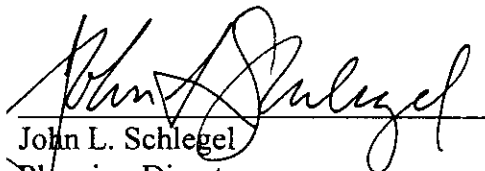


- 4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way; therefore, there should not be a negative impact on the public health, safety or welfare nor will properties or improvements in the vicinity be materially injured.

Our signatures below indicate that a Zoning Adjustment to reduce the side yard setback on the north from 6' to 4'10" 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 setback reduction shall apply only to the 30' x 30' garage illustrated on the approved site plan. All other structures or additions on the subject property shall conform to the setbacks permitted by the Unified Zoning Code unless a separate Zoning Adjustment or Variance is granted.
- 2) 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.



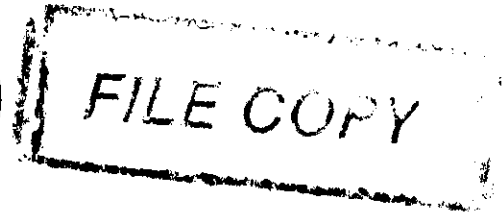
John L. Schlegel
Planning Director



Kurt A. Schroeder
Superintendent of Central Inspection

Enclosure

cc: Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
J.R. Cox, Office of Central Inspection



Wichita-Sedgwick County Metropolitan Area Planning Department

August 25, 2004

Larry Ortiz
631 S. Keith
Wichita, KS 67209

Re: BZA2004-00063: Zoning Adjustment to reduce the side yard setback on the north for a 30' x 30' detached garage in the front half of the lot from 6' to 4'10".

Legal Description: Lot 7, Block F, Callahan Addition, Wichita, Sedgwick County, Kansas. Generally located north of Kellogg and west of Tyler (631 S. Keith).

Dear Mr. Ortiz:

We have reviewed your request for a Zoning Adjustment to reduce your side yard setback. From reviewing your application, we understand that you propose to construct a 30' x 30' detached garage in the front of half of the lot and that the garage is proposed to be set back only 4'10" from the north property line. The proposed location for the garage was selected to provide the desired separation between the garage and your house. Therefore, you are requesting an adjustment to reduce the side yard setback from 6' to 4'10".

Section V-I.2.a. of the Unified Zoning Code allows an adjustment to reduce the setbacks by up to 20 percent when the conditions of Section V-I.6. are met. We find that the reduction of the side yard setback as proposed meets the four conditions required by Section V-I.6. of the Unified Zoning Code as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed encroachment should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity as sufficient space between the garage and the house will remain to provide vehicular and pedestrian access to the rear yard.
- 2) Impact on existing uses in surrounding areas: There should be no negative impact on the existing uses in surrounding areas as a result of the reduction of the side yard setback, as the nearest structure to the setback encroachment on the adjoining lot to the north will be separated from the proposed garage by 50 feet.
- 3) Compatibility with existing or permitted uses on abutting sites: The proposed garage is compatible with existing and permitted uses on abutting sites, and the additional encroachment into the side yard setback should not reduce the compatibility of the improvements with abutting sites.

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

www.wichita.gov

B&B Builders

"Driveway Specialist"

PROPOSAL SUBMITTED TO:

NAME
ADDRESS <i>637 S Keith</i>
CITY
PHONE NO.

3709 S. Broadway
Wichita, KS 67216-1033

(316) 210-3232 Office
(316) 733-8561 Fax
Email: bnb@cox.net

Lic.# 5468
Bonded
Insured



All concrete to be:

- ☐ 4,000 PSI ☐ 6,000 PSI
☐ 4" Thick ☐ 6" Thick ☐ 8" Thick
☐ Fiber ☐ Color

All concrete reinforced as needed with:

- ☐ 6x6 Wire Mesh ☐ Flatwire
☐ #4 Rebar ☐ Sand ☐ Road Base

Footings to be per city code:

- ☐ 3 Row Rebar
☐ 12"x24" ☐ 8"x24"
☐ Stemwall ☐ Permit Pulled
☐ Pump

- ☐ All waste and debris removed

- ☐ Topsoil ☐ Sealing

- ☐ All underlying cables, sprinkler systems, invisible fence, etc., to be marked by homeowner.
DIG SAFE 1-800-344-7233

- ☐ One year warranty equal to industry standards

BZA 2004-00063
SITE PLAN

NOTES:

APPROVED

8-25-04

BY

SK

