



Wichita-Sedgwick County Metropolitan Area Planning Department
August 30, 2017

Maurice and Patty Knepp
8311 E Huntington
Wichita, KS 67206

Gary D. Kasitz
1123 N Rutland
Wichita, KS 67206

Re: BZA2017-40: City Administrative Adjustment to reduce the rear setback from 20 feet to 16 feet in SF-5 Single Family Residential zoning.

Legal Description: LOT 2, BLOCK 1, BROOKHOLLOW FOURTH ADDITION, Wichita, Sedgwick County, Kansas. The property is generally located north of East Douglas Avenue and east of North Rock Road (8311 Huntington)

Dear Applicant,

We reviewed your request for a Zoning Adjustment to reduce the rear setback (south property line) from 20-feet to 16-feet to build a 14 feet by 23 feet addition to the existing garage. The Unified Zoning Code (UZY) requires a 20 foot rear setback in SF-5 zoning.

Section V-1.2.a of the Unified Zoning Code allows an administrative adjustment to reduce rear yard setbacks by up to 20%. We find that reducing the rear yard setback by 20% as proposed meets the four criteria required by Section V-1.6 as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The building location should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity as right-of-way and driveways are not affected.
- 2) Impact on existing uses in surrounding areas: There will be no impact on the existing uses in surrounding areas as a result of the building location; sufficient separation between the buildings will be maintained, adequate street visibility is maintained for neighboring properties.
- 3) Compatibility with existing or permitted uses on abutting sites: The rear setback reduction for an expansion of an existing garage will be compatible with existing and permitted uses on abutting sites.

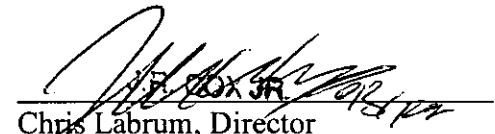
- 4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way. There should be no impact to the public health, safety or welfare nor will properties or improvements in the vicinity be materially injured.

Our signatures below indicate that a Zoning Adjustment to reduce the rear setback from 20 to 16 feet is hereby granted, subject to the following conditions:

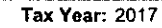
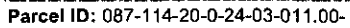
- 1) The site shall be developed in general conformance with the approved site plan.
- 2) The adjustment shall apply only to the garage addition as illustrated on the approved site plan. All other structures or additions on the subject property shall conform to the locations and setbacks permitted by the Unified Zoning Code unless a separate Zoning Adjustment or Variance is granted.
- 3) The applicant shall obtain a building permit and complete construction within one year of the administrative adjustment approval. The site shall conform to all codes including but not limited to building, health and fire.
- 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 the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.

The "Development Application" sign should now be removed from the property.


Dale Miller, Director
Metropolitan Area Planning Department


Chris Labrum, Director
Metropolitan Area Building and Construction
Department

cc: MABCD
Pete Meitzner, Council Member District II
Laura Rainwater, Community Services Representative District II



114200240301100

(38')

56'

43'

21'

20'

13'

905 13'

4'

13'

19'

9'

8'

3'

5'

905

23'

22'

15'

20' setbacks

Basement

SITE

SITE PLAN