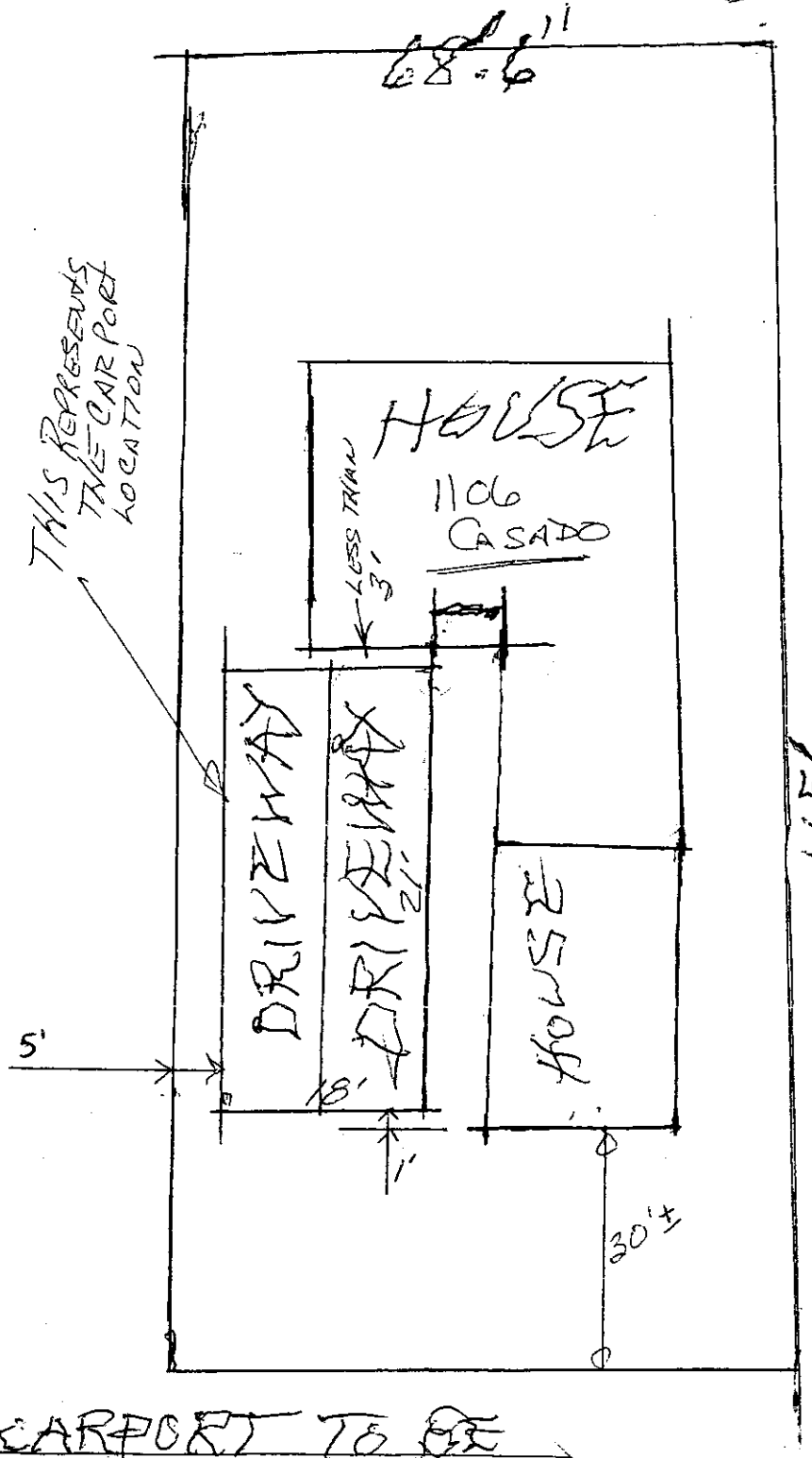
NORTH

LOT 5 IN BLOCK 8 IN WESTWAY PARK AN ADDITION TO WICHITA SEDWICK COUNTY KANSAS

BLD2004-0016



Note: CARPORT MUST MEET 20lb ROOF LOAD, 90 MPH, 3 SEC WINDSPEED PER 2000 IRC

BZA2004-00026

SITE PLAN

APPROVED 4-12-04 BY SK

CARPORT TO BE ~~ERECTED~~ ON ~~DRIVE WAY~~

4) Effect on public health, safety or welfare: There is 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 interior side setback on the west for a carport on the aforementioned property from 6 feet to 5 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 carport 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: 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 12, 2004

John J. Johnston
1106 Casado
Wichita, KS 67217

Re: BZA2004-00026: Zoning Adjustment to reduce the interior side setback on the west for a carport from 6 feet to 5 feet.

Legal Description: Lot 15, Block 8, Westway Park Addition, Wichita, Sedgwick County, Kansas. Generally located south of Pawnee and west of Seneca (1106 Casado).

Dear Mr. Johnston:

We have reviewed your request for a Zoning Adjustment to reduce the interior side setback for a carport on the aforementioned property. From reviewing your application, we understand that you have installed a carport over the driveway at your single family residence. The "SF-5" Single Family zoning district requires a 6-foot interior side setback; however, the carport was installed with a 5-foot interior side setback instead. Therefore, you are requesting to reduce the interior side setback from 6 feet to 5 feet.

Section V-I.2.a. of the Unified Zoning Code allows an adjustment to reduce building setbacks by up to 20 percent when the four conditions required by Section V-I.6. of the Unified Zoning Code are met. We find that the reduction of the 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 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 encroachment into the interior side setback is minor in nature and is not noticeable.

3) Compatibility with existing or permitted uses on abutting sites: The carport complies with all development standards except for the minor setback encroachment; therefore, the minor setback encroachment does not reduce the compatibility of the carport with existing and permitted uses on abutting sites.