CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

May 6, 2014

Colleen E. Griffin
18 Bromsgrove Hill
Pittsford, NY 14534

Krehbiel Architecture
Dustin Randolph
Wichita, KS 67211

Re: **BZA2014-36: City Administrative Adjustment to reduce the rear and interior side yard setbacks of the Compatibility Standards for "LC" – Limited Commercial zoning adjacent to "SF-5" – Single-family Residential zoning.**

Legal Description: LOTS 14, 15 & 16, BLOCK 3, KELL HAWKINS ADDITION, Wichita, Sedgwick County, Kansas. The property is generally located at the northwest corner of W. St. Louis Avenue and N. Anna Street (501 N. Anna St.)

Dear Applicant,

We reviewed your request for an Administrative Adjustment to reduce the Compatibility Standards for the rear setback from 25-feet to 10-feet and the interior side yard setback from 15-feet to 6-feet to build accessory use garages. We understand that you have requested the rear and interior side yard setbacks be reduced to build enclosed accessory use garages on the west and north property lines of the aforementioned property. We also understand that there will be no windows or doors in the walls of the buildings facing the adjacent SF-5 residential properties.

Section V-I.2.d of the Unified Zoning Code allows an Administrative Adjustment to reduce or waive the required compatibility Setback. We find that reducing the rear yard setback to 10-feet and the interior side yard setback to 6-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 location of the accessory use garages 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 accessory use garages located on the west and north property lines; landscape buffering will be maintained between the properties to the west and to the north; street visibility will not be affected.

3) Compatibility with existing or permitted uses on abutting sites: The compatibility setback reduction for the accessory use garages located on the west and north property lines with the additional landscape buffering between the properties to the west and to the north, 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 an Administrative Adjustment to reduce the compatibility setback from 25-feet to 10-feet and the interior side yard setback from 15-feet to 6-feet is hereby granted, subject to the following conditions:

1) The site shall be developed in general conformance with the approved site plan.

2) The adjustment shall apply only to the accessory use garages 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.

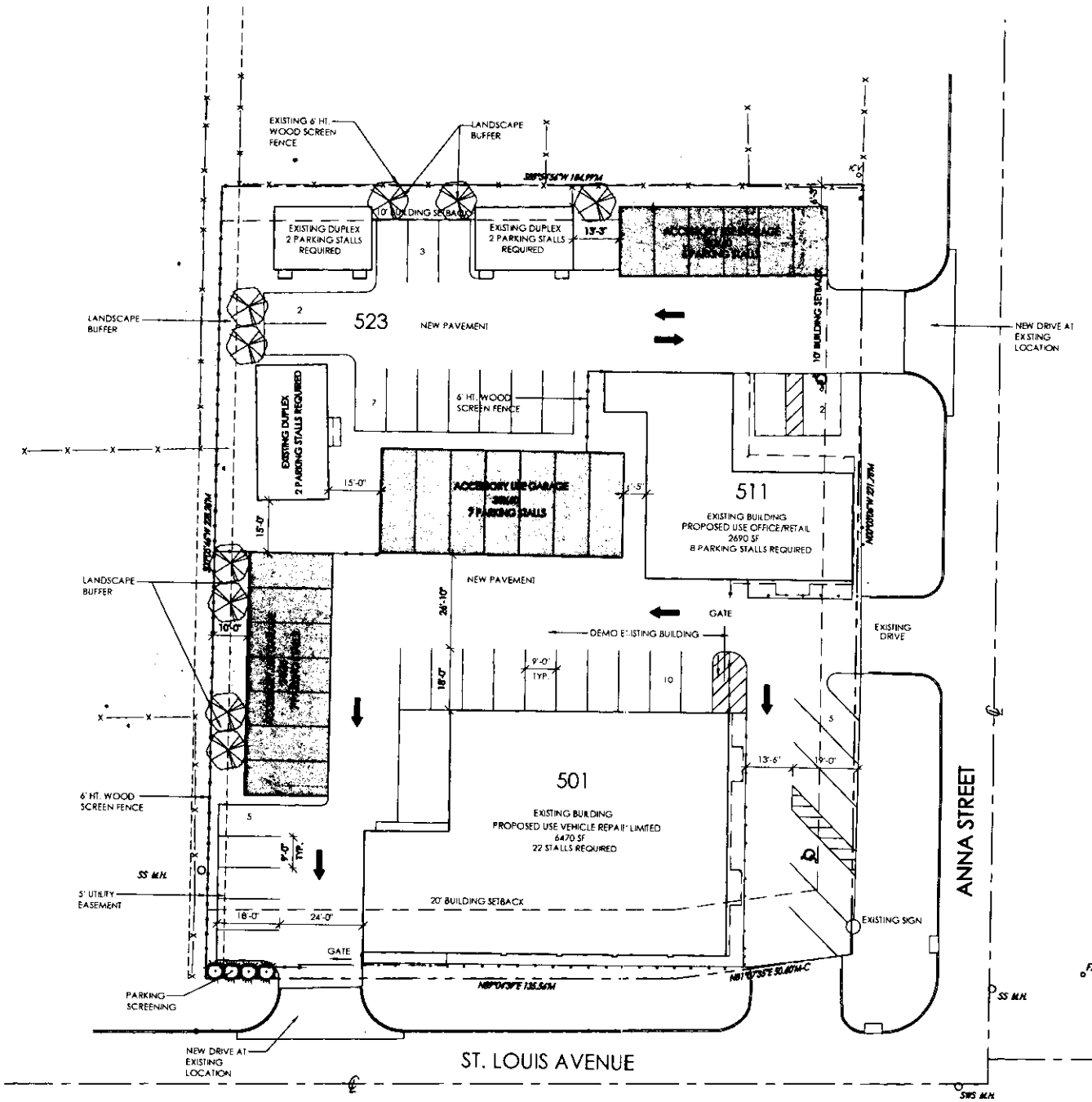
4) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment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

The "Development Application" sign should now be removed from the property.

Dale Miller for
John L. Schlegel, Director
Metropolitan Area Planning Department

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

cc: J.R. Cox, MABCD
Janet Miller, CM District VI
Martha Sanchez, NA District VI



A SITE DEVELOPMENT PLAN
1"= 20'-0"

NORTH

SITE PLAN

APPROVED 5-6-2014

DATE DRAWN
03-26-14
REVISIONS

PRINTS ISSUED

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DATE

REDEVELOPMENT PROJECT
ST. LOUIS AVENUE AND ANNA STREET
WICHITA, KANSAS

PROJECT NO.
14006
SHEET TITLE
SITE DEVELOPMENT PLAN

SHEET NO.
SA1.1

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