CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

September 6, 2001

Tino Pham
5807 E. 22nd St. N.
Wichita, KS 67220

Re: **BZA2001-00046: Administrative Adjustment to reduce the front setback.**

Legal Description: Lot 4, Block 2, Prairie Village Addition, Wichita, Sedgwick County, Kansas (5807 E. 22nd St. N.).

We have reviewed your request for an Administrative Adjustment to reduce your front setback. From reviewing your application, we understand that you desire to construct a carport that encroaches into the existing 25-foot front setback by 13 feet. Since the Unified Zoning Code allows carports to encroach into the front setback by only 8 feet, you are requesting to reduce the front setback from 25 feet to 20 feet so that the encroachment of the carport into the front setback will be only 8 feet.

The Unified Zoning Code allows an adjustment to reduce the front setback by up to 20 percent. We find that the reduction of the front setback from 25 feet to 20 feet 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 should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity because the carport will provide for vehicular access to the garage and the sides of the carport will not be enclosed to limit pedestrian circulation.

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 reduction of the front setback, as existing uses in surrounding areas contain 8-foot encroachments into the front setback for porches and the 5-foot encroachment for the carport is minor.

3) Compatibility with existing or permitted uses on abutting sites: The proposed carport is compatible with existing and permitted uses on abutting sites, and the additional 5-foot encroachment into the front setback should not reduce the compatibility of the improvements with abutting sites.

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 reduce the front setback for the aforementioned property from 25-feet to 20-feet is hereby granted, subject to the following conditions:

1) The front setback shall be reduced to 20 feet only in the location of the carport as indicated on the approved site plan.

2) The carport shall match the character of the house in terms of material and color.

3) The sides of the carport shall not be enclosed.

4) 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
Planning Director

Kurt A. Schroeder
Superintendent of Central Inspection

Enclosure

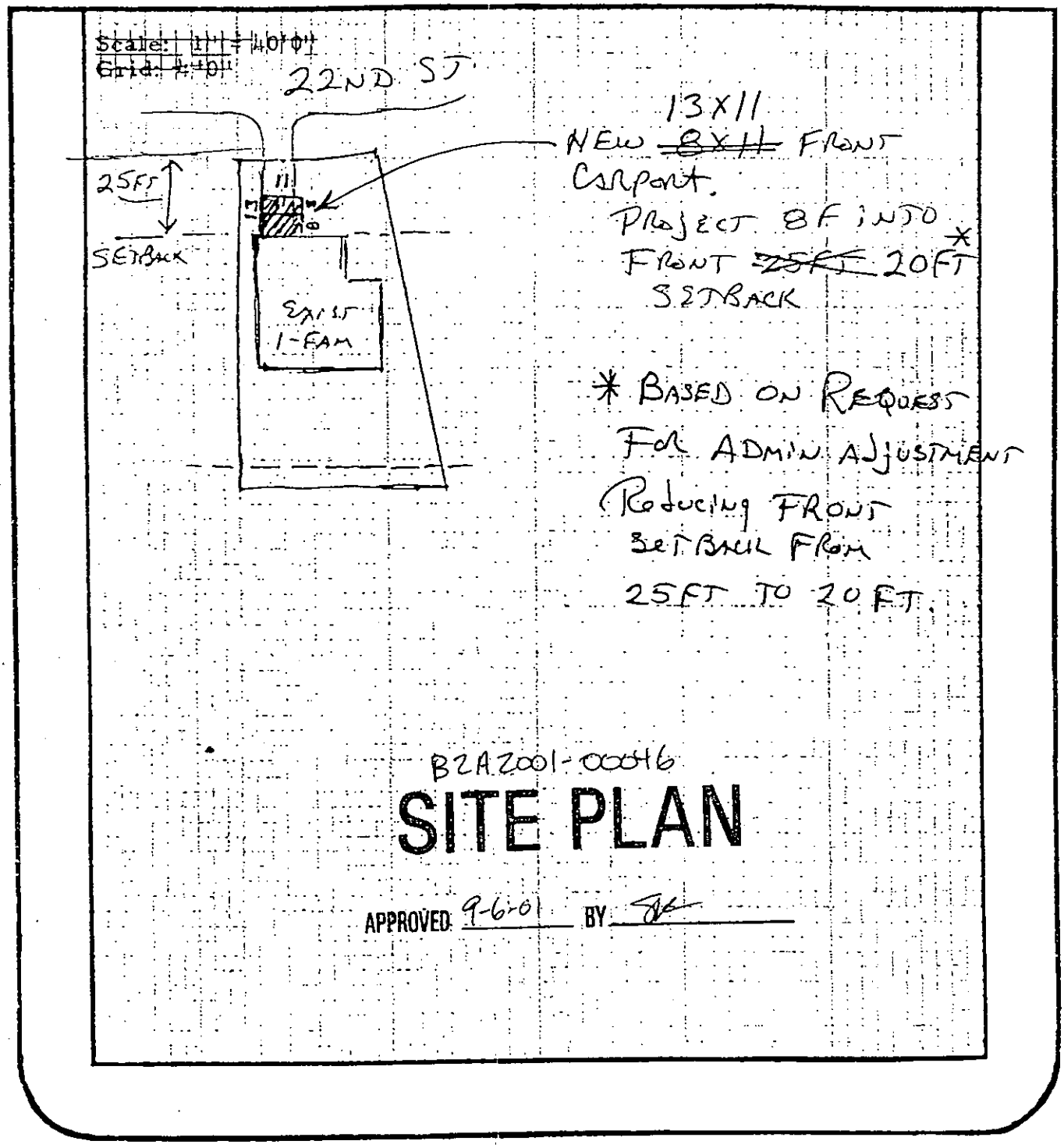
cc: Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
J.R. Cox, Office of Central Inspection

RESIDENTIAL PLOT PLAN

ADDRESS: 5807 E 22nd ST. N. PERMIT NO. BLD2001-04963

LOT(S): 4 BLK. 2 OF PRAIRIE VILLAGE SUB ZONING SF-5

REQUIRED SETBACKS: FRONT 25' SIDE 6 SIDE 6 REAR 20



I certify that the above plat complies with applicable zoning setbacks and subdivision covenants and restrictions.

Signed: _____
(Applicant)

White Copy - File Yellow Copy - Applicant