CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

November 16, 2015

Joaquin Martinez
315 N. Flora
~~Maize~~ Wichita, KS 67212

Re: BZA2015-00064: City Administrative Adjustment to allow a front yard setback reduction on a Single-Family Residential (SF-5) zoned lot to allow for a 14-feet by 6-feet addition.

Legal Description: LOT 8, BLOCK 15, FRUITVALE PARK ADDITION, WICHITA, SEDGWICK COUNTY, KS. The property is generally located on the west side of North Flora, third block north of West Kellogg and two blocks east of I-235 (315 N. Flora Street).

Dear Applicant:

We have reviewed your request for a Zoning Adjustment to reduce the front yard setback from 25-feet to approximately 23-feet on 0.26 acre. We understand that you are requesting the setback reduction to build a room addition on the front (east) side of your house at the above-mentioned location.

Section V-I.2.a of the Unified Zoning Code ("UZC") allows an Administrative Adjustment to reduce front yard setbacks by up to 20 percent. We find that permitting the construction of addition 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 addition 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; separation between the structures will be maintained, and street visibility will be unchanged for neighboring properties.

3) Compatibility with existing or permitted uses on abutting sites: All properties surrounding the site are zoned SF-5 Single-Family Residential. The front 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 front yard setback from 25-feet to approximately 23-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 front yard reduction shall apply only 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.

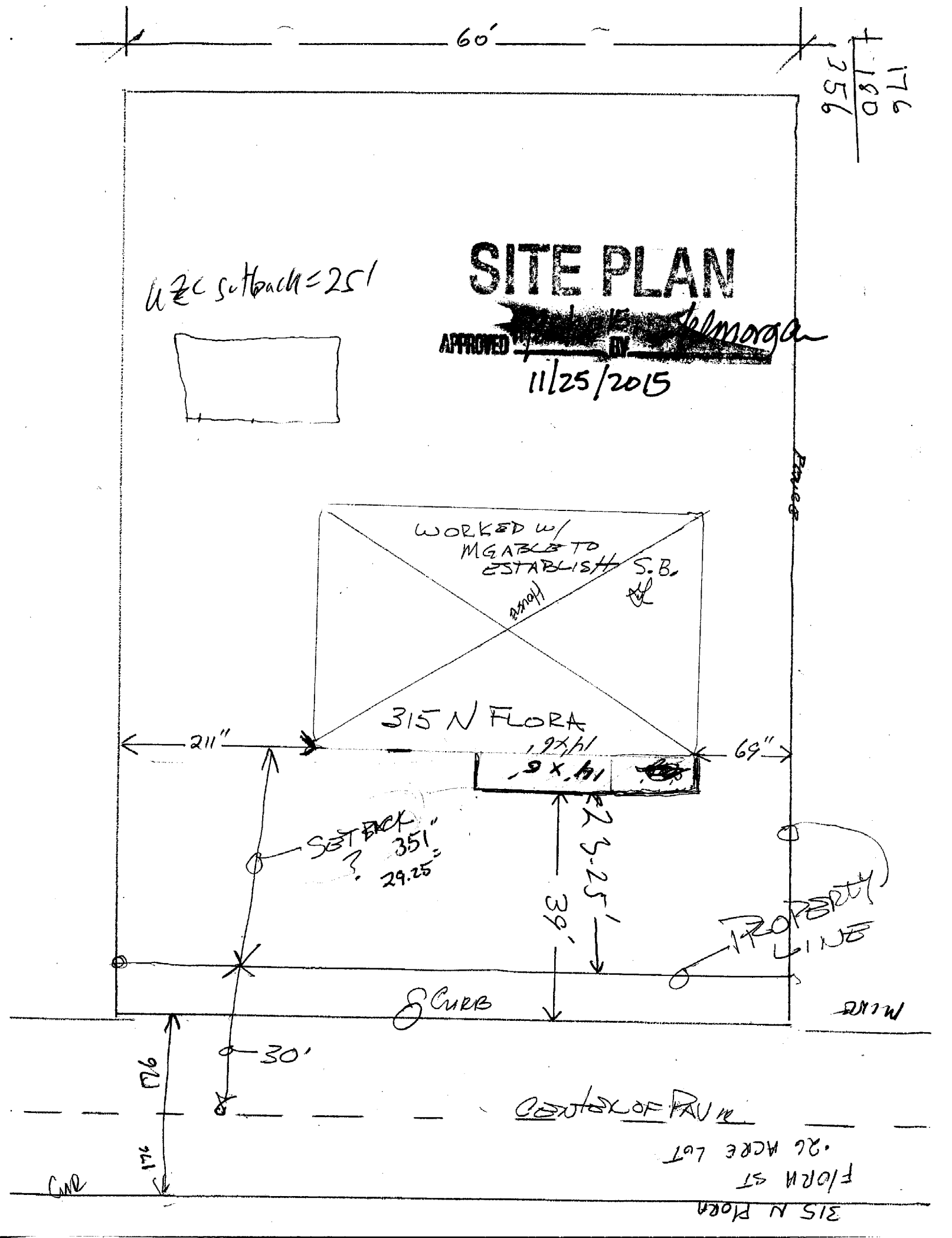
4) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment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

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

Dale Miller, Director
Metropolitan Area Planning Department

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

cc: J.R. Cox, MABCD
Janet Miller, CM District VI
Martha Sanchez, Community Services Representative District VI


60'
176
180
256
SITE PLAN
APPROVED
11/25/2015
UEC setback = 25'
WORKED w/ MG ABLE TO ESTABLISH S.B.
315 N FLORA
211"
69"
SETBACK 35' ? 29.25'
39'
25.25'
PROPERTY LINE
CURB
30'
26'
17'
CENTER OF RAIL
315 N Flora
.26 ACRE LOT