CITY OF WICHITA

FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

March 6, 2020

Christopher J Vail
1541 N. Woodrow
Wichita, KS 67203

RE: BZA2020-00010 City Administrative Adjustment to increase the height of a new detached garage on property zoned SF-5 Single-Family Residential and generally located one-quarter mile east of North McLean Boulevard and three blocks north of West 13th Street North (1541 N. Woodrow)

Legal Description: Lots 107 - 109, Block H, Riverside Place Addition, Wichita, Sedgwick County, Kansas (1541 N Woodrow Avenue)

Dear Applicant:

We have reviewed your request for an Administrative Adjustment to increase the height of the new detached garage from 21 feet to 25 feet. Staff previously approved encroachment into the street side yard setback as per BZA2019-57. The SF-5 zoning district allows a maximum height of 21 feet for accessory structures on the same zoning lot when the primary structure's setbacks are not met.

Section V-I.2 (d) of the Unified Zoning Code allows increasing the maximum building height to by up to 20%.

We find that allowing the increase in height 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 pedestrian and vehicular circulation: The increase in height of the detached garage from 21 feet to 25 feet will have no impact on the safety and convenience of vehicular and pedestrian circulation.

2) Impact on existing uses in surrounding areas: Existing uses in the surrounding area are residential. The increase in height of the detached garage from 21 feet to 25 feet will have no impact to existing uses as accessory structure height is permitted to be 35 feet if a primary structure's setbacks are met.

3) Compatibility with existing or permitted uses on abutting sites: Allowing the increase in height from 21 feet to 25 feet for a new detached garage will be compatible with the height restrictions in the surrounding SF-5 neighborhood.

4) Effect on public health, safety or welfare: There will be no encroachment into public right-of-way; therefore, there should be no 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 increase the height of the new detached garage from 21 feet to 25 feet on the aforementioned property is hereby granted, subject to the following conditions:

1) The administrative adjustment is only for the increased height of the detached garage; all other improvements on the site shall otherwise conform to the Unified Zoning Code unless a separate adjustment or variance is approved.

2) The property shall be in conformance with the approved site plan. The improvement shall be permitted and installed within one year from the date of approval.

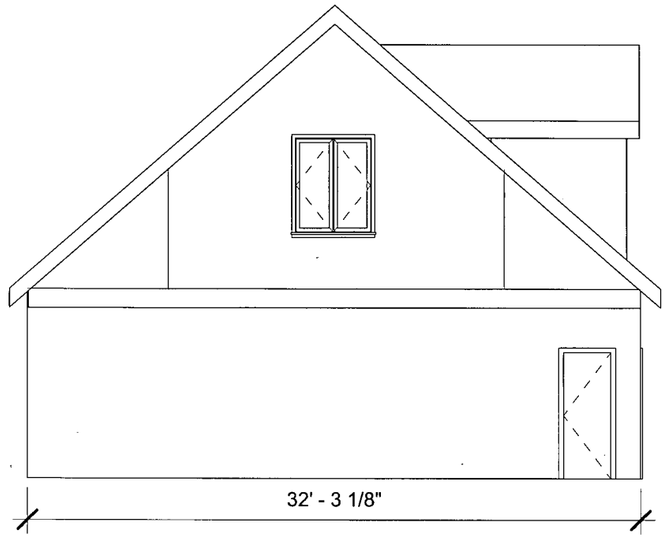
3) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.

The development application sign should now be removed from the property.

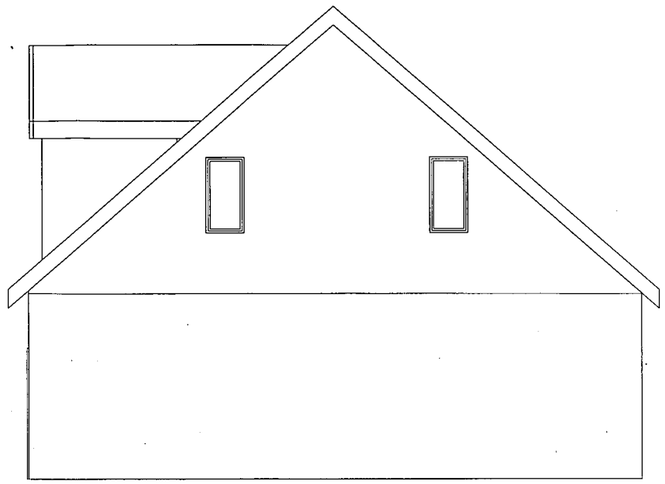
Scott Knebel, Interim Director
Metropolitan Area Planning Department

Chris Labrum, Director
Metropolitan Area Building and Construction Department

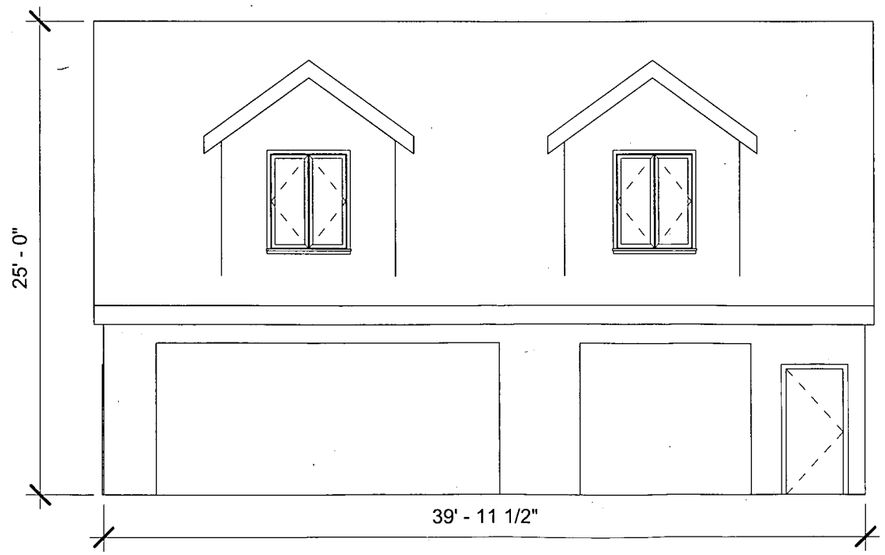
Copies to: Cindy Claycomb, WCC VI, Mail Stop 1-13
Ana Lopez CRS, Mail Stop 1-135
Jeff Van Zandt, City Law, Mail Stop 1-72
MABCD
Julianne Kallman, City Engineering, Mail Stop 1-71



1 EAST ELEVATION
1/8" = 1'-0"

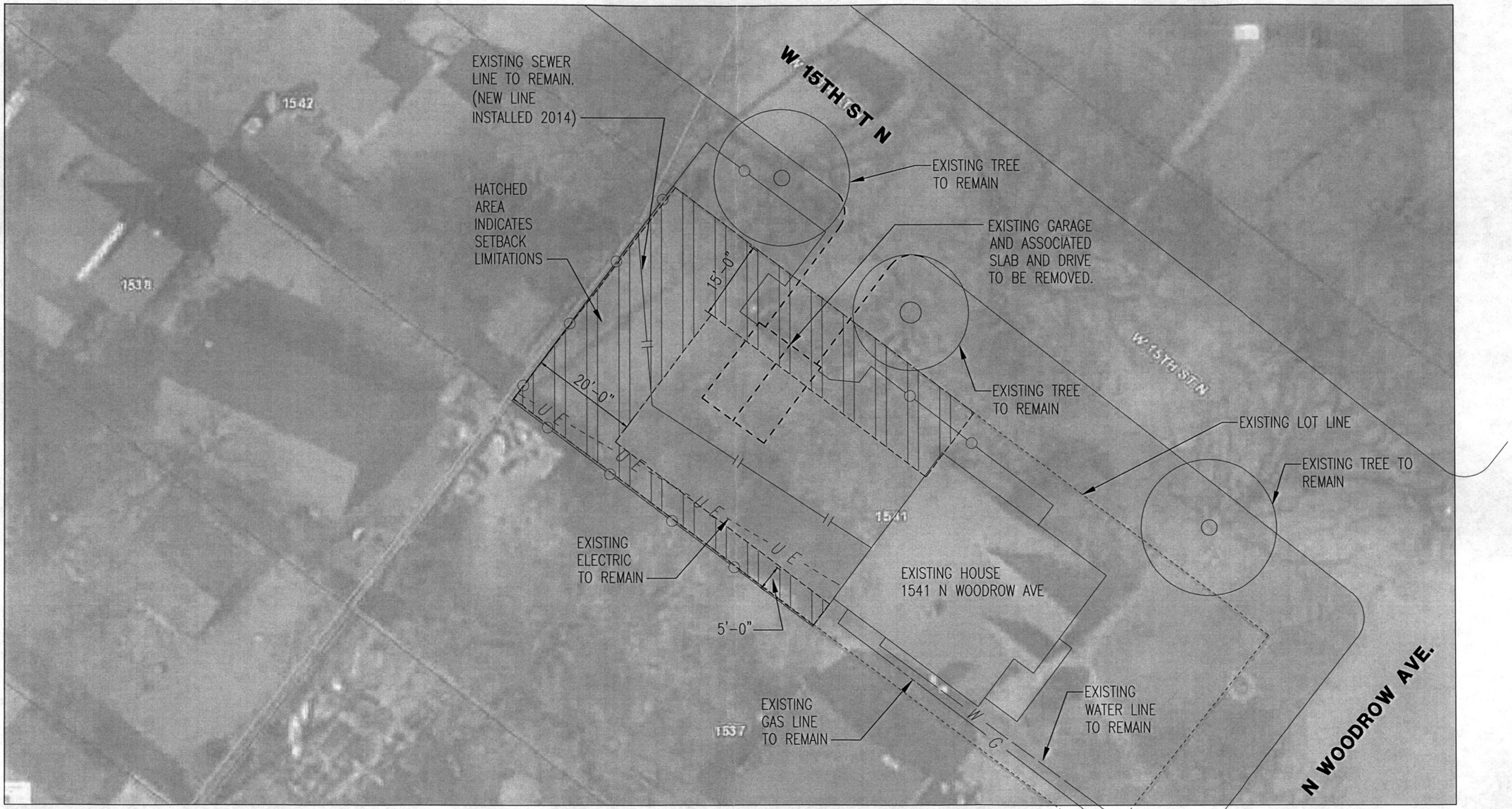


2 WEST ELEVATION
1/8" = 1'-0"



3 NORTH ELEVATION
1/8" = 1'-0"

1541 N WOODROW GARAGE REMODEL	
ELEVATIONS	
Date	02/21/2020
Drawn by	CJV
Checked by	CJV
Scale	1/8" = 1'-0"
Sheet Number	A103



A EXISTING SITE PLAN

0' 10' 20' 30' 50'

SCALE: 1" = 20'-0"

1541 N WOODROW AVE GARAGE ADDITION	
DATE:	11/22/2019
SCALE:	XXX
DRAWN BY:	CJV
CHECKED BY:	CJV