

- 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 structure being placed in front of the house, as the structure exceeds the 25-foot building setback from the public street.
- 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. The nearest building is 450-feet north of the front property line.
- 4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way. There will be no negative impact on the public health, safety or welfare, nor will properties or improvements in the vicinity be materially injured.

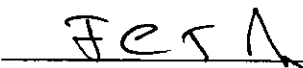
Our signatures below indicate that a Zoning Adjustment to permit an accessory structure to be placed in front of the principal structure on less than five acres of land and a 20% front yard reduction from 25-feet to 20-feet for the aforementioned property is hereby GRANTED, subject to the following conditions:

- 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 and the building constructed within one year.
- 2) The permitting of an accessory structure in front of the principal structure shall apply only to the proposed shop structure 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
MAPD Director



Tom J. Stolz
MABCD Director

cc: J.R. Cox, MABCD
Paul Hays, MABCD
Kelly Dixon, MABCD
Karl Peterjohn, District 3

10-21-108911
FENCE LINE

Scale: 1 inch = 100 ft.

• = Property line stakes

Mike Clark - Ph 214-9483

Blue Moon Add.

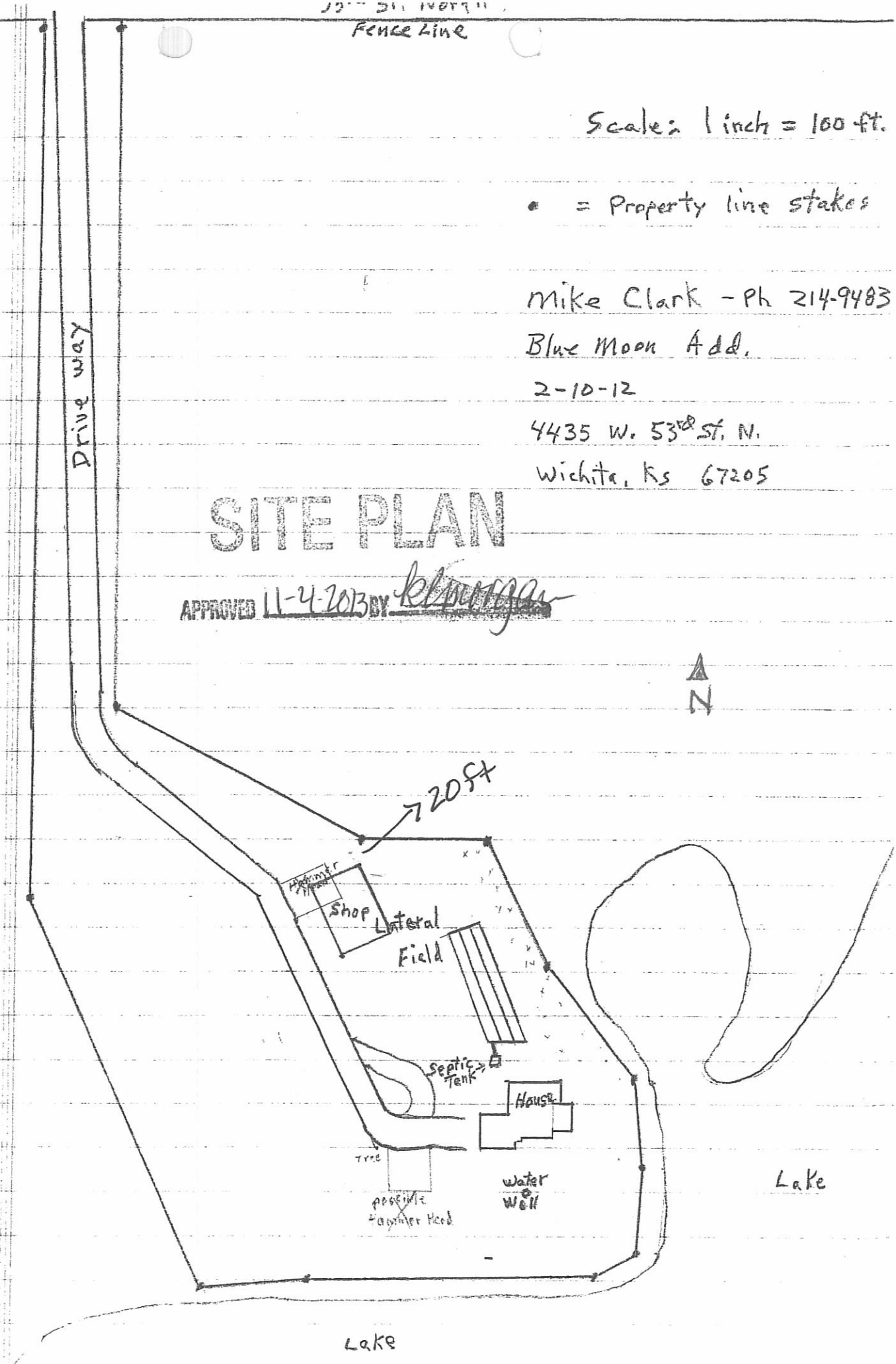
2-10-12

4435 W. 53rd St. N.

Wichita, Ks 67205

SITE PLAN

APPROVED 11-4-2013 BY *KLINGSTUBBINS*





Wichita-Sedgwick County Metropolitan Area Planning Department

November 4, 2013

Mike Clark
4435 W. 53rd Street North
Wichita, KS 67205

Re: BZA2013-44: County Administrative Adjustment to allow an accessory structure in front of the principal structure on property zoned Single-Family Residential ("SF-20") and allow for a 20% reduction of the front yard setback.

Legal Description: Lot 1, Block 1 Blue Moon ADD (4435 West 53rd Street North), Sedgwick County, Kansas

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 40-foot by 60-foot shop structure on the aforementioned property. We understand that you propose to construct the accessory structure approximately five feet closer to front property line and approximately 100 feet in front of the primary dwelling. From the drawing submitted, the proposed accessory structure will be located 200 feet from the lot's west property line and approximately 250 feet from the south property line. The irregular shaped lot has a 650-foot long drive-way that accesses West 53rd Street.

Sec. V-I.2.n of the Unified Zoning Code allows a Zoning Adjustment to permit an accessory structure in front of the principal structure on less than five acres, when the conditions required by Sec. V-I.6 of the Code are met. Sec. V-I.2.a of the Unified Zoning Code allows a 20% front yard setback reduction. We find that permitting an accessory structure in front of the principal structure and allowing a 20% front yard setback reduction 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 shop structure on a private lot set 20-feet away from the front yard property line. Public vehicular and pedestrian circulation will not be affected as the structure will provide space for the property owner's personal property and will not interfere with traffic circulation patterns.