CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

Leonard McFarthing
2277 Gentry
Wichita, KS 67220

July 24, 2008

Re: **BZA2008-35: Zoning Adjustment to permit an accessory structure to be placed in front of the principal structure on less than five acres.**

Legal Description: Lot 6, Block C, Mona Lynn Estates to Wichita, Sedgwick County, Kansas. Generally located east of Gentry and south of 22nd Street N (2277 Gentry).

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 28' x 36' detached garage on a .47-acre lot, east of the primary structure, and therefore 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. Also, the residential property south of this site is well screened by existing vegetation, and no residence exists on University owned property across Gentry. In addition, the garage site was formerly occupied by a swimming pool.

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. The detached garage shall have a gable or hip roof, and shall use a minimum 30-inch brick wainscot on the garage walls. The brick shall reasonably match the brick of the primary structure on the property.

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
Lavonta Williams, District I

WILLIAM L. KORBER, L.S.
JOHN E. LUNDBLADE, L.S.
N. BRENT WOOTEN, P.E.

BAUGHMAN COMPANY, P.A.

SURVEYING & ENGINEERING
316'262-7271 • 330 LAURA • WICHITA, KANSAS 67211

State of Kansas)
) SS
County of Sedgwick)

May 9, 1984

We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we did on this 9th day of May, 1984, survey Lot 6, Block C, Mona Lynn Estates An Addition to Wichita, Sedgwick County, Kansas.

On said lot is house No. 2277 with an attached garage which is in the clear of all boundary lines. There are no encroachments on said lot by buildings on the adjacent lots.

The accompanying plat is a true and correct exhibit of said survey for mortgagee title insurance.

John E Lundblade
Surveyor

JOHN E. LUNDBLADE REGISTERED LS-699 KANSAS LAND SURVEYOR

