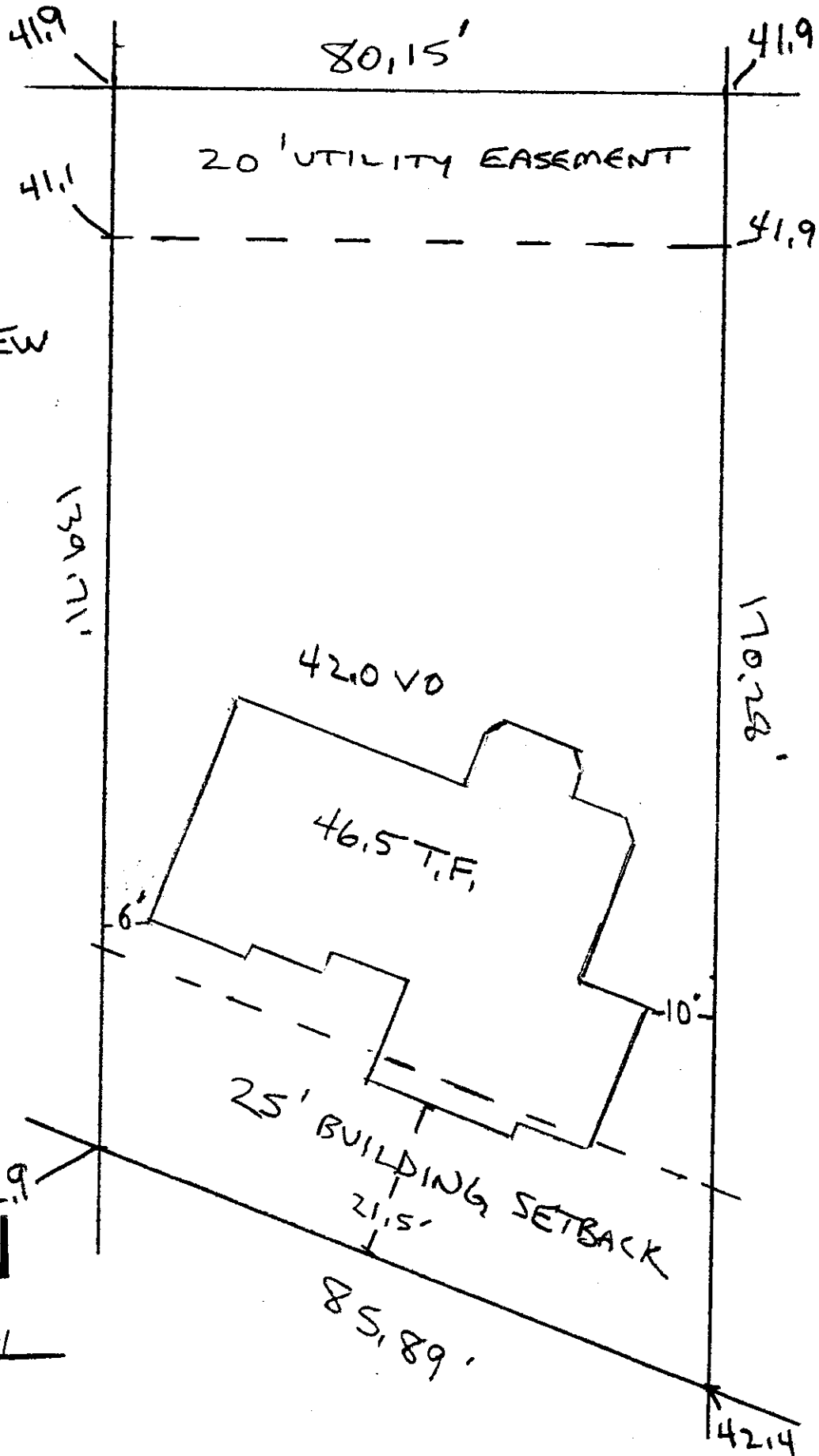
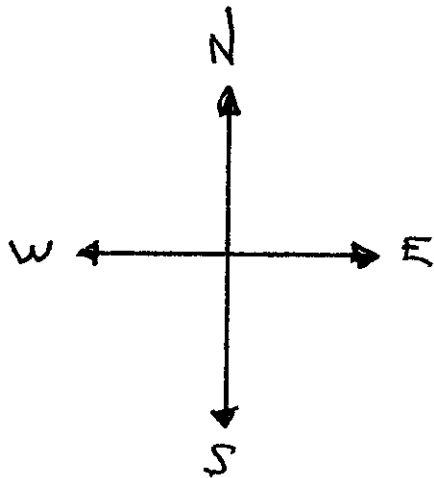


DANAHY CONST
LOT 18
BLOCK A
RIDGEPORT N,
4TH
6206 W. BROOKVIEW



B2A2004-00019

SITE PLAN

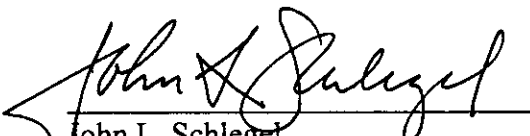
APPROVED OK BY 3-31-04

- 3) Compatibility with existing or permitted uses on abutting sites: The proposed single-family residence will comply with all development standards except for the setback encroachment for a small portion of the garage; therefore, the compatibility of the proposed single-family residence with existing and permitted uses on abutting sites should not be reduced.
- 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.

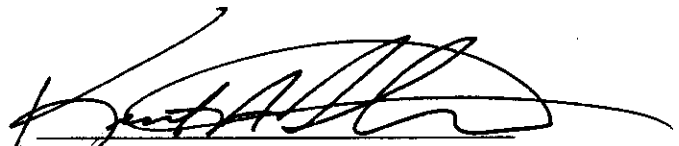
Our signatures below indicate that a Zoning Adjustment to reduce the front setback from 25 feet to 21.5 feet is hereby granted, subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site plan.
- 2) 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



FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

March 31, 2004

Kelly Danahy
Danahy Construction, Inc.
33501 W. 6th St. S.
Garden Plain, KS 67050

Re: BZA2004-00019: Zoning Adjustment to reduce the front setback from 25 feet to 21.5 feet.

Legal Description: Lot 18, Block A, Ridge Port North 4th Addition, Wichita, Sedgwick County, Kansas. Generally located south of 37th St. N. and east of Ridge Rd. (6206 W. Brookview).

Dear Mr. Danahy:

We have reviewed your request for a Zoning Adjustment to reduce the front setback for the aforementioned property. From reviewing your application, we understand that you have constructed a single-family residence on the property that encroaches 3.5 feet into the 25-foot front setback required by the "SF-5" Single Family zoning district. Therefore, you are requesting to reduce the front setback from 25 feet to 21.5 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 sufficient space remains in front of the garage to prevent parked vehicles from encroaching upon the right-of-way.
- 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 subject property is located along a curve in the street and even with the reduced setback the house does not project in front of the houses on the abutting lots.