

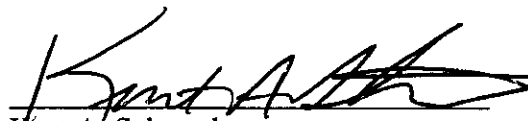
- 4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way; therefore, there should not be a negative impact on the public health, safety or welfare nor will properties or improvements in the vicinity be materially injured.

Our signatures below indicate that a Zoning Adjustment to reduce the rear setback for the aforementioned property from 20 feet to 18 feet 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 "24' x 30' Garage" as 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.
- 3) 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: Jeffrey Rohr, 455 S. Dodge, Wichita, KS 67217
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



FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

April 13, 2004

Gina Rehrer
1640 West End Dr.
Point Pleasant, NJ 08742

Re: BZA2004-00027: Zoning Adjustment to reduce the rear setback from 20 feet to 18 feet.

Legal Description: Lot 6, Block 4, Angel Acres Addition, Wichita, Sedgwick County, Kansas. Generally located north of 47th Street South and west of Meridian (2819 W. Angel).

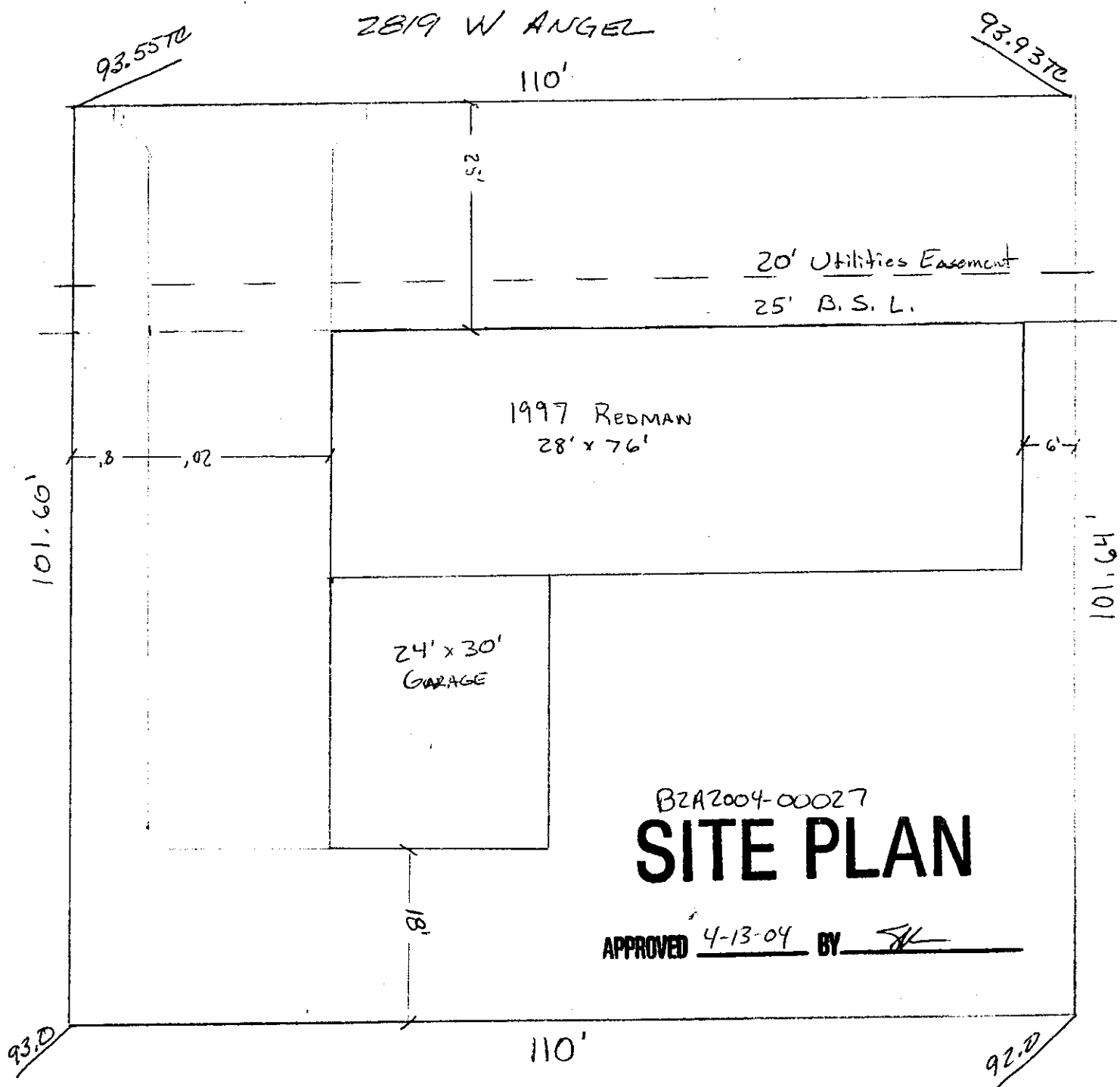
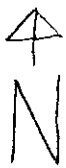
Dear Ms. Rehrer:

We have reviewed your request for a Zoning Adjustment to reduce the rear setback for the aforementioned property. From reviewing your application, we understand that you propose to construct an attached 24' x 30' garage addition to a residential design manufactured home. The "SF-5" Single Family zoning district requires a 20-foot rear setback; however, the proposed garage addition cannot conform to the required rear setback. Therefore, you are requesting to reduce the rear setback from 20 feet to 18 feet.

Section V-1.2.a. of the Unified Zoning Code allows a Zoning Adjustment to reduce building setbacks by as much as 20 percent when the provisions of the Zoning Adjustment Criteria of Section V-1.6. are met. We find that the reduction of the rear setback as proposed 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 encroachment should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity because the rear yard is not used 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 reduction of the setback, as the property adjoining the setback encroachment is developed with a large-lot residential use and the nearest existing structure on that property is located hundreds of feet from the proposed garage addition.
- 3) Compatibility with existing or permitted uses on abutting sites: The garage addition complies with all development standards except for the minor setback encroachment; therefore, the minor setback encroachment does not reduce the compatibility of the garage addition with existing and permitted uses on abutting sites.

2LD2004-01345



BZA2004-00027
SITE PLAN

APPROVED 4-13-04 BY JK

Angel Acres Add.
 Lot 6 Block 4
 tax key # D54003

scale 1/16" = 1'

52423 67217