CITY OF WICHITA

FILE COPY

**Wichita-Sedgwick County Metropolitan Area Planning Department**

May 4, 2001

Robert and Deametrice Eyster
8233 Oxford Ct.
Wichita, KS 67226

**Re:** **BZA2001-00022: An administrative adjustment to permit an accessory structure to be placed in front of the principle structure and to reduce the front setback.**

**Legal Description: Lots 8, 9, and 10, except the east 52.2 feet thereof, Block 2, Oxford Addition, Wichita, Sedgwick County, Kansas (8233 Oxford Ct.).**

Dear Mr. and Mrs. Eyster:

We have reviewed your request for an Administrative Adjustment to permit an accessory structure to be placed in front of the principle structure and to reduce the front setback. You state in your application that you desire to construct a gazebo on your property in the location indicated on the enclosed site plan.

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 and that would reduce the front setback by up to 20%. We find that permitting an accessory structure in front of the principal structure and reducing the front setback from 20 feet to 19 feet 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 gazebo on a three-quarter 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 or the one foot reduction of the front setback. The accessory structure will be located such that is approximately eight feet closer to the front property line than the west edge of the principle structure. The orientation of residential structures on adjacent lots is such that sight lines from those structures will not be adversely impacted by the proposed gazebo.

3) Compatibility with existing or permitted uses on abutting sites: A gazebo is a compatible land use with existing and permitted residential uses on 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 permit an accessory structure to be placed in front of the principle structure on less than five acres of land and to reduce the front setback from 20 feet to 19 feet for the aforementioned property is hereby GRANTED, subject to the following conditions:

1) The site shall be developed in general conformance with the approved site plan.
2) 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: Charolett Knapic, Echo Landscapes, P.O. Box 49021, Wichita, KS 67201
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

PROPERTY INSPECTION
(this does not constitute a boundary survey)

