CITY OF WICHITA

**Wichita-Sedgwick County Metropolitan Area Planning Department**

Dennis and Lynda Grizzel
6461 W 29th Street North
Wichita, KS 67205

October 14, 2009

**Re:** **BZA2009-45: Administrative adjustment to allow an accessory structure in front of the primary structure in SF-5 zoning; generally located south of 29th Street North 1/4 mile east of Ridge Road.**

**Legal Description: Lot 1, Block 1 Barefoot Bay 2nd Addition; Wichita; Sedgwick County; Kansas.**

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 2.65-acre lot, east of the primary structure and in front of the primary structure. The lot is a narrow waterfront lot, no other space is available for an accessory building.

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; 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 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 "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
JR Cox, Office of Central Inspection
Jeff Longwell, District V, Mailstop 1-13

**Schwab-Eaton, P.A.**
CIVIL ENGINEERS • LAND SURVEYORS
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# NEW BUILDING FLOODPLAIN DEVELOPMENT PLAN

## For Dennis & Lynda Grizzell

Lot 1 Block 1 Barefoot Bay 2nd Addition
Wichita, Sedgwick County, Kansas

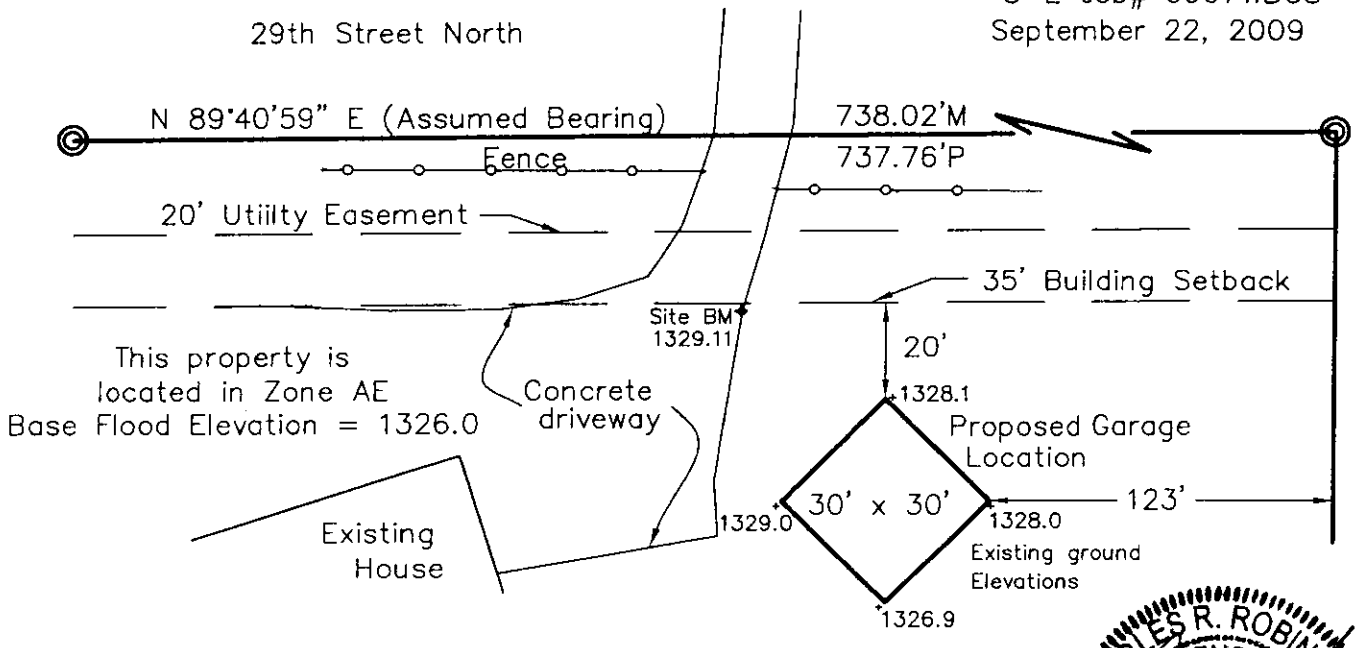
**Legend**

◎ Found 1/2" pipe with PEC cap
M Measured
P Platted

SCALE 1" = 40'

40' 0 40'

S-E Job# 0907WB08
September 22, 2009




Datum Benchmark: C.O.W. Benchmark NAVD 88 Elev.=1330.38
0.4 miles East of Ridge Rd. on 29th Street North
NE corner of concrete bridge top of hubguard

Site BM: Chiseled " □ " on the East edge of concrete driveway to residence Elev. = 1329.11

Proposed elevation of lowest floor of garage to be 1328.0

CHARLES R. ROBINSON LICENSED LS-1395 9-22-09 KANSAS LAND SURVEYOR

I, Charles R. Robinson, a Registered Land Surveyor in the State of Kansas do hereby certify that this is an accurate representation of the proposed new site development and accurately reflects the location of Zone AE based upon the Base Flood Elevation of 1326 taken from the FIRM Map Number 20173C0335E with an effective date of February 2, 2007.