CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

April 18, 2001

Stephen C. Anderson
9429 Shannon Way Cir.
Wichita, KS 67206

FILE COPY

Re: BZA2001-00018: 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 19, Block 1, Gatewood 2nd Addition, Wichita, Sedgwick County, Kansas (9429 Shannon Way Cir.).

Dear Mr. Anderson:

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 you propose to construct an 18'x 32' in-ground pool south of the south edge of your house. In reviewing the site plan, we find that the house is oriented on the corner lot such that it faces the platted side yard to the east along Shannon Way Circle with the side of the house facing the platted front yard to the south along Shannon Way Court.

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 576 square foot in-ground pool on a 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 pool being placed in front of the house, as the pool will be located in the platted front yard but will have the impact of being placed in the side yard because the house faces the platted side yard. The pool also will be entirely enclosed by a screening fence and will not be visible from adjoining properties.

3) Compatibility with existing or permitted uses on abutting sites: Placing an accessory structure in front of a principal structure is within allowable adjustments and will not detract from the existing residential uses, which commonly have pools placed in similar configurations in relation to the orientation of the house.

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 approved site plan.
2) The pool shall be entirely enclosed by a screening fence.
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
Planning Director

Kurt A. Schroeder
Superintendent of Central Inspection

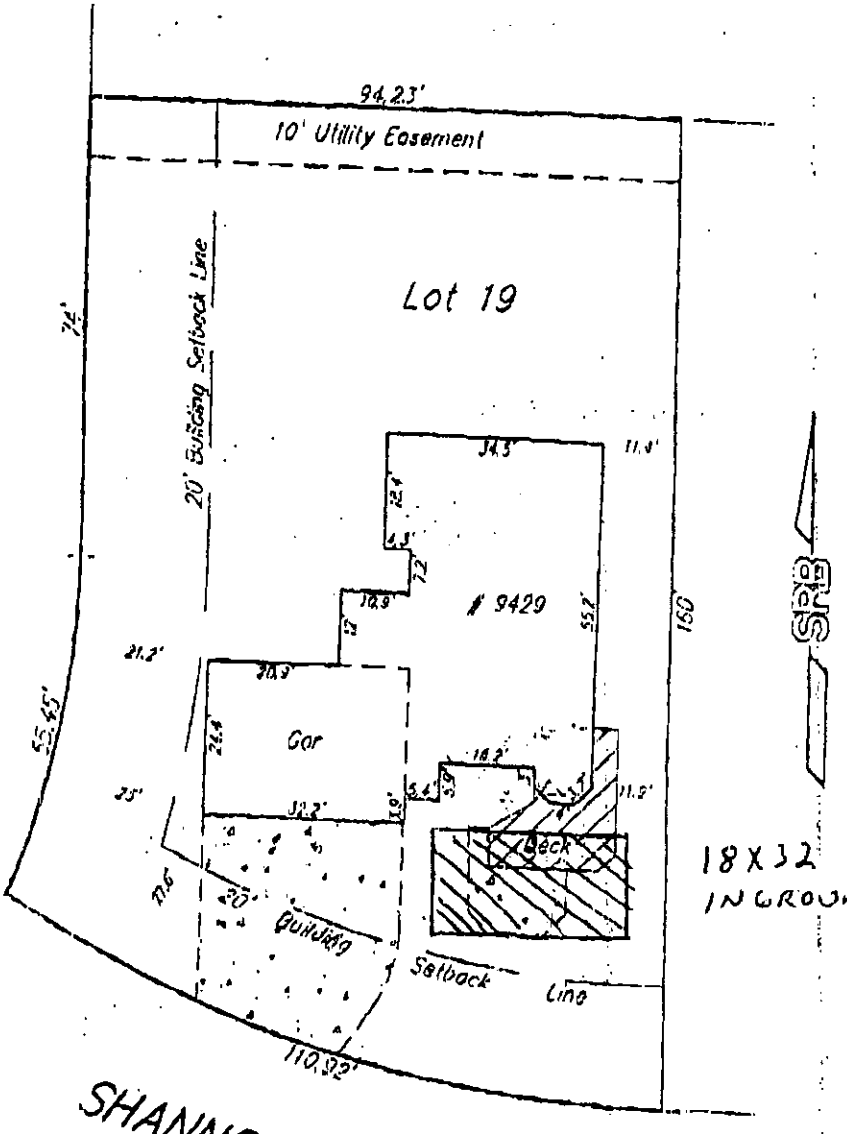
Enclosure

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

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SAVOY, RUGGLES & BOHM, P.A.
ENGINEERING & SURVEYING

MORTGAGE TITLE INSPECTION
(This Does Not Constitute A Boundary Survey)
Note: Positional tolerance of setback and offside dimensions is 0.5± unless otherwise noted.



BZA 2001-00018

SITE PLAN

APPROVED 4-18-01 BY SK

SHANNON WAY CT.

DWG FILE: 25574M-CK.
PROJECT NO. 01C25574M
FEMA FIRM 200321 0150 A
JUNE 3, 1986
ZONE C