CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

Rob Patton
15408 E Sharon
Wichita, KS 67230

Nov 25, 2008

MKEC Engineering c/o Brian Lindebak
411 N Webb
Wichita, KS 67206

Re: **BZA2008-67: Administrative adjustment for two accessory structures to be placed in front of the principle structure in SF-5 Single-family Residential zoning; generally located east of Sharon Street and south of I-35 (15408 E Sharon).**

Legal Description: Lot 1, Block 1 Terradyne West Addition to Wichita, Sedgwick County, Kansas.

Dear Applicants:

We have reviewed your request for a Zoning Adjustment to permit two accessory structures in front of the principal structure on less than five acres. From reviewing your application, we understand that you propose to construct a pool house and garage on a .86-acre lot, west of the primary structure, and therefore 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 structures in front of the principal structure on your property, at the end of a dead-end street, 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 two detached buildings on a residential lot. Public vehicular and pedestrian circulation will not be affected as the site 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 buildings being placed in front of the house, as the structures will meet the zoning required building setback. Likewise, the property is at the end of a dead-end street with landscaping between the accessory structures and abutting neighbors, mitigating any visual impact on the surrounding properties.

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.

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 two accessory structures 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.

2) The exterior materials of the detached accessory buildings shall be compatible with the materials of the primary structure.

3) The detached buildings shall meet all other code requirements, to include but not limited to zoning, building, and fire code. All permits necessary to construct the improvements shall be acquired.

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

cc: Kurt Schroeder, Office of Central Inspection
Mike Gable, Office of Central Inspection
Herb Shaner, Office of Central Inspection
Susan Schlapp, District II

INSTALL DRY STACKED (TYP.)
STONE WALL

TRANSITION TOP OF WALL DOWN TO MATCH BERM GRADE

METES & BOUNDS AREA REMOVED FROM FLOODPLAIN LOMR-F 08-07-0295A

100-YEAR FLOODPLAIN ELEVATION=1319.3 NGVD 29

BROOKHAVEN ESTATES 2ND ADDN

SHARON

RESERVE "A"

N 89°59'47" W 176.82'

N 89°59'47" W 30.00'

N 89°59'47" W 30.00'

N 89°59'47" W 61.37'

N 00°00'00" W 162.78'

N 20°00'13" E 71.98'

N 51°23'13" E 147.77'

N 00°00'00" E 90.00'

93.02'

131.52'

115.77'

22.00'

22.00'

28.19'

47.32'

26'X36' GARAGE PAD=1323.0

POOL HOUSE PAD=1322.0

POOL COPING

TF=1323.0
BF=1312.3
11'-0" BSMT.

SSMH
TOP=1324.74
FL=1312.74
(RECORD)

SSMH
TOP=1324.67
FL=1312.27
(RECORD)

GATE

EXIST INLET

INSTALL DRY STACKED STONE WALL TRANSITION TOP OF WALL TO MATCH BERM GRADE

ESMT.

UTIL.

DRNG. ESMT.

KATHLYN ANDERSON 18596 10/17/08 KANSAS PROFESSIONAL ENGINEER

LOCATION CERT.

10/17/08

LEGAL DESCRIPTION OF PROPERTY REMOVED FROM FLOODPLAIN:
LOT 1, BLOCK1: COMMENCING AT THE NORTHEST CORNER OF LOT 1, BLOCK1; THENCE N89 59'47"W, 25.00 FEET TO THE POINT OF BEGINNING; THENCE N89 59'47"W, 151.82 FEET; THENCE S00 00'13"W, 93.02 FEET; THENCE S89 59'47"E, 30.00 FEET; THENCE S00 00'13"W, 90.00 FEET; THENCE N89 59'47"W, 30.00 FEET; THENCE S00 00'13"W, 71.98 FEET; THENCE S89 59'47"E, 61.37 FEET; THENCE N51 23'13", 115.77 FEET; THENCE N00 00'00"E, 182.75 FEET TO THE POINT OF BEGINNING

PLATTING ENGINEER: POE & ASSOCIATES, INC. (685-4114)
OVERALL GRADING PLAN: POE & ASSOCIATES, INC. (685-4114)
UTILITIES, PAVING, & GRADING TAKEN FROM OVERALL GRADING PLAN

LEGEND

BENCHMARK:	DISTANCE FROM HOUSE TO PROPERTY LINE	
1. "+" CUT IN NW CORNER INLET, N. SIDE OF SHZRON, 100'+/- W OF LOT 1, BLK. 1, TERRADYNE WEST ADDN. ELEV.=1323.67 NGVD 29	FRONT	83.54'
	REAR	22.25'
	LEFT	73.37'
	RIGHT	26.18'

TF	Top of Foundation
BF	Basement Floor
VO	View Out
WO	Walk Out
WO PIT	Walk-Out Pit/Walk Out Walkup
TW	Top of Wall
FG	Finished Ground
Add 1 Step	Step from Garage Floor to Finish Floor
PAD	Elevation @ Garage Door Opening
TC	Top of Curb
FL	Flow Line
HP	High Point
GRD.	Ground
XX.X	Proposed Elevations
000.00	Existing Elevations
2.0%	Flow Arrow & Percent Slope
	Drop Siding or Brick Ledge

N

0 15 30

REVISED 10-9-08
(POOL GRADING)
REVISED 9-16-08
(FP DEVL APPLICATION)
REVISED 9-11-08
(FP DEVL APPLICATION)
REVISED 2-7-08
(ADD POOL)
REVISED 3-30-07
(11' BSMT WALLS)
REVISED 3-27-07
(LOWER HOUSE)

T.F.	1323.0
Sanitary Sewer FL	1312.3
T.F. - Sanitary Sewer	10.7
Minimum Pad	1322.0
100 Year Flood	1319.3

GENERAL NOTES

1. Builder shall provide retaining walls along property line for grade transitions when required to maintain proper slopes between houses.

2. This drawing is provided for grading purposes only.
   - drawing does not represent a boundary or mortgage title inspection. Easement and Building Setback information shown is from the recorded plat unless otherwise indicated.
   - Utilities shown are for information only, and builder shall verify depths and locations prior to construction. Builder will be required to provide a minimum advance notice of seventy-two (72) hours to utility companies prior to starting any excavation as follows: Kansas One Call 1-800-344-7233 or 687-2470 (local Wichita).

BUILDER: MARLO PORTER

MKEC ENGINEERING CONSULTANTS
411 N. WEBB ROAD
WICHITA, KS. 67206
316-684-0000

TERRADYNE WEST — PROJECT NAME
LOT 1, BLOCK 1 — SHEET TITLE
JTC — DESIGN BY: | DDG — DRAWN BY: | GJA — CHECKED BY:
FEBRUARY 2008 — DATE | 1-1-TW — JOB NO. | 1 / 1 — SHEET NO.