



Wichita-Sedgwick County Metropolitan Area Planning Department

April 14, 2011

Trademark, Inc.
Attn: Mike Strelow
201 N. Mathewson St.
Wichita, KS 67214

Phillip & Chris Knighton
3711 N. Amidon
Wichita, KS 67204

Re: BZA2011-00016: Administrative Adjustment to allow a detached accessory structure in front of the primary structure on less than five acres in SF-5 Single-family Residential ("SF-5") zoning.

Legal Description: Lots 2 and 3; Block 5; Moorings 10th Addition, Wichita, Sedgwick County, Kansas; generally located southwest of the intersection of Crystal Beach and Portwest or southwest of N. Meridian and 53rd St. North (3513 and 3507 Crystal Beach Court)

Dear Applicants:

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 0.94-acre lot. We understand that you propose to construct the accessory structure between the primary dwelling and Crystal Beach Court. Therefore, you have requested a Zoning Adjustment to permit an accessory structure to be placed in front of the principal 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 private lot. Public vehicular and pedestrian circulation will not be affected

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www.wichita.gov

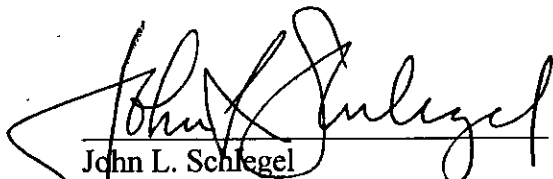
as the garage will provide sufficient space for parking vehicles on the property and will not interfere with traffic circulation patterns.

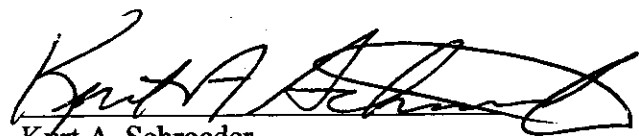
- 2) Impact on existing uses in surrounding areas: There should be no negative impact on the existing uses in surrounding areas as a result of the garage being placed in front of the house, as the structure will be set back from the street over 40 feet.
- 3) Compatibility with existing or permitted uses 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 primarily 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:

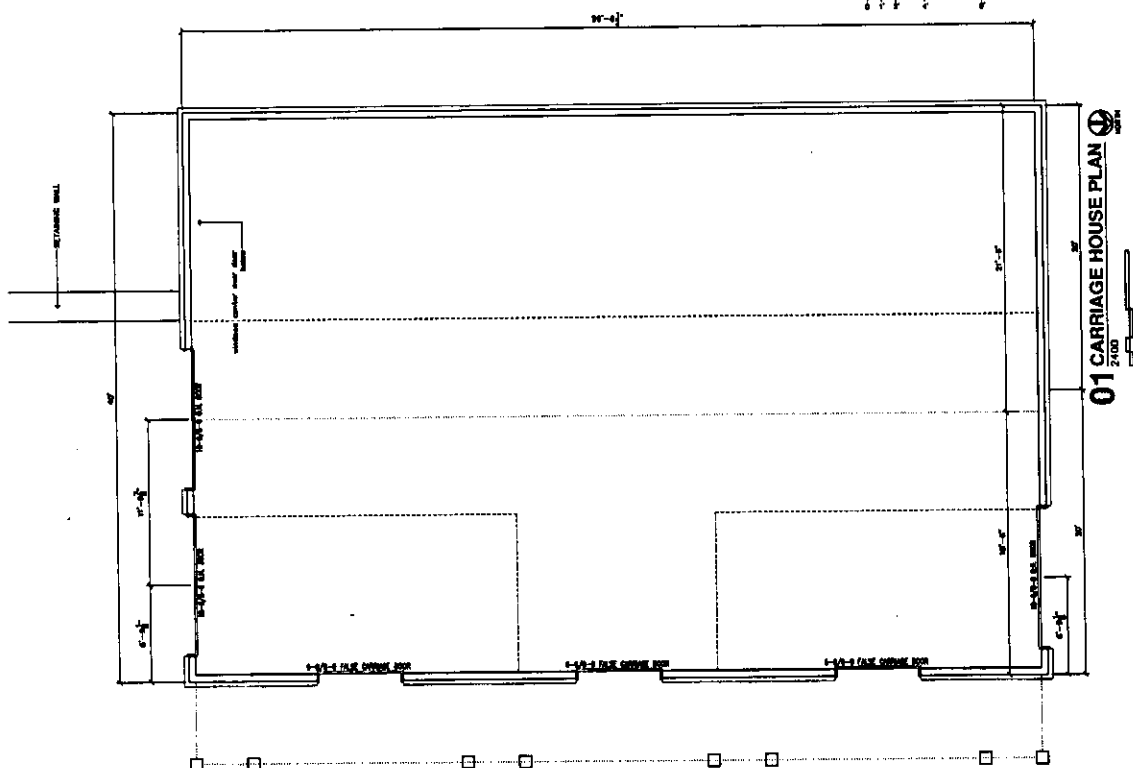
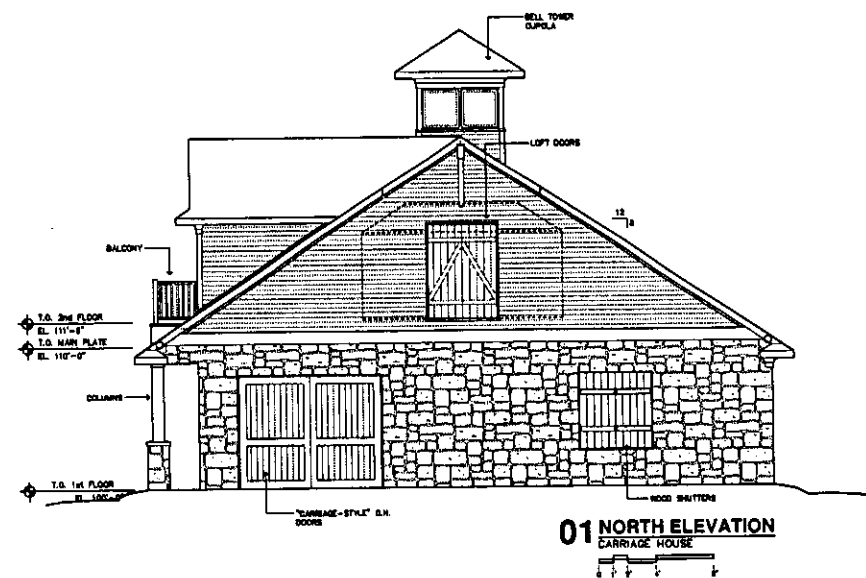
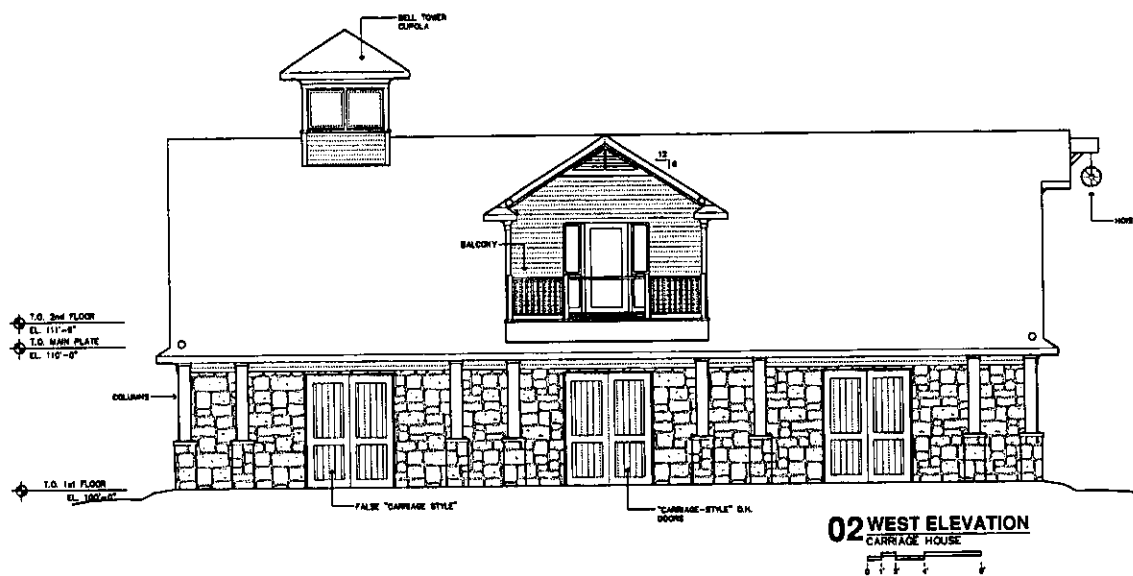
- 1) The site shall be developed in general conformance with the approved site plan, and all permits necessary to construct the improvements shall be acquired.
- 2) The permitting of an accessory structure in front of the principal structure shall apply only to the "proposed garage/carriage house" illustrated 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) 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

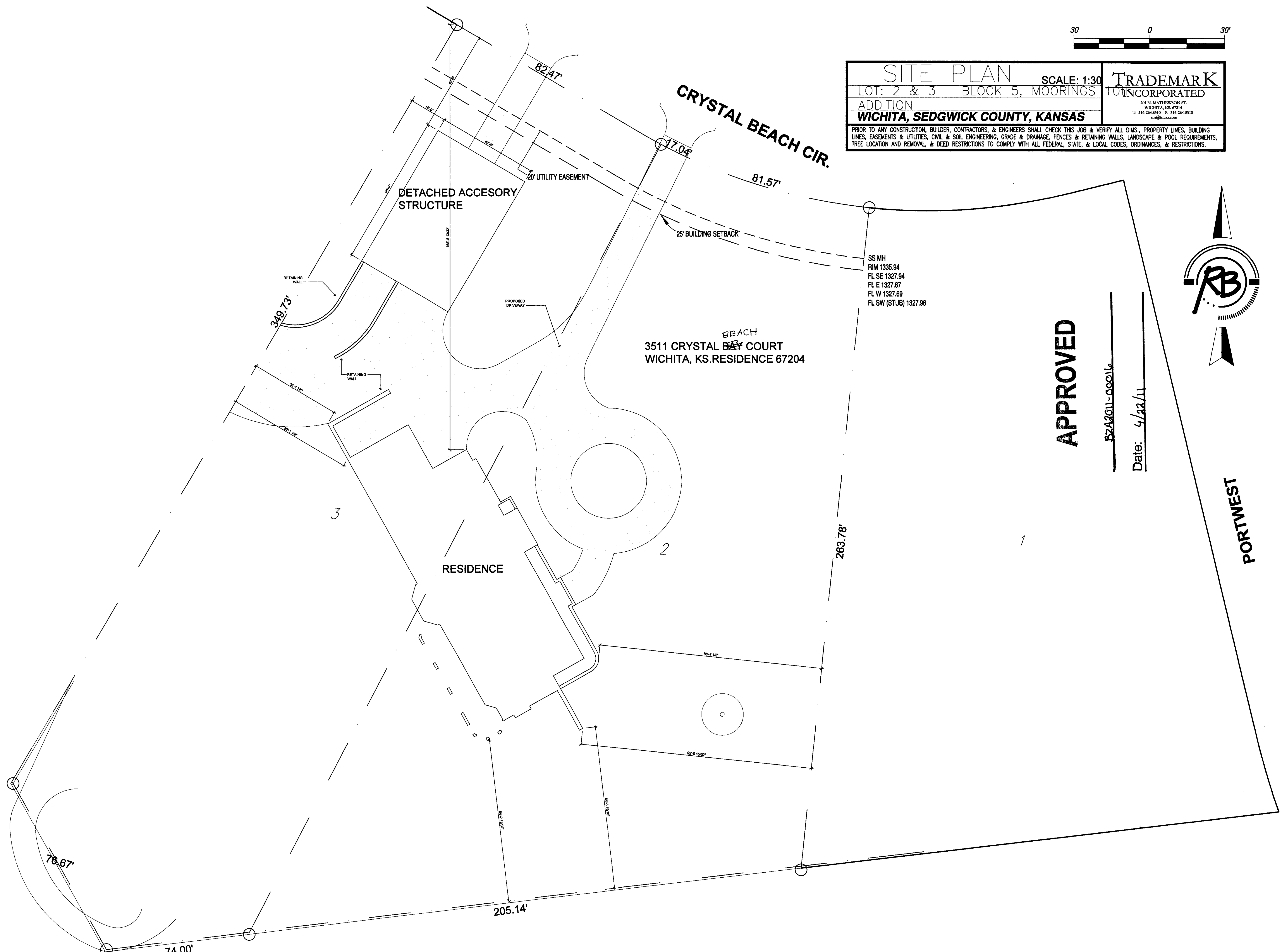
cc: Kurt Schroeder, Office of Central Inspection
J.R. Cox, Office of Central Inspection
Paul Hays, Office of Central Inspection
Janet Miller, CM District VI



APPROVED

BZA2011-00016

Date: 4/22/11



SITE PLAN

SCALE: 1:30

LOT: 2 & 3 BLOCK 5, MOORINGS

ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

TRADEMARK

TOWN INCORPORATED

201 N. MATTHEWSON ST.
WICHITA, KS. 67214
T: 316-264-8310 F: 316-264-8310
mt@mla.com

PRIOR TO ANY CONSTRUCTION, BUILDER, CONTRACTORS, & ENGINEERS SHALL CHECK THIS JOB & VERIFY ALL DIMS., PROPERTY LINES, BUILDING LINES, EASEMENTS & UTILITIES, CIVIL & SOIL ENGINEERING, GRADE & DRAINAGE, FENCES & RETAINING WALLS, LANDSCAPE & POOL REQUIREMENTS, TREE LOCATION AND REMOVAL, & DEED RESTRICTIONS TO COMPLY WITH ALL FEDERAL, STATE, & LOCAL CODES, ORDINANCES, & RESTRICTIONS.

APPROVED

B2A2611-00016

Date: 4/22/11



PORTWEST

3511 CRYSTAL BEACH COURT
WICHITA, KS. RESIDENCE 67204

SS MH
RIM 1335.94
FL SE 1327.94
FL E 1327.67
FL W 1327.69
FL SW (STUB) 1327.96

PRELIMINARY

MICHAEL STRELOW
ARCHITECTURE & DEVELOPMENT
827 W. 13th STREET NORTH WICHITA, KS. 67203
P: 316.264.8310 F: 316.264.8320
mstrel@yahoo.com

KNIGHTON RESIDENCE
LOT(S) 2 & 3, BLOCK 5, MOORINGS 10th ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS

TRADEMARK, INC.
201 N. MATTHEWSON
WICHITA, KS. 67214
P: 316-264-8310
F: 316-264-8320

Date:
3/30/2011
Revisions:

A1.0
OPTION 2