CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

March 2, 2015

Dennis Willey
836 N. Kessler
Wichita, KS 67203

Re: **BZA2015-00007: City Administrative Adjustment to allow a 20% interior side yard setback reduction on property zoned Single-family Residential ("SF-5").**

Legal Description: Lot 42, Except East 143.5 Feet and Except West 30 Feet for Street, West Ridge Acres Addition, Wichita, Sedgwick County, KS. The property is generally located south of Zoo Boulevard, on the east side of Kessler (836 N. Kessler.)

Dear Applicant:

We have reviewed your request for a Zoning Adjustment to reduce the interior side yard setback from 6-feet to 4-feet 10-inches on 0.18 acre. From reviewing your application, we understand that you are requesting the setback reduction to build an approximately 18-feet by 9-feet car port 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 a car port attached 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 car port 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 car port's location; sufficient separation between the buildings will be maintained, street visibility will be unchanged for neighboring properties. The nearest structure is about 45-feet to the northwest of the proposed location.

3) Compatibility with existing or permitted uses on abutting sites: Abutting sites are zoned for single-family residential development and the interior side yard reduction 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 4-feet 10-inches 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 car port 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

J.R. COX JR.
Thomas J. Stolz, Director
Metropolitan Area Building and Construction Director

cc: J.R. Cox, MABCD
Paul Hays, MABCD
Janet Miller, CM District VI
Martha Sanchez, CLD VI

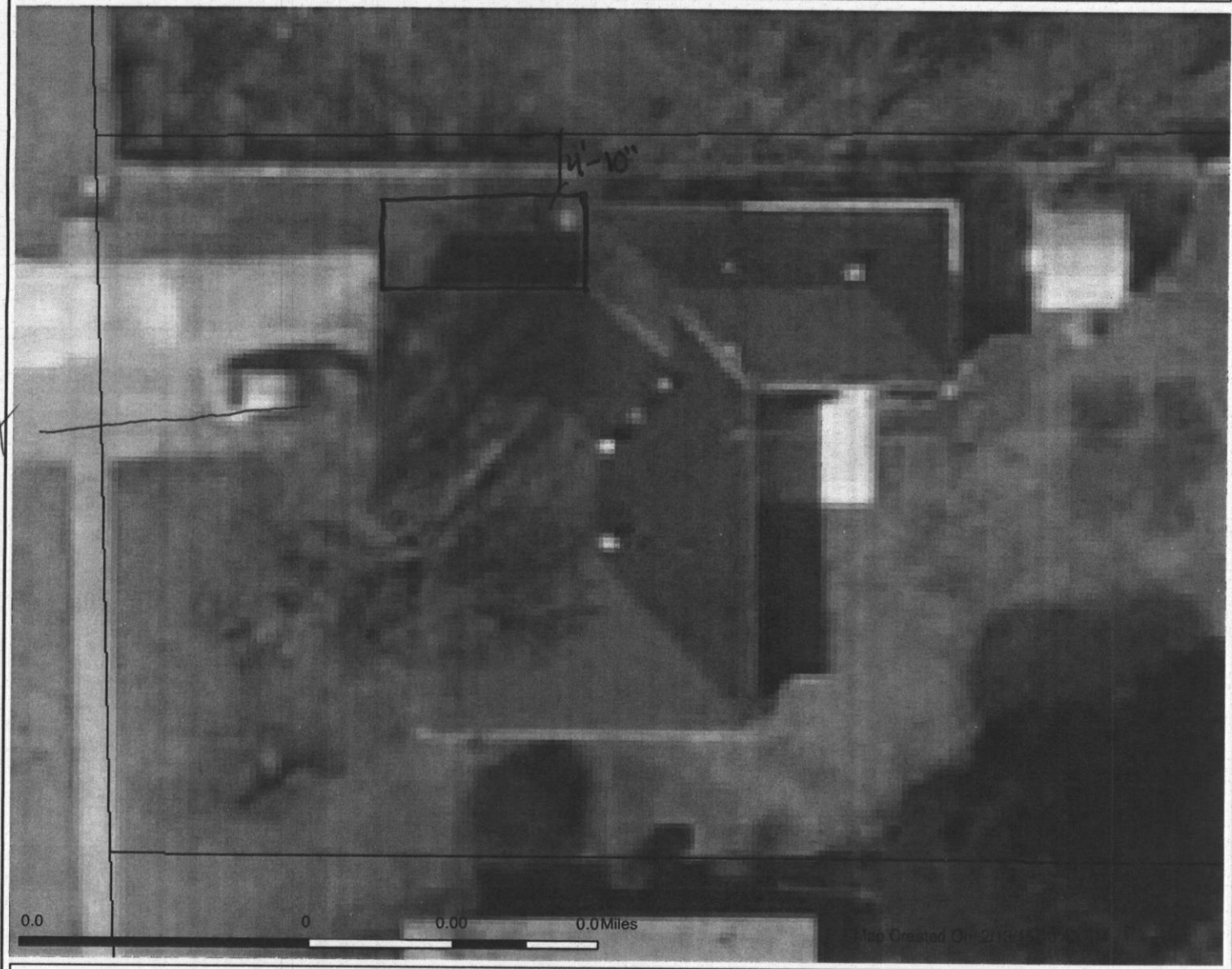


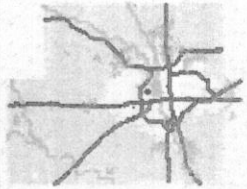
SITE PLAN

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City of Wichita Map Print





Legend

- Parcels
- Airport Runway

SITE PLAN

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