



Wichita-Sedgwick County Metropolitan Area Planning Department

July 13, 2001

Mr. Rick Nutt
1610 W. 13th
Wichita, KS 67203

FILE COPY

Re: BZA2001-38: Administrative Adjustment to increase the height of a detached garage from 21' to 25' 2".

Legal Description: Riverside Place Addition, Block B, Lots 9 and 10, Wichita, Sedgwick County, Kansas. Address of 1614 W. 13th Street. Generally located north and west of the W. 13th Street and Lieunett intersection.

Dear Mr. Nutt:

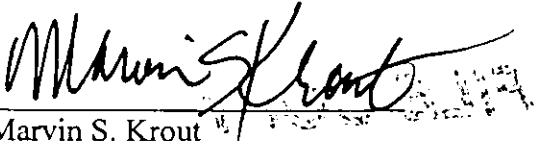
We have reviewed your request for an Administrative Adjustment to approve a detached garage height increase of 20 percent, from 21' to 25' 2". You state in your application that the purpose of the height increase is to match the roof-line pitch of the primary structure, and to be architecturally compatible with the surrounding neighborhood buildings. You further state in your application, and your submitted drawings support, that you are matching the architectural style of the primary structure by using brick on the street facing façade, and by matching the roof architectural detail of a clipped gable.

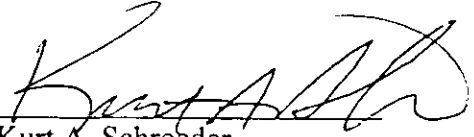
The Unified Zoning Code allows an Administrative Adjustment for increasing the maximum height permitted by the property development standards of the zoning district by up to 20 percent. We find that the requested height increase meets the four conditions required by Section V-I.6 of the Unified Zoning Code as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The garage height increase in no way affects public vehicular or pedestrian circulation.
- 2) Impact on existing uses in surrounding areas: The garage height increase does not have a negative impact on surrounding properties.
- 3) Compatibility with existing or permitted uses on abutting sites: The garage height increase is compatible with the existing and permitted uses.

- 4) Effect on public health, safety or welfare: The garage height increase does not have a negative impact on public health, safety, or welfare.

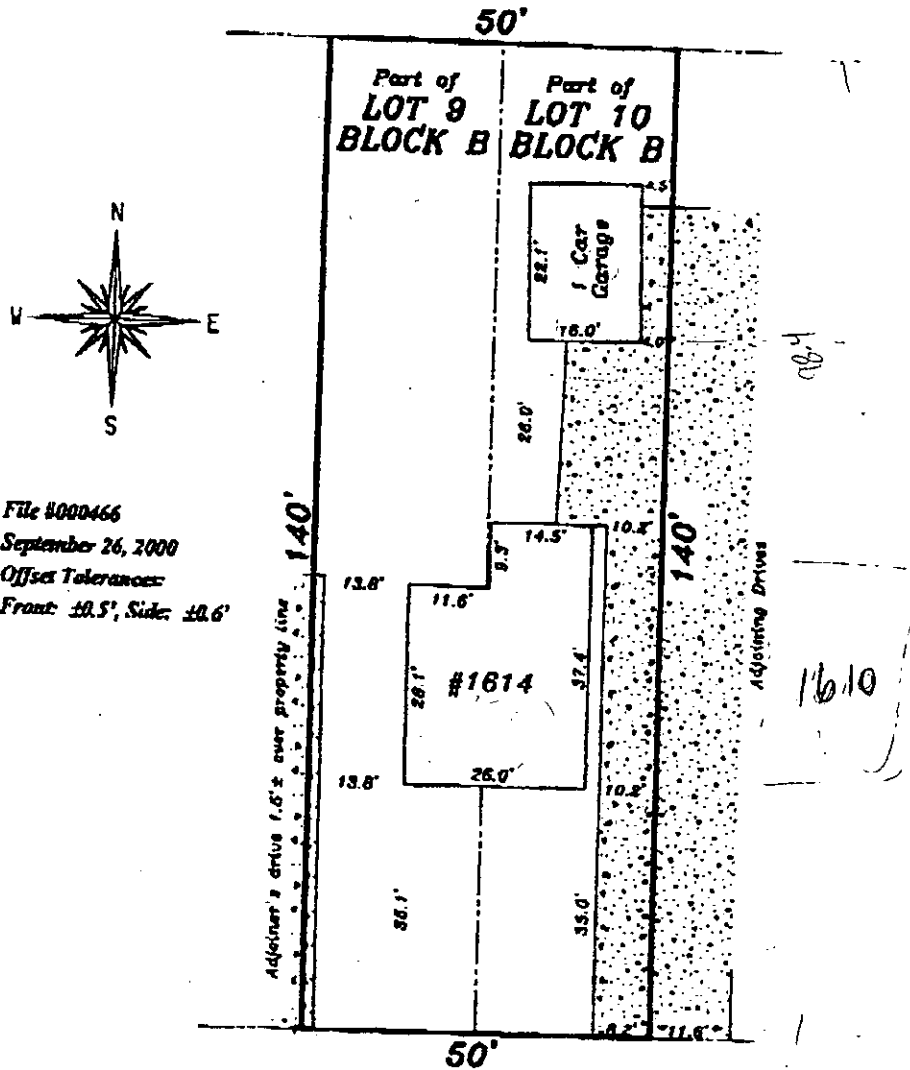
Our signatures below indicate that an Administrative Adjustment to approve a height increase of 20 percent for a detached garage is hereby granted. The granting of this Administrative Adjustment is subject to the requirement that the garage be constructed in accordance with the submitted plans, dated November 14, 2000. The zoning adjustment sign may now be removed from the property.


Marvin S. Krout
Planning Director


Kurt A. Schroeder
Superintendent of Central Inspection

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

MORTGAGEE TITLE INSPECTION
(this does not constitute a boundary survey)



PARKER AVENUE
NOW
13th STREET NORTH