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

January 26, 2000

Robert and Deborah Cook
4414 S. 231st Street West
Goddard, KS 67052

Re: Administrative Adjustment 00-03: An administrative adjustment to permit an accessory garage to be placed in front of the main house.

Legal Description: Lot 5, Barefoot Bay 2nd Addition to Wichita, Sedgwick County, Kansas (5937 W. 29th Street North)

Dear: Mr. and Mrs. Cook:

We have reviewed your request for an Administrative Adjustment to allow you to build your detached garage/shop in front of your existing home. You state that you wish to site your house on the lake that adjoins your property, and in doing so you need to place the shop/garage between the house and the street.

The Unified Zoning Code allows an adjustment that permits an accessory structure to be placed in front of the principle structure on less than five acres of land. We find that the placement of the accessory 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 accessory structure placement would have no impact on safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area because the garage is set back at least 200 feet off of 29th Street North. There will be a masonry wall and gate along 29th Street North.

2) Impact on existing uses in surrounding areas: There should be no negative impact on the existing uses in surrounding areas as a result of the placement of this garage. The adjacent uses are well-screened by trees and a masonry wall and gate.

3) Compatibility with existing or permitted uses on abutting sites: The accessory use placement

is compatible with the very-low-density residential uses in the surrounding area. The residential character of the site and surrounding area will not be compromised by the garage placement.

4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way, therefore, there should not be a negative impact on the public health, safety or welfare nor will properties of improvements in the vicinity be materially injured.

Our signatures below indicate that an Administrative Adjustment to allow the placement of a detached garage (accessory structure) in front of the house (principle structure), as indicated on the site plan, is hereby granted subject to the following conditions:

1) The placement of the garage shall conform to the submitted site plan.

2) No other structures will be placed in front of the principle structure on this site.

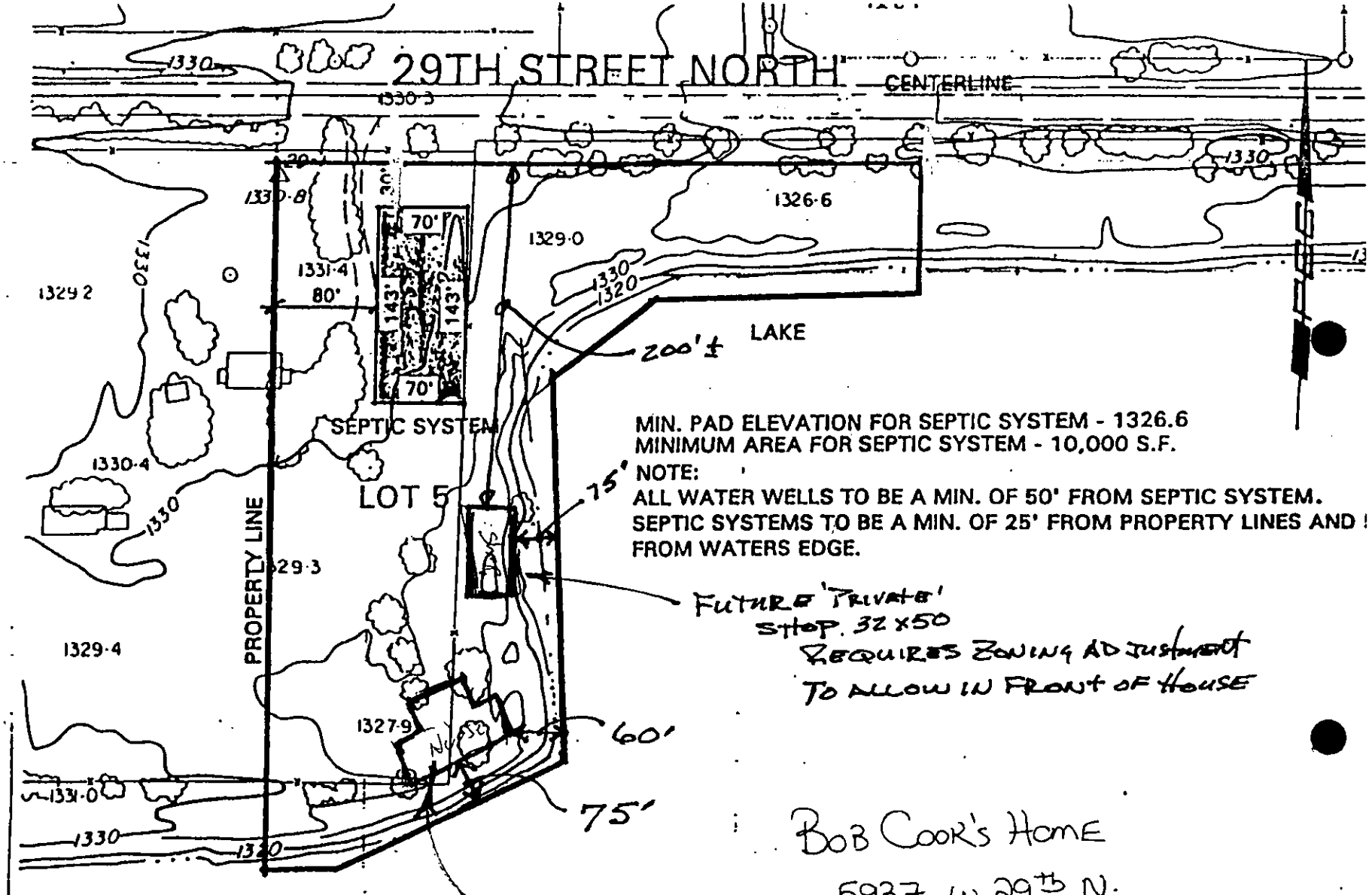
The zoning adjustment sign may now be removed from the property.

Marvin S. Krout
Director of Planning

Kurt Schroeder
Superintendent of Central Inspections

Cc: Kurt Schroeder, Office of Central Inspections
Randy Sparkman, Office of Central Inspections
Paul Hayes, Office of Central Inspections

B02000-00255



MIN. PAD ELEVATION FOR SEPTIC SYSTEM - 1326.6
MINIMUM AREA FOR SEPTIC SYSTEM - 10,000 S.F.
NOTE:
ALL WATER WELLS TO BE A MIN. OF 50' FROM SEPTIC SYSTEM.
SEPTIC SYSTEMS TO BE A MIN. OF 25' FROM PROPERTY LINES AND FROM WATERS EDGE.

FUTURE 'PRIVATE' STOP. 32 x 50
REQUIRES ZONING ADJUSTMENT TO ALLOW IN FRONT OF HOUSE

BOB COOK'S HOME
5937 W. 29TH N.

LOT 5
BAREFOOT BAY 2ND

NOTE:
LOWEST ALLOWABLE FLOOR INCLUDING BASEMENT (NOT FEMA)
REQUIRED = 138.8 CITY
1326.0 MSL

SEPTIC SYSTEM PLAN
BAREFOOT BAY 2ND ADDITION

SHEET 5 OF 9