



Wichita-Sedgwick County Metropolitan Area Planning Department

September 6, 2000

Gerry R. and Melinda M. Cook
6111 W. 29th St. N.
Wichita, KS 67205

FILE COPY

Re: Administrative Adjustment BZA2000-00033: An administrative adjustment to permit an accessory structure to be placed in front of the principle structure on less than five acres of land.

Legal Description: Lot 3, Block 1, Barefoot Bay 2nd Addition, Wichita, Sedgwick County, Kansas. Generally located south of 29th St. N. and west of Hoover Rd. (6111 W. 29th St. N.).

Dear Mr. and Mrs. Cook:

We have reviewed your request for an Administrative Adjustment to permit an accessory structure to be placed in front of the principle structure on less than five acres of land. You state in your application that the accessory structure will be a 30' x 50' garage for use as a workshop for hobbies and garage storage space. Your site plan shows that the proposed garage will be located 52'6" from the street right-of-way.

The Unified Zoning Code allows an Administrative Adjustment that would permit an accessory structure to be placed in front of the principle structure on less than five acres of land. We find that permitting an accessory structure in front of the principal structure on your property meets the four conditions required by Section V-I.6 of the Unified Zoning Code as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: This request is for a 1,500 square foot garage in front of the principal structure on a 4 acre residential lot. Public vehicular and pedestrian circulation will not be affected.
- 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 accessory structure being placed in front

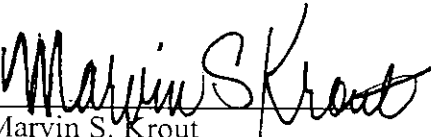
of the principal structure as there is significant screening of the subject property and the density of properties in the area is low.

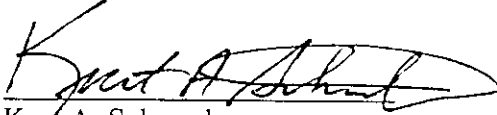
- 3) Compatibility with existing or permitted uses on abutting sites: Placing the accessory structure in front of the principal structure is within allowable adjustments and will not detract from the existing residential uses.
- 4) Effect on public health, safety or welfare: There will be no encroachment 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 or improvements in the vicinity be materially injured.

Our signatures below indicate that an Administrative Adjustment to permit an accessory structure to be placed in front of the principle structure on less than five acres of land for the aforementioned property is hereby granted, subject to the following conditions:

- 1) The site shall be developed in general conformance with the site plan submitted as part of this application.
- 2) The accessory structure shall match the character of the house in terms of wall and roof materials and color.
- 3) Any violation of these conditions shall render the Administrative Adjustment null and void.

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

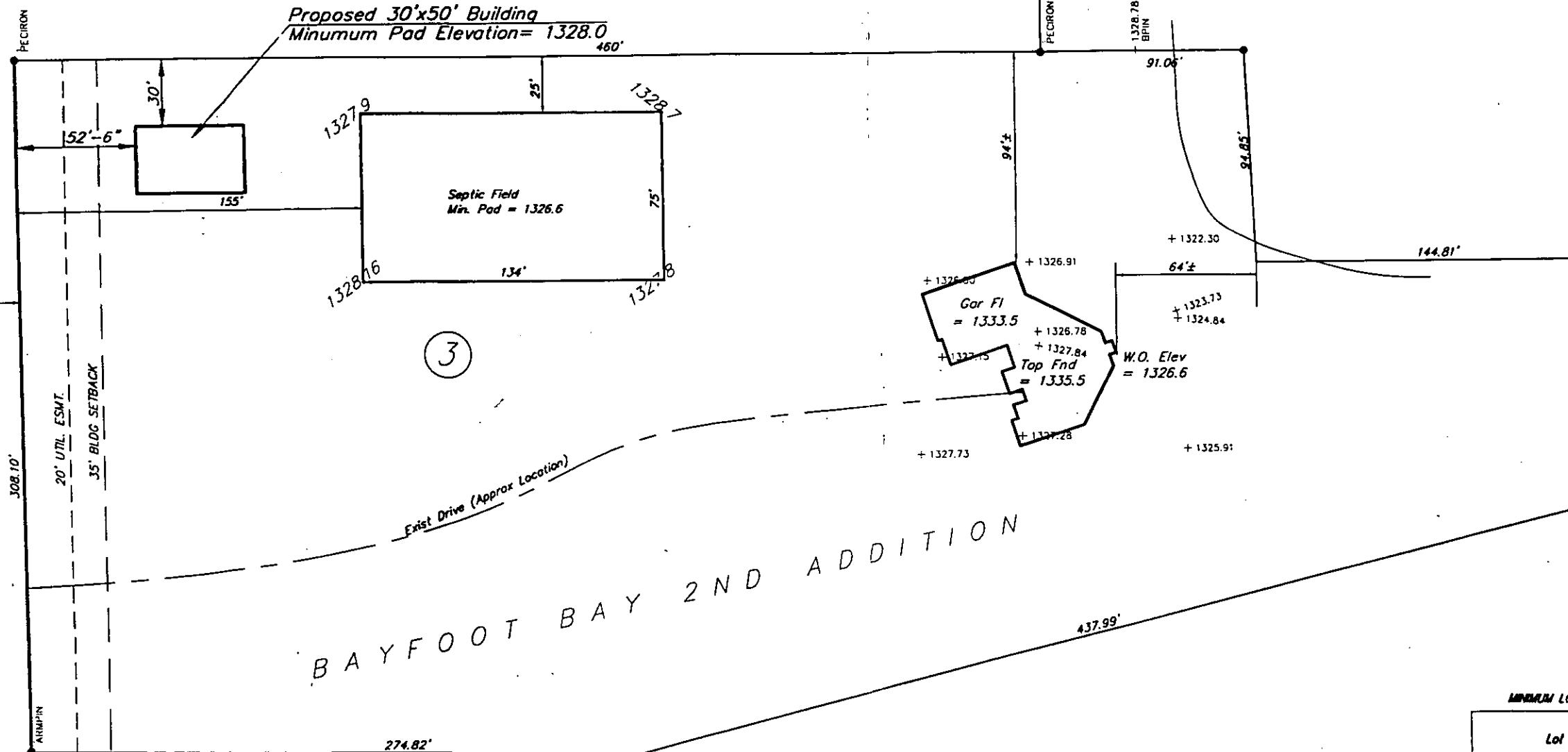

Marvin S. Krout
Director of Planning


Kurt A. Schroeder
Superintendent of Central Inspection

MK/KS/sk

cc: Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
J.R. Cox, Office of Central Inspection
Robert E. Cook, 5937 W. 29th St. N., Wichita, KS 67205

29TH STREET NORTH



1" = 60'
● = IRON

BENCHMARK:

- B.M.#1** City of Wichita Disk Located 30 feet No. and 37 feet E. of the intersection of Hoover & 21st Street North.
Elev. = 1327.17 M.S.L. Datum
- B.M.#2** Top of 1/2" Rebar Located on the East Property Line Approximately 50' North of the SE Property Corner of Lot 3, Blk 1, Barefoot Bay 2nd Addn.
Elev. = 1328.78 M.S.L. Datum

MINIMUM LOWEST FLOOR ELEVATION

Lot & Block	Elevation	
	M.S.L.	City Datum
(ALL LOTS IN ADDITION)	1326.0	1328.8



Professional Engineering Consultants, P.A.

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