Wichita-Sedgwick County Metropolitan Area Planning Department

July 31, 2020

Brian and Heather Cartwright
201 N Broadview Avenue
Wichita, KS 67208

Re: **BZA2020-00024: Administrative Adjustment to reduce the Street Side Setback from 15-feet to 7.5-feet on East 1st Street to build an in-ground water feature on property zoned SF-5 Single-Family Residential.**

Legal Description: Lots 25-27-29-31 Broadview Avenue, Rogers' College Hill Terrace Addition, Wichita, Sedgwick County, Kansas (201 N. Broadview Avenue)

Dear Applicant,

We have reviewed your request for a Zoning Adjustment to reduce the Street Side Setback from 15-feet to 7.5-feet for an in-ground pool/water feature on the aforementioned property. From reviewing the application, we understand that you desire to construct a 161 square foot pool/water feature, approximately 4-feet deep.

Section V-I.2.a of the Unified Zoning Code ("UZC") allows reducing minimum Street Side Setbacks (required by the property development standards of the zoning District) by up to 50 percent when the required setback adjustment does not exceed 300 square feet. This adjustment is permissible when the provisions of the Zoning Adjustment Criteria of Section V-I.6 are met. We find that the reduction of the Street Side Setback for the detached garage as proposed meets the provisions of Section V-I.2.a and the four criteria required by Section V-1.6 as set out below:

1) Impact on safety and convenience of vehicular and pedestrian circulation: Reduction of the Street Side Setback from 15-feet to 7.5-feet will 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 street side building setback reduction. Street visibility will be unchanged for neighboring properties.

3) Compatibility with existing or permitted uses on abutting sites: The properties to the north, east, and south are zoned SF-5 and are developed with single-family residences. Property west of the subject site is zoned TF-3 and is developed with a single-family residence. The setback reduction will not have a negative impact on existing or permitted uses.

4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or rights-of-way. There will be no negative impact on the public health, safety or welfare, nor will properties or improvements in the vicinity be materially injured. The pool/water feature is fenced from the public right-of-way.

Our signatures below indicate that a Zoning Adjustment to reduce the Street Side Setback from 15-feet to 7.5-feet is hereby **GRANTED** for the aforementioned property, subject to the following conditions:

1) The Street Side Setback reduction shall apply only to the location of the pool/water feature as illustrated on the approved site plan. All other 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.

2) 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 Wadle, Director
Metropolitan Area Planning Department

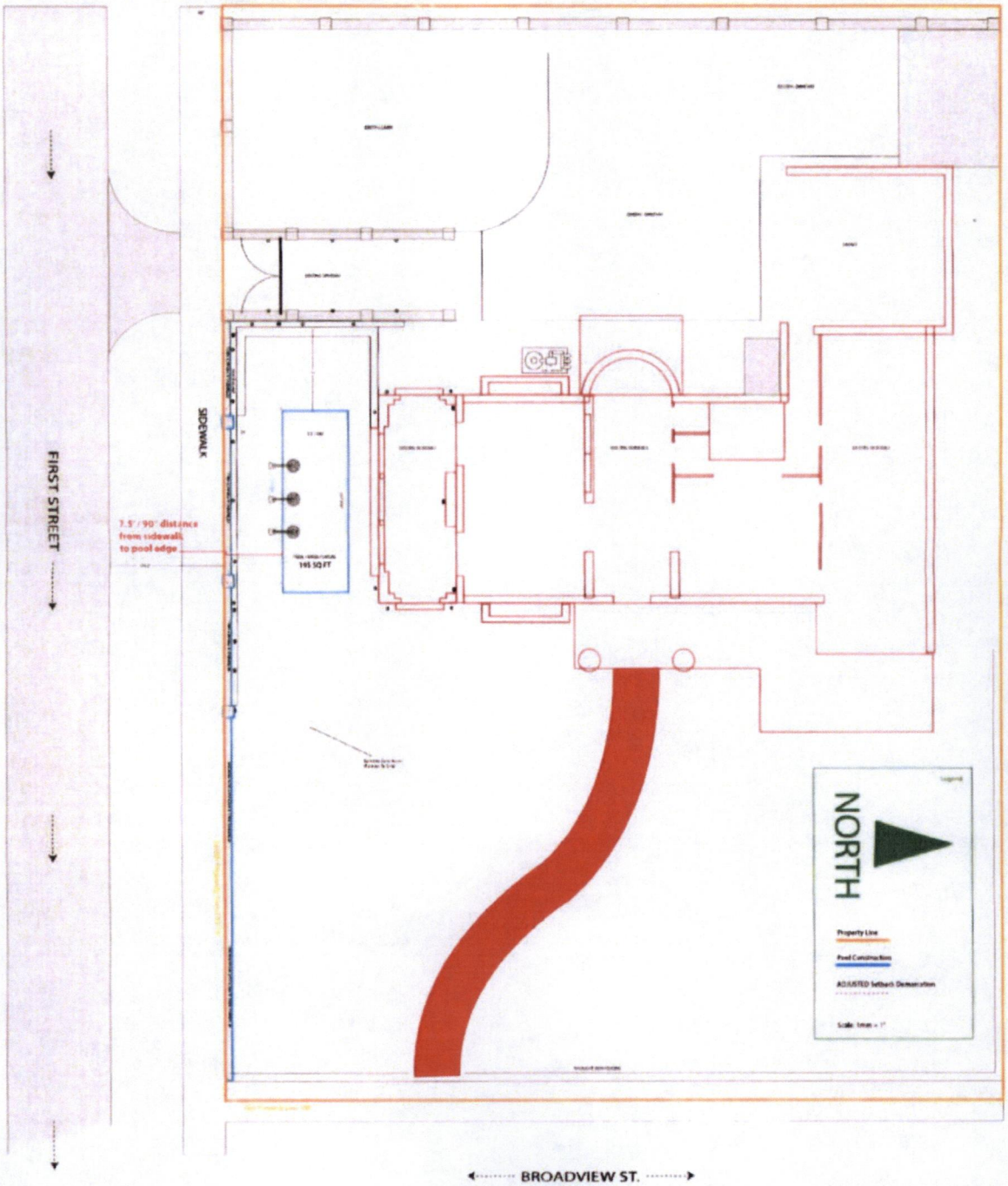
Chris Labrum, Director
Metropolitan Area Building and Construction Department

cc: MABCD
Brandon Johnson, CM District I
Kameelah Alexander, Community Service Representative, District I

CARTWRIGHT POOL & LANDSCAPE PLAN V2

7/28/2020

201 NORTH BROADVIEW
BRIAN & HEATHER CARTWRIGHT
316.655.0321 / bcartwright@vornado.com



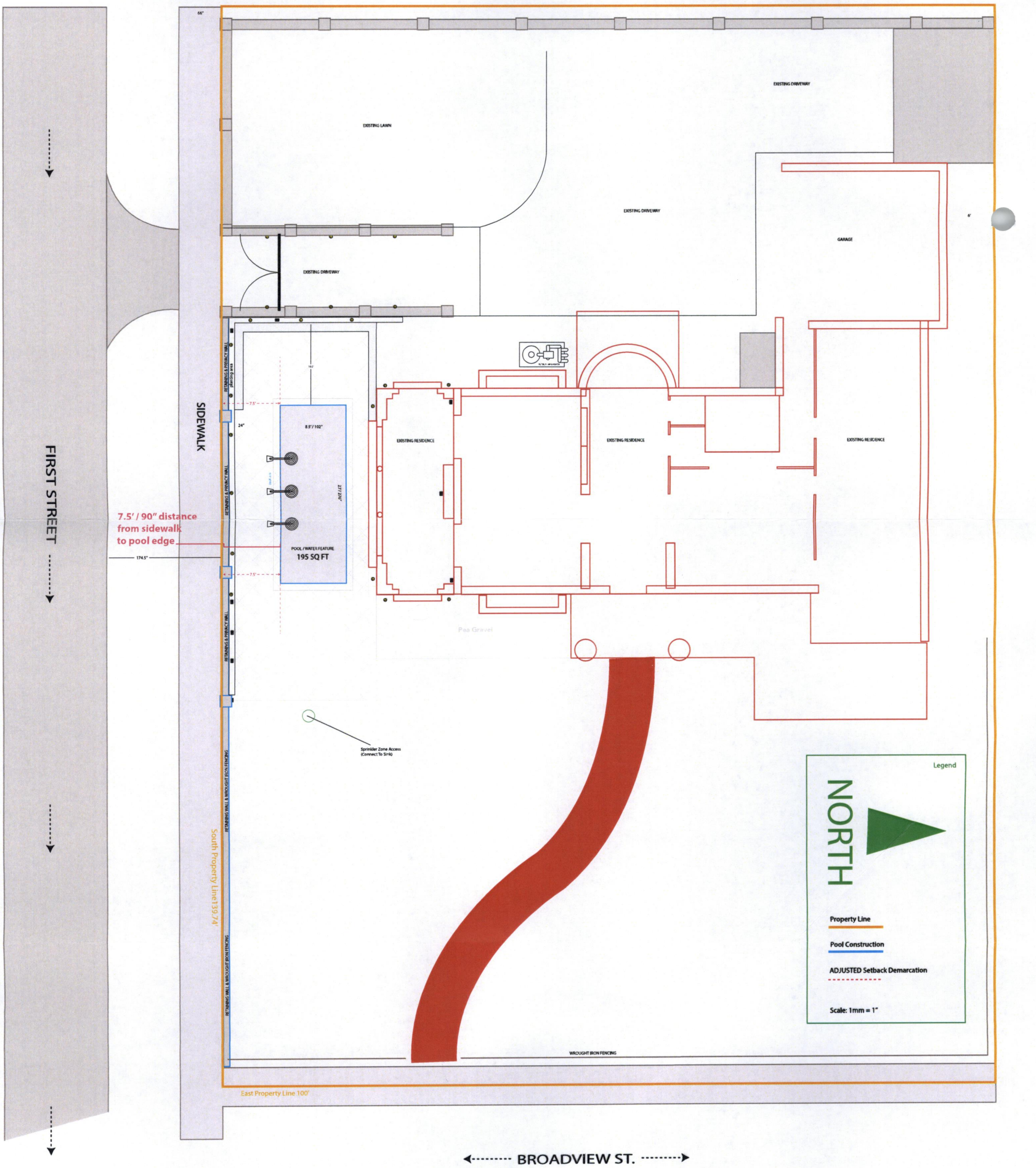
SITE PLAN

APPROVED 1/31/22

CARTWRIGHT POOL & LANDSCAPE PLAN V2

7/28/2020

201 NORTH BROADVIEW
BRIAN & HEATHER CARTWRIGHT
316.655.0321 / bcartwright@vornado.com



SITE PLAN

APPROVED 7/31/2020 RAmorga