



**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:

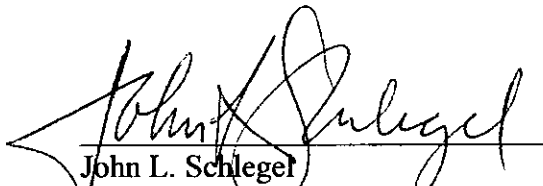
- 1) **Impact on safety and convenience of vehicular and pedestrian circulation**: This request is for two detached buildings on a residential lot. Public vehicular and pedestrian circulation will not be affected as the site will provide sufficient space for parking vehicles on the property and will 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.

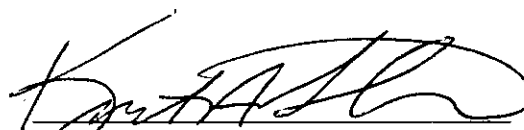
Our signatures below indicate that a Zoning Adjustment to permit two accessory structures to be placed in front of the principal structure on less than five acres of land for the aforementioned property is hereby GRANTED, subject to the following conditions:

- 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.

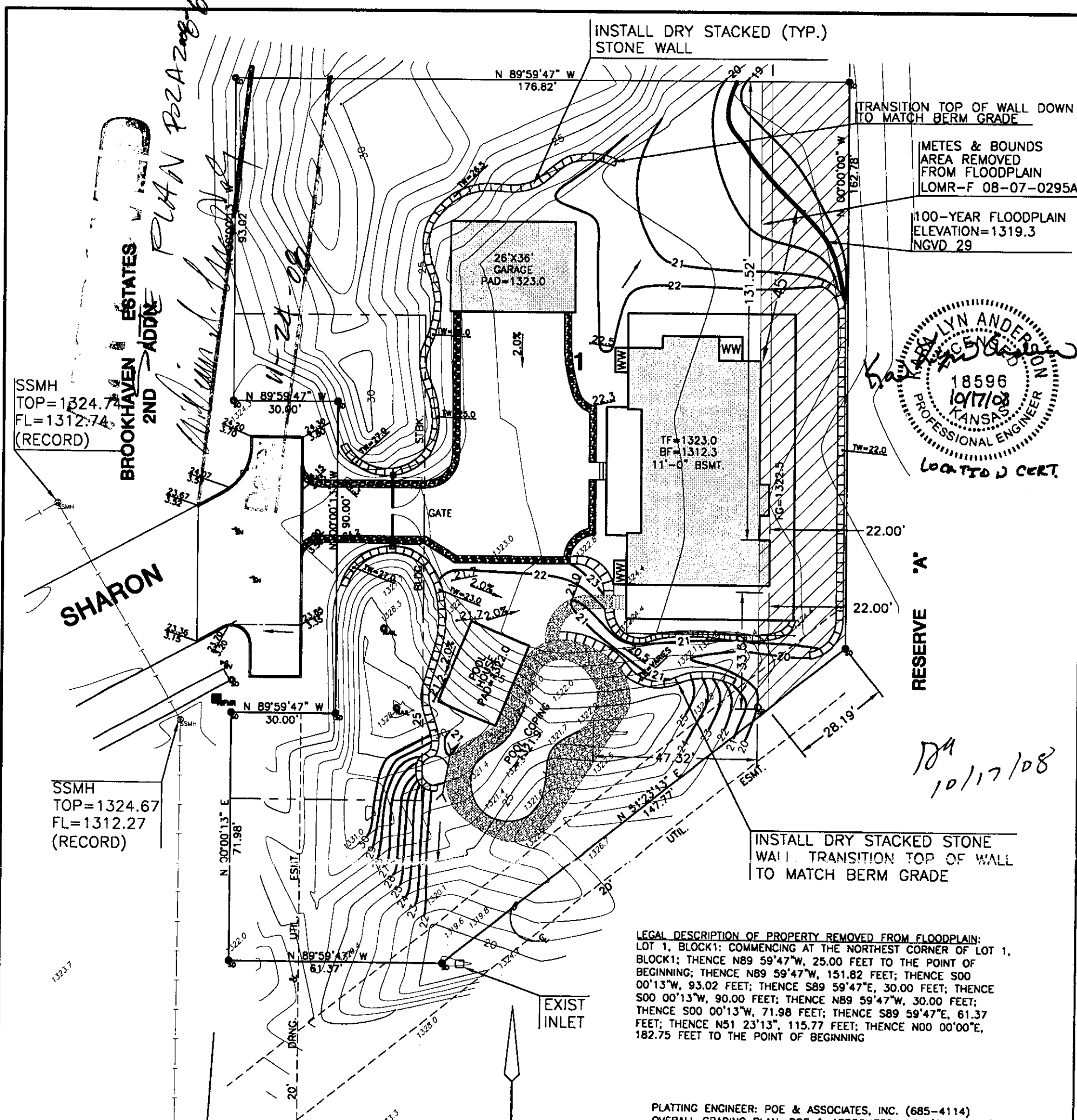


John L. Schlegel  
Planning Director



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

PROFESSIONAL ENGINEER  
KANSAS  
18596  
10/17/08  
LOCAL TO J CERT.

SSMH  
TOP=1324.74  
FL=1312.74  
(RECORD)

SSMH  
TOP=1324.67  
FL=1312.27  
(RECORD)

LEGAL DESCRIPTION OF PROPERTY REMOVED FROM FLOODPLAIN:  
LOT 1, BLOCK 1: COMMENCING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 1; 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 SHARON, 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	T.F.	1323.0
XX.X	Proposed Elevations	Sanitary Sewer FL	1312.3
000x00	Existing Elevations	T.F. - Sanitary Sewer	10.7
2.0%	Flow Arrow & Percent Slope	Minimum Pad	1322.0
---	Drop Siding or Brick Ledge	100 Year Flood	1319.3

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)

**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

**TERRADYNE WEST**  
PROJECT NAME

**LOT 1 BLOCK 1**  
SHEET TITLE

**MKEC**  
ENGINEERING CONSULTANTS  
411 N. WEBB ROAD  
WICHITA, KS. 67208  
516 - 884 - 9800

JTC DESIGN BY: DDC DRAWN BY: GJA CHECKED BY: JJC  
DATE: FEBRUARY 2008 1-1-TW JOB NO. 1 / 1