Wichita-Sedgwick County Metropolitan Area Planning Department

September 26, 2022

Roshan Rosiah and Kelsey Harper
422 S Roosevelt St.
Wichita, KS 67218

RE: BZA2022-00047 Administrative Adjustment in the City to allow for increased height on accessory structure from 21 feet to 24 feet within SF-5 Single-Family Residential zoning; generally located within one-half mile east of South Hillside Avenue and within 300 feet north of East Kellogg (422 South Roosevelt)

Legal Description: Lot 5, Orr's Addition, Wichita, Sedgwick County, Kansas

Dear Applicant:

We have reviewed your request for an Administrative Adjustment to increase the height of the new detached garage from 21 feet to 24 feet (14.3 percent). 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 by up to 20 percent.

We find that allowing the increase in height from 21 feet to 24 feet (14.3 percent) 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 24 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 24 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 24 feet for a new detached garage will be compatible with the height restrictions in the surrounding SF-5 Single-Family Residential District and TF-3 Two-Family Residential District in the surrounding 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 24feet (14.3 percent) 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 Wadle, Director
Metropolitan Area Planning Department

Chris Labrum, Director
Metropolitan Area Building and Construction Department

Copies to: Brandon Johnson, WCC District I
Tasha Hayes CSR District I
MABCD



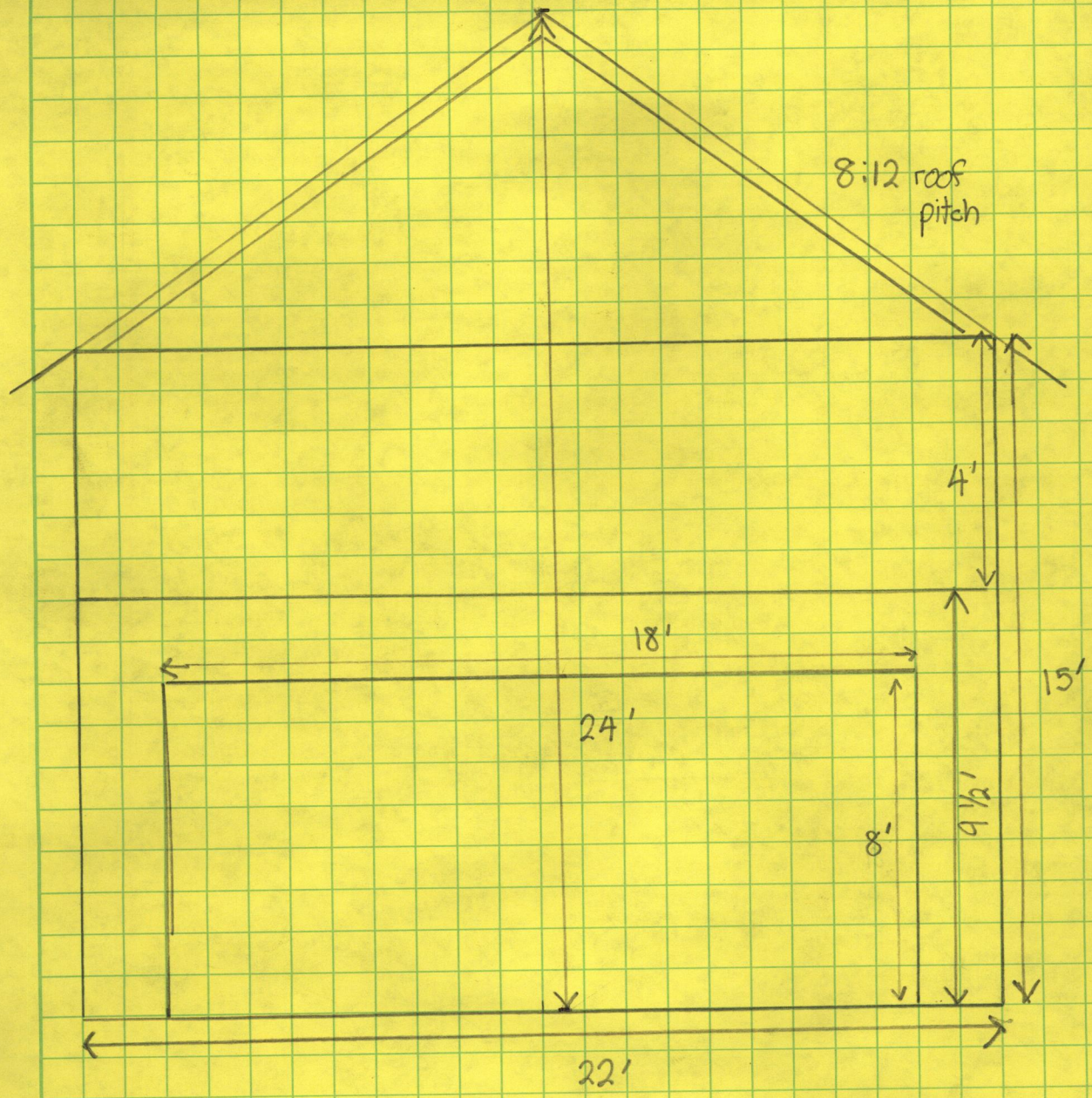
SITE PLAN

APPROVED 10/11/22 BY

1 of 2

INITIALS _____ DATE _____

774



Front View

North

SITE PLAN

APPROVED 10/11/22 BY

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