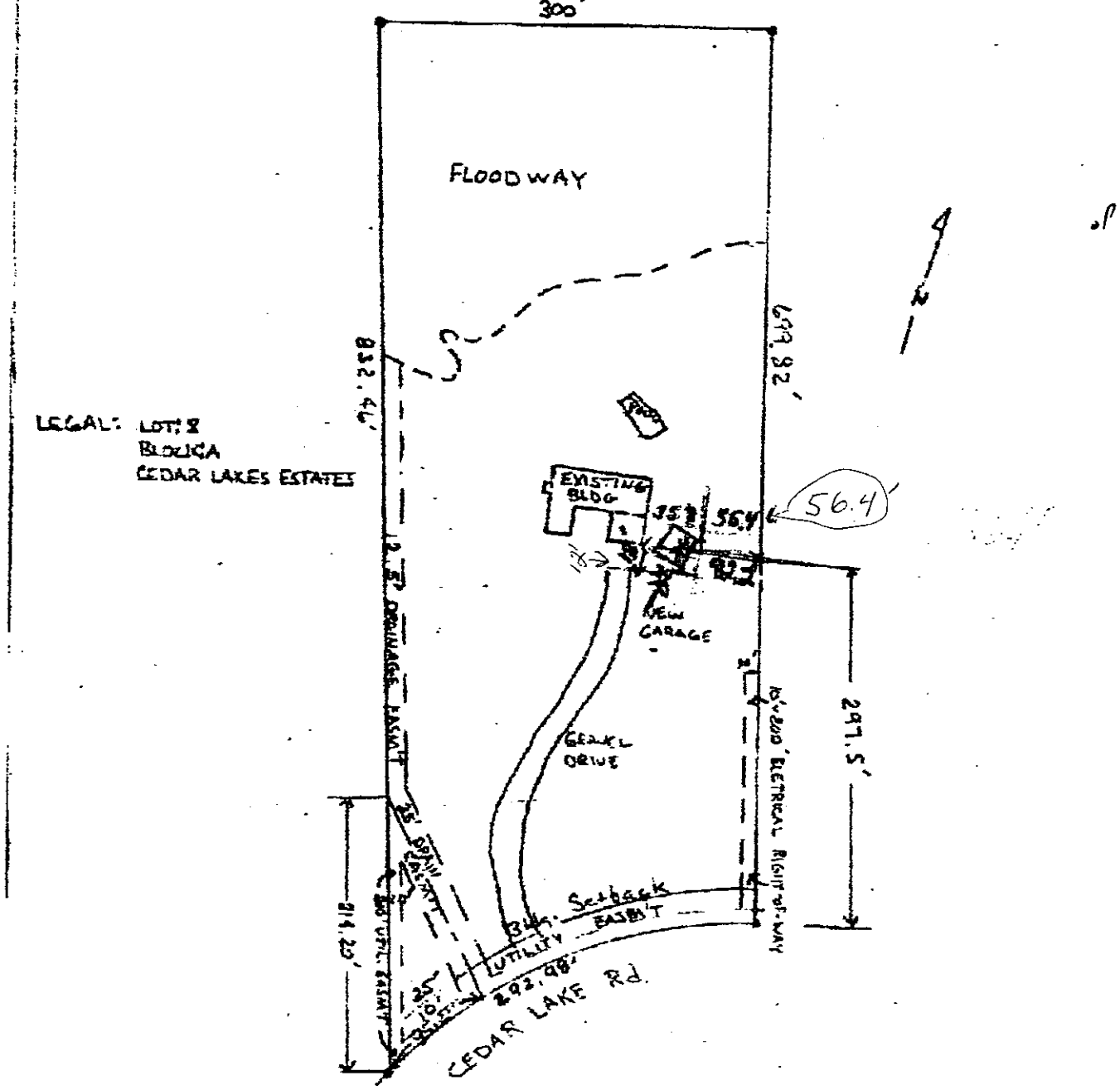
The zoning adjustment sign may now be removed from the property.

Marvin S. Krout
Director of Planning

Glen Wiltse
Sedgwick County Code Enforcement

I have reviewed and accept this site plan. 9 99

794-8317 (neighbor to East)
794-2718
794-2731
794-8682 Sandy Remy (Property to South)
794-2056 John A McGoldrick (neighbor to West)



SITE PLAN
SCALE: 1" = 100'

MR. & MRS. DOUGLAS STANLEY
4207 CEDAR LAKE Rd
GODDARD, KS