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 "4' x 8' Garage Addition" 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: Jim Pogue, Netco Remodeling, 1650 S. Meridian, Suite 7, Wichita, KS 67213
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

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

August 20, 2004

Eillery Jones
2258 S. Ridgewood
Wichita, KS 67218

Re: BZA2004-00060: Zoning Adjustment to reduce the side yard setback on the north for a 4' x 8' garage addition from 6' to 4'10".

Legal Description: Lot 9, Block G, McAdams Acres 2nd Addition, Wichita, Sedgwick County, Kansas. Generally located north of Pawnee and east of Oliver (2258 S. Ridgewood).

We have reviewed your request for an Zoning Adjustment to reduce your side yard setback. From reviewing your application, we understand that you desire to construct a 4' x 8' garage addition to allow for wheelchair access to a vehicle within the garage and that the addition will be set back only 4'10" from the north property line. 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 because the side yard provides no vehicular access and sufficient space will remain for pedestrian access.

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 setback encroachment is for a small garage addition and sufficient separation between buildings is maintained.

3) Compatibility with existing or permitted uses on abutting sites: The proposed garage addition 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.

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.

WILLIAM L. KORBER
BAUGHMAN CO.
S U R V E Y O R S
PHONE 316/262-7271 • 330 LAURA • WICHITA, KANSAS 67211

State of Kansas)
) SS
County of Sedgwick)

October 18, 1977

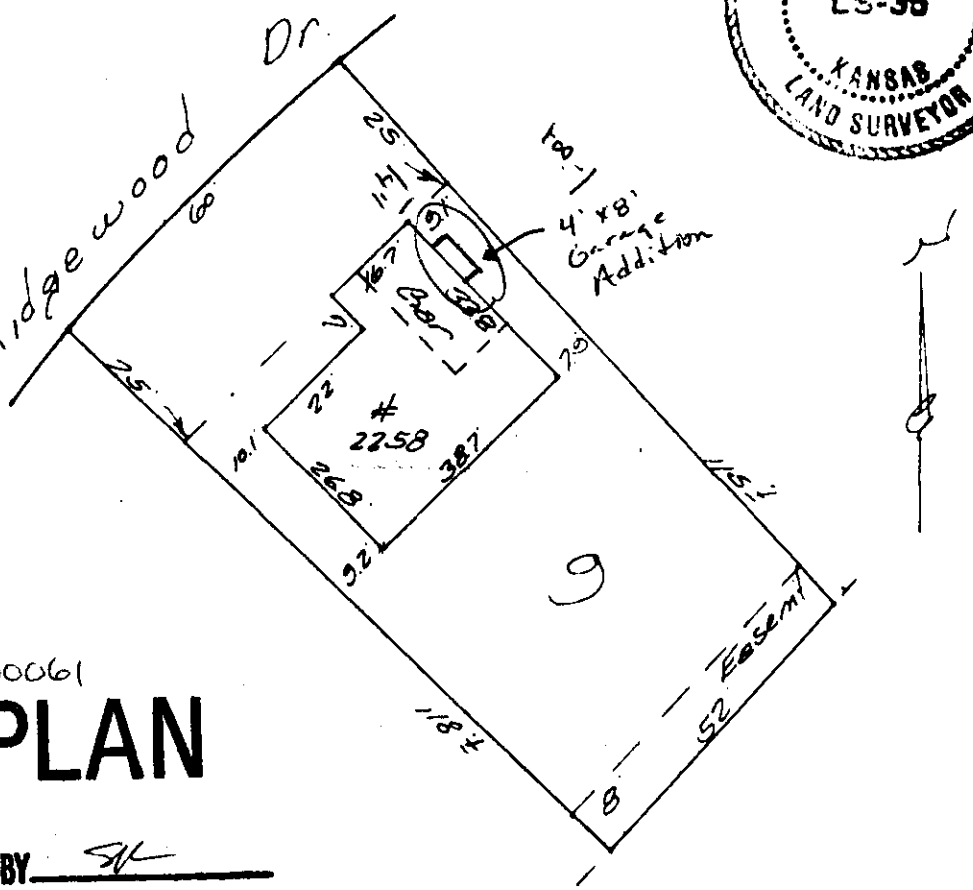
We, Baughman Company, Surveyors in aforesaid county and state do hereby certify that we did on this 18th day of October, 1977 survey Lot 9, Block G, McAdam Acres Second an Addition to Wichita, Kansas.

On said lot is house No. 2258 with an attached garage which is in the clear of all boundary lines. There are no encroachments on said lot by buildings on the adjacent lots.

The accompanying plat is a true and correct exhibit of said survey for mortgagee title insurance.

Surveyor

WILLIAM L. KORBER LS-36 KANSAS LAND SURVEYOR



BZA2004-00061

SITE PLAN

APPROVED 8-20-04 BY SK