CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

March 11, 2009

Mark Eaton
2618 Lakeridge
Wichita, KS 67205

Re: **BZA2009-10: Zoning Adjustment to permit an accessory structure to be placed in front of the principal structure on less than five acres in SF-5 Single-family Residential zoning.**

Legal Description: That part of Lot 2, Block A, Barefoot Bay Estates, Wichita, Sedgwick county, Kansas, described as Beginning at the Northeast corner of said Lot 2, thence N89 degrees 58 feet 31 inches West along the North Line of said Lot 2, 130.00 feet; thence South 17 degrees 45 feet 31 inches East, 189.19 feet to a point on the South Line of said Lot 2, thence North 48 degrees 48 feet 49 inches East, along the Southerly line of said Lot 2, 96.00 feet to the Southeast corner of said Lot 2; thence North 00 degrees 01 feet 29 inches East along the East line of said Lot 2; 116.90 feet to the point of beginning; TOGETHER with all of Lot 3, in said Block A. Generally located generally located south of 29th Street North and east of Ridge (6737 W 29th N).

Dear Applicant:

We have reviewed your request for a Zoning Adjustment to permit an accessory structure in front of the principal structure on less than five acres. From reviewing your application, we understand that you propose to construct a detached garage on a 1.07-acre lot, east of the primary structure, and technically in front of the primary structure.

Sec. V-I.2.n. of the Unified Zoning Code allows a Zoning Adjustment that would permit an accessory structure to be placed in front of the principal structure on less than five acres of land, when the conditions required by Sec. V-I.6. of the Code are met. We find that permitting an accessory structure in front of the principal structure on your property meets the four conditions required by Sec. V-I.6. of the Unified Zoning Code as set out below:

1) Impact on safety and convenience of vehicular and pedestrian circulation: This request is for a detached garage on a residential lot. Public vehicular and pedestrian circulation will not be affected as the garage will provide sufficient space for parking vehicles on the property and will not interfere with traffic circulation patterns.

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 garage being placed in front of the house, as the structure will meet the zoning required building setback.

3) Compatibility with existing or permitted uses on abutting sites: Placing an accessory structure in front of a principal structure is within allowable adjustments and should not detract from the existing or permitted uses on abutting sites, which are single family residences.

4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way; therefore, there should be no 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 permit an accessory structure to be placed in front of the principal structure on less than five acres of land 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, and all permits necessary to construct the improvements shall be acquired.

2) The allowance of an accessory structure in front of the principal structure shall apply only to the "detached garage" illustrated on the approved site plan. All other structures or additions on the subject property shall conform to the development standards of the Unified Zoning Code unless a separate Zoning Adjustment or Variance is granted.

3) The detached garage shall be constructed with exterior cladding and roof materials similar to the primary structure.

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.

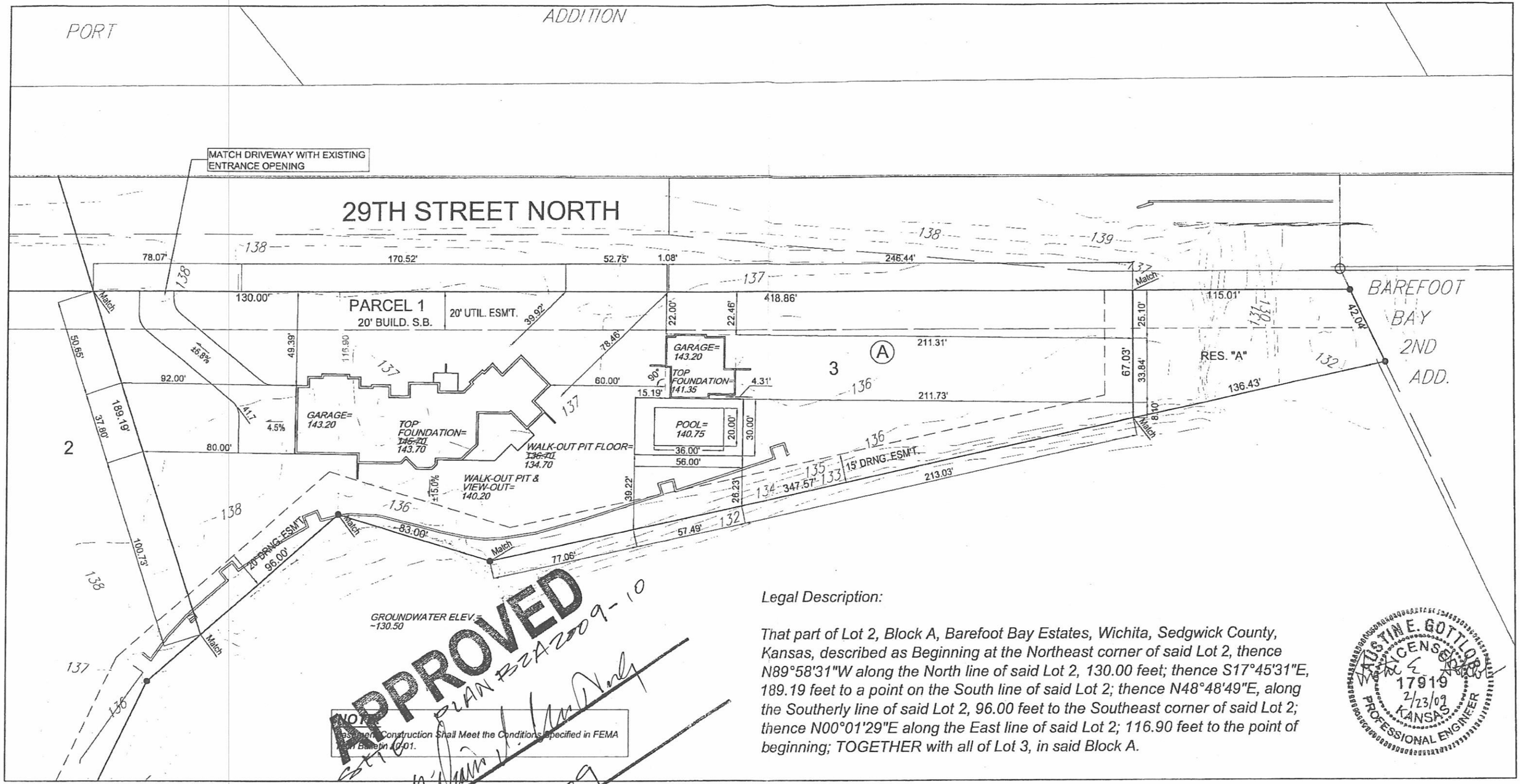
The "Development Application" sign should now be removed from the property.

John L. Schlegel
Planning Director

Kurt A. Schroeder
Superintendent of Central Inspection

attachment

cc: Kurt Schroeder, Office of Central Inspection
Mike Gable, Office of Central Inspection
Jeff Longwell, District V, Mailstop 1-13



APPROVED
CITY PLAN PZA 2009-10

NOTE:
Basement Construction Shall Meet the Conditions Specified in FEMA Flood Bulletin 10-01.

Reserve "A" Shall be Owned and Maintained by the Owner of Lot 3, Block A.

Topo Shown from 2004.
Existing Conditions May Have Changed.

Date: 3-11-09

Legal Description:

That part of Lot 2, Block A, Barefoot Bay Estates, Wichita, Sedgwick County, Kansas, described as Beginning at the Northeast corner of said Lot 2, thence N89°58'31"W along the North line of said Lot 2, 130.00 feet; thence S17°45'31"E, 189.19 feet to a point on the South line of said Lot 2; thence N48°48'49"E, along the Southerly line of said Lot 2, 96.00 feet to the Southeast corner of said Lot 2; thence N00°01'29"E along the East line of said Lot 2; 116.90 feet to the point of beginning; TOGETHER with all of Lot 3, in said Block A.

AUSTIN E. GOTTLOB
LICENSED
17919
2/23/09
KANSAS
PROFESSIONAL ENGINEER

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION CITY DATUM
3	A	139.1

1" = 50'

General Notes:
1. Staking Dimensions are shown for representation only.
2. It shall be the Builder's responsibility to ensure that the final location of the house conforms to all applicable setbacks.
3. Any changes in elevations shown on this plan must be approved by the Developer or his Authorized Representative.

* *Extra Deep Foundation May Be Required*

Revised 11.11.08 per NBW/AEG
Revised 02.20.09 per AEG

Lot Grading Plan

Location:
Lot 3 & Part of Lot 2, Block A
Barefoot Bay

Prepared For:
Robl Construction
Phone: 942-7625 Fax: N/A

Benchmark:
0.4 Mi. East of Ridge Rd. on 29th Street North-City of Wichita Benchmark Disc at NE Corner of Concrete Bridge on Top of Hubguard.

Elev.= 142.51 City Datum

File Location:
F:\\Grade\Barefoot Bay\Lot03BlkA_Alt2.dwg

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

Date Drawn:	Drawn By:	Project Number:
02.20.09	DML/GRF	09-02-G035
Reviewed By:	**Approved By:**	**Page 1 of 1**