CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

March 7, 2014

Larry Setzkorn
3633 W. Zoo Blvd
Wichita, KS 67203

Re: **BZA2014-14: City Administrative Adjustment to allow an accessory structure (detached garage) in front of the principal structure on property zoned SF-5 Single-family Residential ("SF-5").**

Legal Description: BEG SW COR LOT 43 N TO S LI BICKEL AVE SELY 231 FT SWLY TO BEG EXC W 30 FT FOR ST. WEST RIDGE ACRES ADDITION, Wichita, Sedgwick County, Kansas; generally located south of N. West Street and east of West Zoo Blvd (3633 W. Zoo Boulevard).

Dear Applicant:

We have reviewed your request for a Zoning Adjustment to permit an accessory structure in front of the principal structure on 0.39 acre. From reviewing your application, we understand that you propose to construct a new 24-ft by 30-ft, two-car, detached garage on the property. This will place the new detached garage in front of the existing residential 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 to allow a detached accessory structure in front of a primary structure on a private lot with the structure located 25 feet from the front (east) property line, as shown on the attached site plan. Public vehicular and pedestrian circulation will not be affected and the structure 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 structure being placed in front of the house,

as the structure will be set back approximately 25-feet from the front (east) property line which is the required front yard setback in "SF-5".

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. 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 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 built within one year.

2) The permitting of an accessory structure in front of the principal structure shall apply only to the proposed 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.

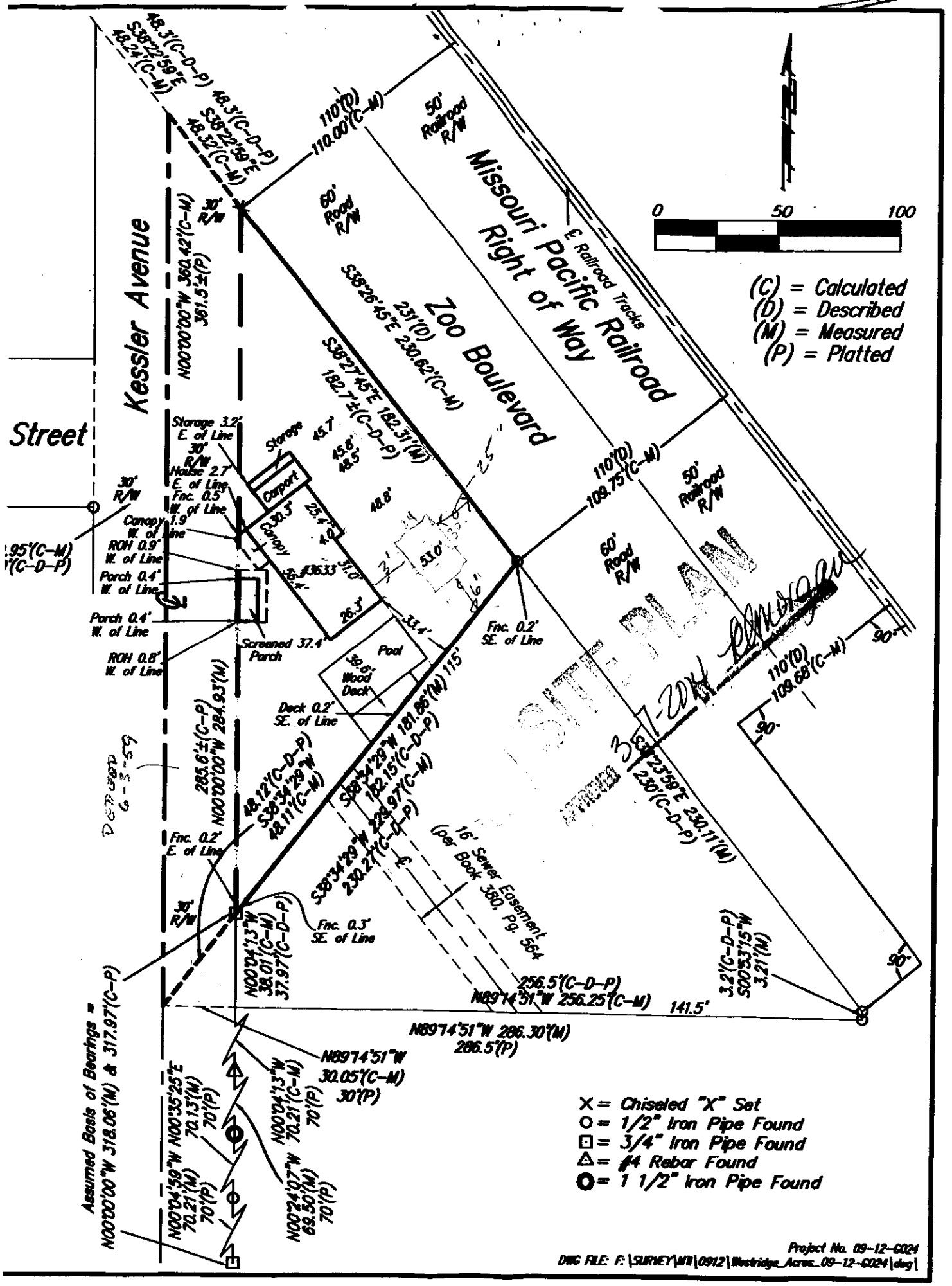
3) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment 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
Janet Miller, CM District VI
Martha Sanchez, NA District VI


Kessler Avenue
Missouri Pacific Railroad
Right of Way
Zoo Boulevard
E. Railroad Tracks
50' Railroad R/W
60' Road R/W
30' R/W
0
50
100
(C) = Calculated
(D) = Described
(M) = Measured
(P) = Platted
Storage 3.2' E. of Line
House 2.7' E. of Line
Fnc. 0.5' W. of Line
Canopy 1.9' W. of Line
ROH 0.9' W. of Line
Porch 0.4' W. of Line
Porch 0.4' W. of Line
ROH 0.8' W. of Line
Screened 37.4' Porch
Storage
Carport
Canopy
Pool
39.6' Wood Deck
Deck 0.2' SE. of Line
Fnc. 0.2' SE. of Line
Fnc. 0.2' E. of Line
Fnc. 0.3' SE. of Line
16' Sewer Easement (per Book 380, Pg. 564
Assumed Basis of Bearings = N00°00'00"W 318.06'(M) & 317.97'(C-P)
N89°14'51"W 286.30'(M)
286.5'(P)
N89°14'51"W 30.05'(C-M)
30'(P)
141.5'
256.5'(C-D-P)
N89°14'51"W 256.25'(C-M)
S00°53'15"W 3.21'(M)
3.2'(C-D-P)
S38°23'59"E 230.11'(M)
230'(C-D-P)
110'(D) 110.00'(C-M)
110'(D) 109.75'(C-M)
110'(D) 109.68'(C-M)
231'(D) S38°26'45"E 230.62'(C-M)
S38°27'45"E 182.31'(M)
182.7'±(C-D-P)
S38°34'29"W 181.86'(M) 115'
182.15'(C-D-P)
S38°34'29"W 229.97'(C-M)
230.27'(C-D-P)
S38°34'29"W 48.11'(C-M)
48.12'(C-D-P)
N00°00'00"W 284.93'(M)
285.6'±(C-P)
N00°00'00"W 360.42'(C-M)
361.5'±(P)
N00°14'13"W 38.01'(C-M)
37.97'(C-D-P)
N00°14'13"W 70.21'(C-M)
70'(P)
N00°35'25"E 70.13'(M)
70'(P)
N00°14'59"W 70.21'(M)
70'(P)
N00°14'27"W 69.96'(M)
70'(P)
X = Chiseled "X" Set
O = 1/2" Iron Pipe Found
□ = 3/4" Iron Pipe Found
△ = #4 Rebar Found
● = 1 1/2" Iron Pipe Found
Project No. 09-12-6024
DWG FILE: F:\SURVEY\WII\0912\Westridge_Acres_09-12-6024.dwg

PB 9-47