3) Compatibility with existing or permitted uses on abutting sites: The proposed storm shelter will comply with all development standards except for its placement in front of the house. Given the limited size of the storm shelter and the placement of structures on adjoining lots, permitting the storm shelter in front of the house does not reduce the compatibility of the storm shelter with existing and permitted uses on 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.

Our signatures below indicate that a Zoning Adjustment to permit an accessory structure to be placed in front of the principle structure on less than five acres of land is hereby granted, subject to the following conditions:

1) The accessory structure shall be limited to an 8' x 10' storm shelter and shall conform to the building setbacks required by the "SF-5" zoning district.

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

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

CITY OF WICHITA

FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

April 21, 2004

Virginia Rounsley
746 W. 59th St. S.
Wichita, KS 67217

Re: BZA2004-00029: Zoning Adjustment to permit an accessory structure to be placed in front of the principle structure on less than five acres of land.

Legal Description: Lot 44, Clarkdale Third Subdivision Addition, Sedgwick County, Kansas. Generally located south of 55th Street South and east of Seneca (746 W. 59th St. S.).

Dear Mrs. Rounsley:

We have reviewed your request for a Zoning Adjustment to place an accessory structure in front of your house the aforementioned property. From reviewing your application, we understand that you propose to place a free-standing storm shelter in front your house on your 0.9 acre lot. We further understand that you propose a location in front of the house because the storm shelter needs to be close to the house for medical reasons and because there are electric lines in the back yard near which you desire not to locate storm shelter. Therefore, you have requested a Zoning Adjustment to permit an accessory structure to be placed in front of the principle structure on less than five acres of land.

Section V-I.2.n. of the Unified Zoning Code allows a Zoning Adjustment to permit an accessory structure to be placed in front of the principle structure on less than five acres of land when the provisions of the Zoning Adjustment Criteria of Section V-I.6. are met. We find that the allowing the storm shelter in front of the house meets the provisions of 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 proposed placement of the storm shelter should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity as sufficient space remains in front of the house to provide for circulation.

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 proposed placement of the storm shelter, as the house is set back approximately 90 feet from the street right-of-way and the remaining structures on the block are closer to the street than the proposed storm shelter.

746 W. 59th St. S.



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