CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

April 25, 2014

David Hambrick
3105 N. Ridge Port Street
Wichita, KS 67205

Re: BZA2014-29: City Administrative Adjustment to allow a 20% interior side yard setback reduction on property zoned Single-family Residential ("SF-5").

Legal Description: LOT 14, BLOCK 4, RIDGE PORT ADDITION, Wichita, Sedgwick County, KS. The property is generally located east of N. Ridge Road approximately 2200 feet and approximately 600 feet north of W. 29th Street North (3105 N. Ridge Port Street.)

Dear Applicant:

We have reviewed your request for a Zoning Adjustment to reduce the interior side yard setback from 6-feet to 5-feet on 0.43 acre. From reviewing your application, we understand that you are requesting the setback reduction to build a 14-feet by 21-feet addition at the above-mentioned location.

Section V-I.2.a of the Unified Zoning Code ("UZC") allows an Administrative Adjustment to reduce interior side yard setbacks by up to 20%. We find that permitting the construction of an addition to an existing structure with the reduced setback 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: The location of the new residential structure should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity as right-of-way and driveways are not affected.

2) Impact on existing uses in surrounding areas: There will be no impact on the existing uses in surrounding areas as a result of the addition location; sufficient separation between the buildings will be maintained, street visibility will be unchanged for neighboring properties.

3) Compatibility with existing or permitted uses on abutting sites: Abutting sites are zoned for single-family residential development and the interior side yard reductions will not have a negative impact on existing or permitted uses.

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 reduction of the interior side yard setback from 6-feet to 5-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.

2) The applicant shall obtain a building permit and complete construction within one year of the Administrative Adjustment approval. The site shall conform to all codes including but not limited to building, health and fire.

3) The interior side yard reduction shall apply only to the addition to the principal structure 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.

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, Director
Metropolitan Area Planning Department

Thomas J. Stolz, Director
Metropolitan Area Building and Construction Director

cc: J.R. Cox, MABCD
Paul Hays, MABCD
Jeff Longwell, CM District V
Martha Sanchez, NA District V

Control # 452901

My Map

3105 North Ridgeport

Lot 14 Block 4 Ridgeport Addition

14' X 21' Addition



Sedgwick County GIS

Geographic Information Services
Division of Information & Operations
www.sedgwickcounty.org/gis
525 N. Main, Suite 212, Wichita, KS 67203
Tel: 316.660.9290 Fax: 316.262.1174
Tue Apr 8 14:42:45 GMT-0500 2014

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SITE PLAN

APPROVED 4/29/2014 BY


16
3113
N RIDGE
15
3109
452902
452901
3105
14
RIDGE PORT ADD
13
3101
452900
501786
RES C
SITE PLAN
40
80ft
APPROVED
BY
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