



Wichita-Sedgwick County Metropolitan Area Planning Department

May 24, 2002

Rob Didlake
2434 Yellowstone Ct.
Wichita, KS 67215

FILE COPY

Re: BZA2002-00026: Administrative Adjustment to reduce an interior side setback.

Legal Description: Lot 8, Block 1, Woodland at the Park Addition, Wichita, Sedgwick County, Kansas. Generally located south of Pawnee and east of Maize (2434 Yellowstone Ct.).

Dear Mr. Didlake:

We have reviewed your request for a Zoning Adjustment to reduce an interior side setback on the above-referenced property. From reviewing your application, we understand that you desire to construct a third-car garage to the west side of the existing single-family residence on your property and that the desired 10'-8" width of the garage addition will cause the addition to encroach into the interior side setback by 1'-2". Therefore, you have requested a Zoning Adjustment to reduce the interior side setback along the west property line from 6' to 4'-10".

Sec. V-I.2.a. of the Unified Zoning Code allows an adjustment to reduce setbacks by up to 20 percent when the conditions required by Sec. V-I.6. of the Code are met. We find that the reduction of the interior side setback along the west property line from 6' to 4'-10" meets the four conditions required by Sec. V-I.6 of the Code as set out below:

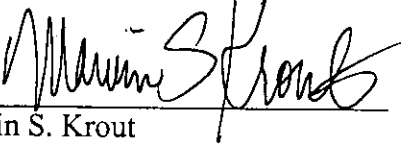
- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed encroachment into the side yard should not detrimentally impact the safety and convenience of vehicular and pedestrian circulation in the vicinity as sufficient space will remain in the side yard for pedestrian circulation. Additionally, the garage will be setback approximately 27' from the front property line so there will be sufficient space for vehicle parking in the new drive in front of the garage.
- 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 side setback, as the extent of the encroachment is minor and the addition will be designed and constructed of similar materials and colors as the existing structure. Additionally, the single-family residence to the west that is next to the side yard does not have any windows facing the proposed garage addition.

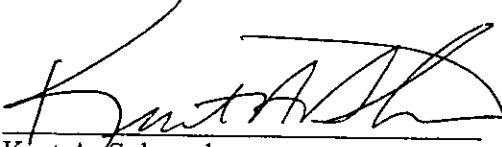
- 3) Compatibility with existing or permitted uses on abutting sites: The proposed addition to the single-family residence is compatible with abutting sites. Reducing the side setback will not diminish the compatibility of the addition with uses on abutting sites.
- 4) Effect on public health, safety 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 a Zoning Adjustment to reduce the interior side setback along the west property line from 6' to 4'-10" 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 setback reduction shall apply only to the addition as illustrated on the approved site plan. Future structures or additions on the subject property shall conform to the setbacks permitted by the Unified Zoning Code unless a separate Zoning Adjustment or Variance is granted.
- 3) The addition shall match the character of the existing single-family residence in terms of materials and color and roof pitch.
- 4) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is 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

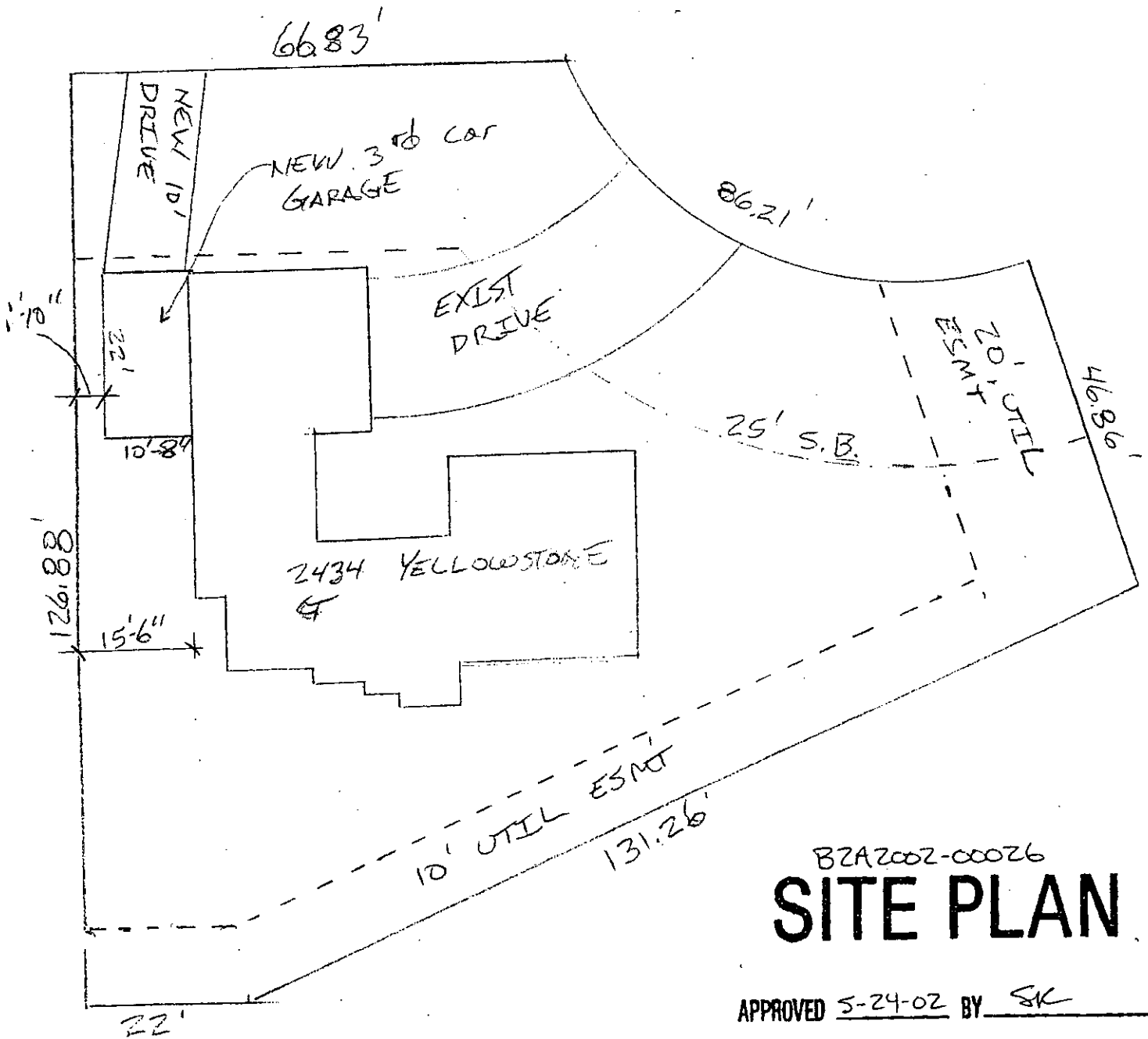
Enclosure

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

SITE PLAN

1" = 20'-0"

LOT 8 BLOCK 1
~~WOODLAND~~
~~WILLOW HILLS~~ AT THE PARK
2434 YELLOWSTONE CT.



B2A2002-00026

SITE PLAN

APPROVED 5-24-02 BY SK