CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

April 2, 2014

Brian Pitman & Kathy Guthrie
689 N Broadmoor Avenue
Wichita, KS 67206

Gregory Piche
102 S. Pinecrest
Wichita, KS 67218

Re: **BZA2014-24: City Administrative Adjustment to reduce the rear setback from 20 feet to 11 feet in SF-5 Single Family Residential zoning.**

Legal Description: LOT 4 BLOCK C WOODLAWN VILLAGE 3RD ADDITION, Wichita, Sedgwick County, Kansas. The property is generally located south of Broadmoor and Cresthill intersection (689 N Broadmoor).

Dear Applicant,

We reviewed your request for a Zoning Adjustment to reduce the rear setback from 20-feet to 11-feet to build a patio roof structure approximately 17-feet deep by 20-feet wide over an existing concrete apron. From reviewing the application and site plan, we understand that four brick piers will be built to support a 4/12 pitched gable roof (ridge height not to exceed 21 feet) to match the existing residential roof structure. The covered patio will not be enclosed. The roof structure will extend nine feet into the rear yard setback, but not go beyond the edge of the existing concrete apron. The Zoning Code requires a 20 foot rear setback in SF-5 zoning.

Section V-I.2.c of the Unified Zoning Code allows an Administrative Adjustment to reduce rear yard setbacks to five feet when the addition does not obstruct or eliminate the required off-street Parking and provided the adjustment does not increase lot coverage more than ten percent and extended portions of the Principal Structure do not occupy more than one-half of any required rear yard nor be more than 60 percent of the maximum height allowed by the property development standards of the zoning District. We find that reducing the rear yard setback to 11 feet, as proposed, meets the four criteria required by Section V-1.6 as set out below:

1) Impact on safety and convenience of vehicular and pedestrian circulation: The patio location 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 patio location on the rear of the house; sufficient

separation between the buildings will be maintained, adequate street visibility is maintained for neighboring properties.

3) Compatibility with existing or permitted uses on abutting sites: The rear setback reduction for a covered patio addition will be compatible with existing and permitted uses on abutting SF-5 zoned sites.

4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way. There should be no 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 reduce the rear setback from 20 to 11 feet is hereby granted, subject to the following conditions:

1) The site shall be developed in general conformance with the approved site plan and a maximum ridge height of 21 feet.

2) The adjustment shall apply only to the covered patio addition as illustrated on the approved site plan. All other structures or additions on the subject property shall conform to the locations and setbacks permitted by the Unified Zoning Code unless a separate Zoning Adjustment or Variance are granted.

3) 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.

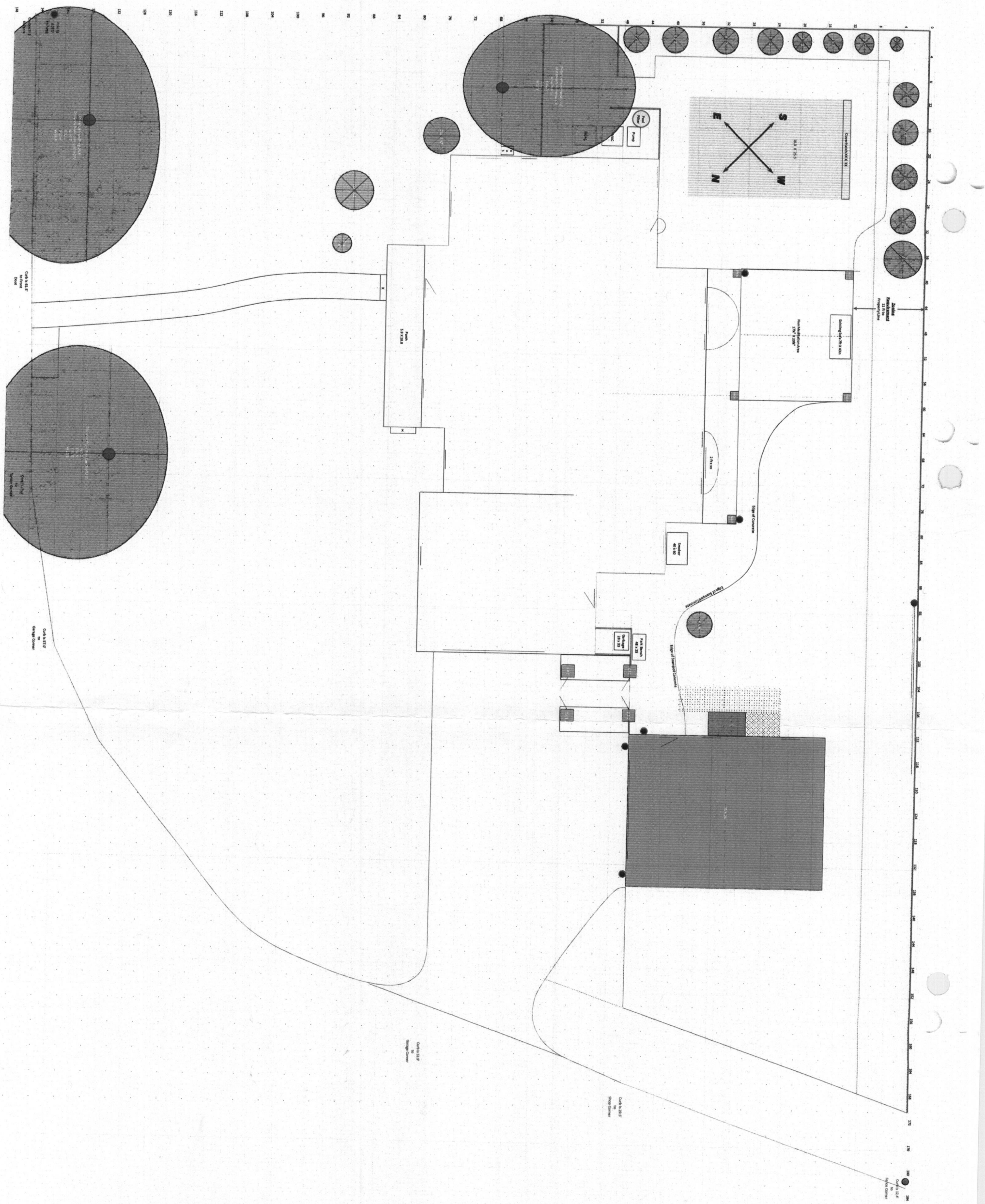
4) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment 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 Department

cc: J.R. Cox, MABCD
Pete Meitzner, CM District I1
Alana Haynes, NA District II



SITE PLAN

APPROVED 4-3-2014 RMorgan