



Wichita-Sedgwick County Metropolitan Area Planning Department

July 31, 2009

Toney and Nancy Turner
7915 E Watson Ln
Wichita, KS 67207

Re: BZA2009-30: Zoning Administrative Adjustment to reduce the front setback for a carport by 20% from 17' to 13'-7" in SF-5 Single-family Residential zoning.

Legal Description: East 1/2 of Lot 3, West 3/4/ of Lot 4, all in the East Ridge 12th Addition to Wichita, Sedgwick County, Kansas; generally located east of Rock and north of Lincoln. (7915 E Watson)

Dear Applicants:

We have reviewed your request for an Administrative Adjustment to reduce the front setback on the aforementioned property for a carport. Section III-E.2.e(1)i. of the Zoning Code allows open, unenclosed carports to project 8 feet into the required 25-foot front setback. From reviewing your application, we understand that you desire a 20% reduction of that front setback for a carport, resulting in a 13'7" setback.

Section V-I.2.a of the Unified Zoning Code allows an adjustment to reduce building setbacks by up to 20 percent when the four conditions required by Section V-I.6 of the Unified Zoning Code are met. We find that the reduction of the setback as proposed 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 vehicular and pedestrian circulation: The proposed encroachment should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity as there will be no changes to access.
- 2) Impact on existing uses in surrounding areas: There should be no impact on the existing uses in surrounding areas as a result of the reduction of the setback, as sufficient separation between buildings is maintained, and the reduction is within allowable limits.
- 3) Compatibility with existing or permitted uses on abutting sites: The residence and carport is compatible with abutting sites, which also are developed with residences. The encroachment into the front setback with a carport should not reduce compatibility with abutting sites.

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T 316.268.4421 **F** 316.268.4390

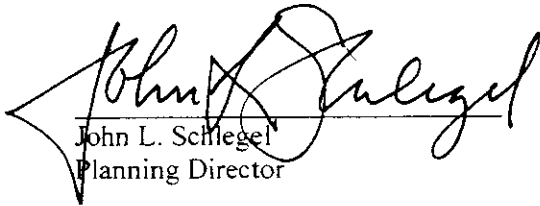
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- 4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way; therefore, there should be no impact on the public health, safety or welfare, nor will properties or improvements in the vicinity be materially injured.

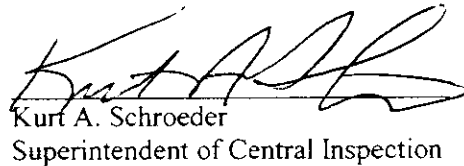
Our signatures below indicate that an Administrative Adjustment to reduce the front setback from 17' to 13'-7" for the aforementioned property is hereby granted, subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site plan.
- 2) The setback reduction shall apply only to the front setback for an open carport, 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.
- 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.



John L. Schlegel
Planning Director



Kurt A. Schroeder
Superintendent of Central Inspection

Enclosure

cc: Kurt Schroeder, Office of Central Inspection
Mike Gable, Office of Central Inspection
J.R. Cox, Office of Central Inspection
Sue Schlapp, District II

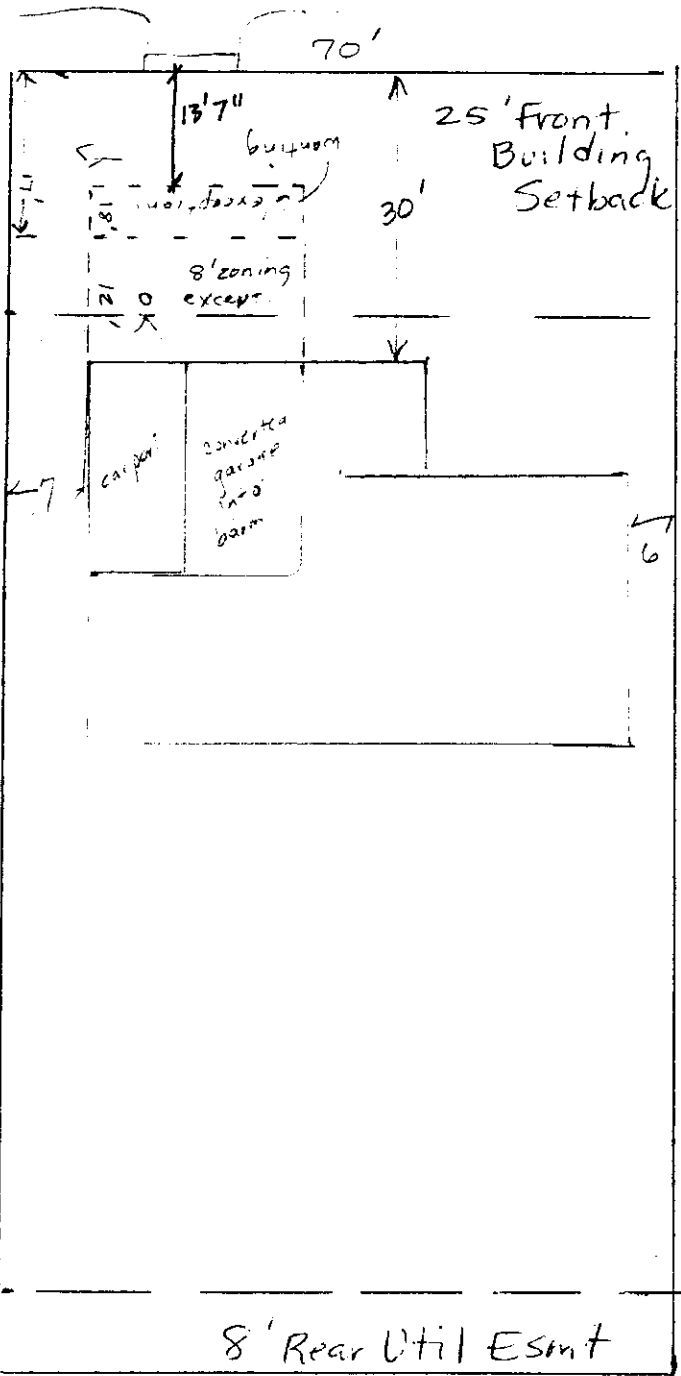
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A-LWR	3RD	
1ST CANOPY	AREA	72
2ND		
B-LWR	3RD	
1ST UTLTY AREA FRAME	AREA	108
2ND		
C-LWR	3RD	
1ST CARPORT	AREA	220
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D-LWR	3RD	
1ST OPEN PORCH MSNRY	AREA	88
2ND		
E-LWR	3RD	
1ST 1 STORY MASNRY	AREA	252
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F-LWR	3RD	
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G-LWR	3RD	
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1ST	AREA	



70
57
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-6
5

Planning Dept. 10th floor
Planner at 5-4

Wanting an additional
6' exception to the
zoning code to permit 18'
carport in front of
dwelling