CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

February 9, 2004

Steve Barrett
13741 St. Andrews Place
Wichita, KS 67230

Re: BZA2004-00004: Zoning Adjustment to reduce the rear setback from 25 feet to 13 feet.

Legal Description: Lot 2, Block 2, Crestview Country Club Estates Northpoint Addition, Sedgwick County, Kansas. Generally located south of 13th Street North and west of 143rd Street East (13741 St. Andrews Place).

Dear Mr. Barrett:

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 a four-car garage and cabana room addition to your single family residence. The "SF-20" Single Family zoning district requires a 25-foot rear setback; however, the proposed four-car garage and cabana room addition cannot conform to the required rear setback due to the location of the existing pool. Therefore, you are requesting to reduce the rear setback from 25 feet to 13 feet.

Section V-I.2.c. of the Unified Zoning Code allows a Zoning Adjustment to reduce the rear setback to as little 5 feet for a principle structure when the provisions of that section and the Zoning Adjustment Criteria of Section V-I.6. are met. We find that the reduction of the rear setback as proposed meets the provisions of Section V-I.2.c. and 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 nearest existing structure is located approximately 50 feet from the proposed addition and sufficient separation between buildings will be maintained for the character of the neighborhood.

3) Compatibility with existing or permitted uses on abutting sites: The proposed addition will match the design, materials and colors of the existing residence; therefore, the setback encroachment should not reduce the compatibility of the proposed addition 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 reduce the rear setback for the aforementioned property from 25 feet to 13 feet is hereby granted, subject to the following conditions:

1) The site shall be developed in general conformance with the approved site plan, floor plan, and elevation drawing.

2) The setback reduction shall apply only to the "Proposed Addition" 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.

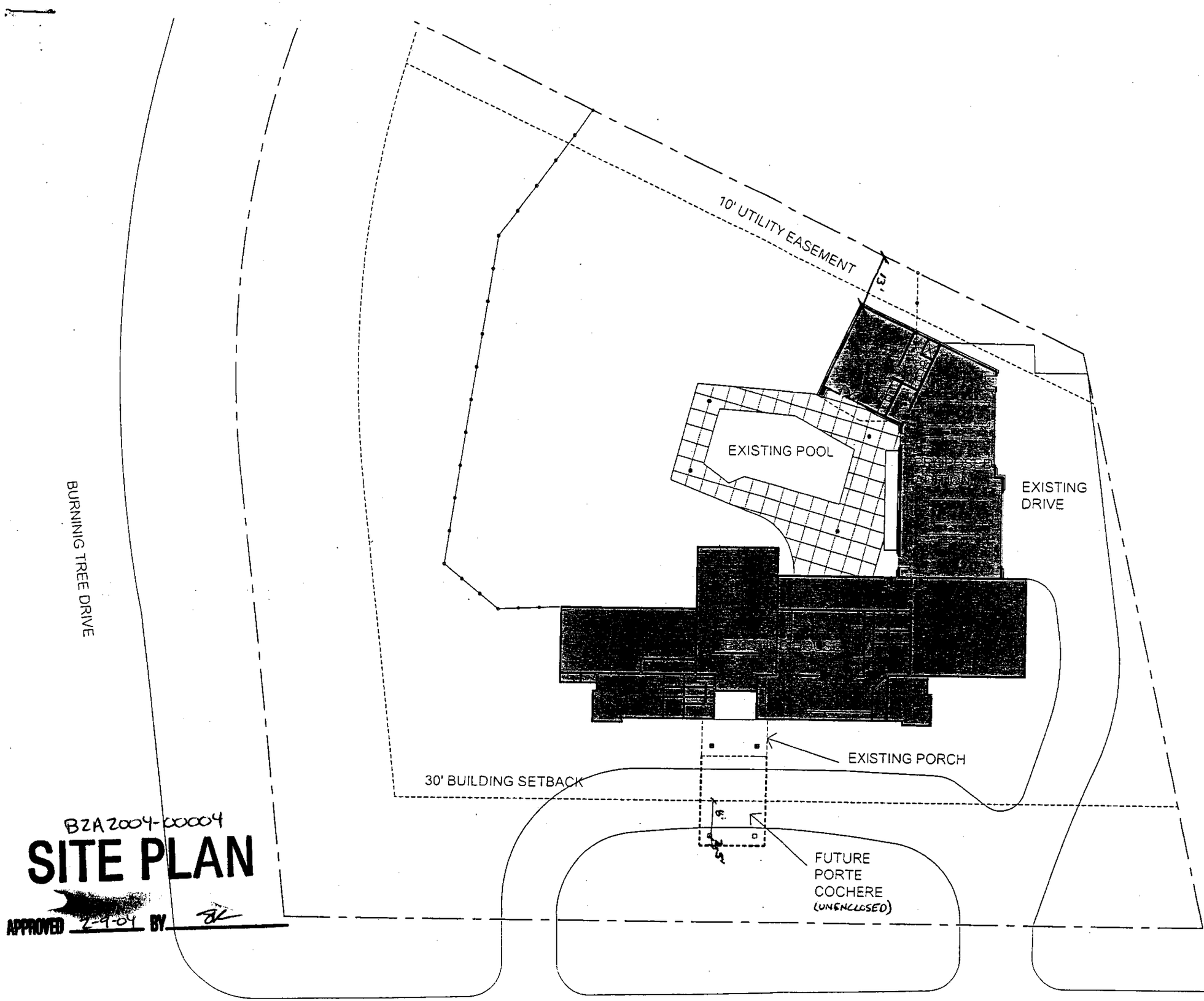
The zoning adjustment sign may now be removed from the property.

John L. Schlegel
Planning Director

Glen Wiltse
Code Enforcement Director

Enclosure

cc: Glen Wiltse, Code Enforcement



BZA2004-00004

SITE PLAN

APPROVED 2-9-04 BY BK

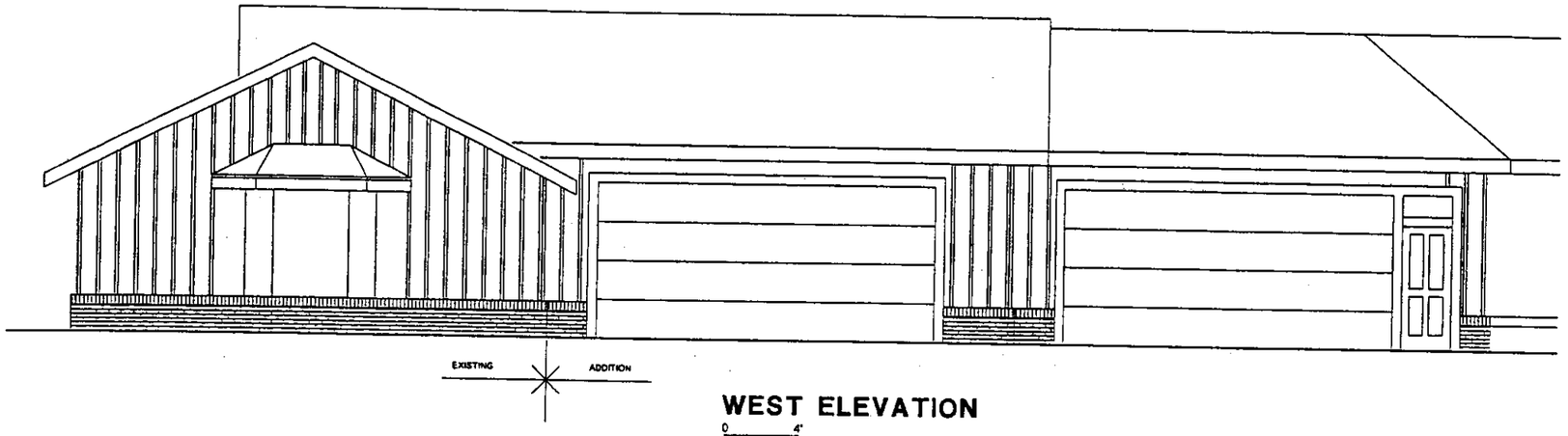
SITE PLAN

STEVE BARRETT
RESIDENCE-ADDITION

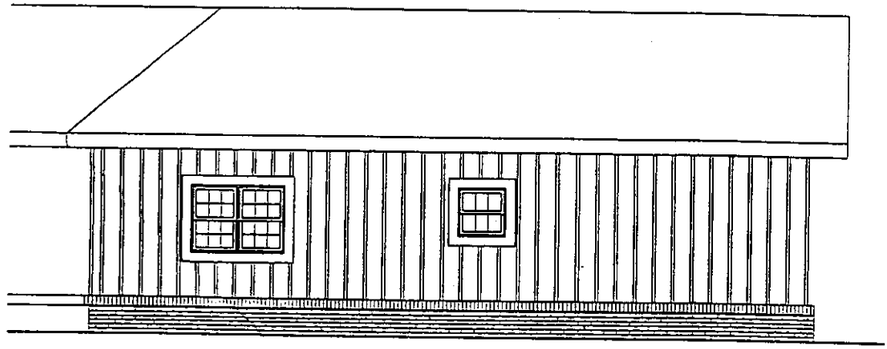
13741 ST ANDREWS PLACE

SPANGENBERG PHILLIPS ARCHITECTURE
121 N. Mead, Suite 201, Wichita, KS 67202
TEL: 316.267.4002 FAX: 316.267.1509
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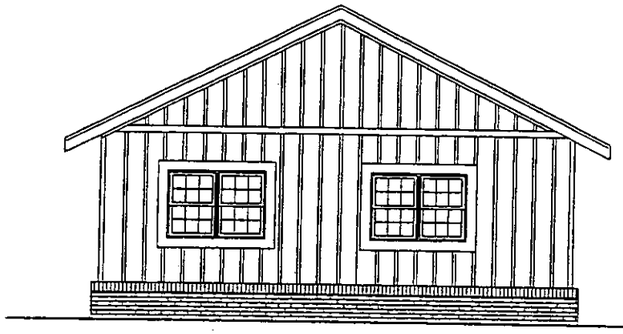
13 DEC 03



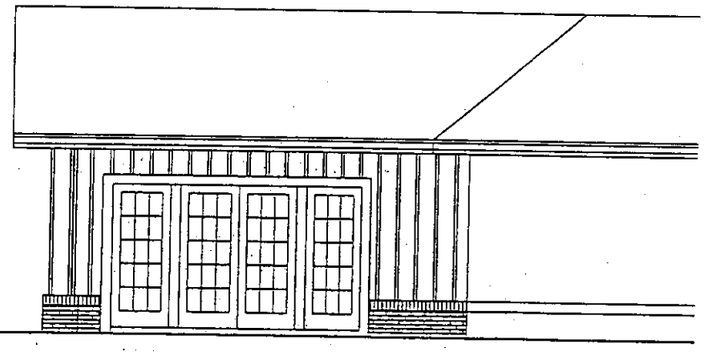
WEST ELEVATION
0 4'



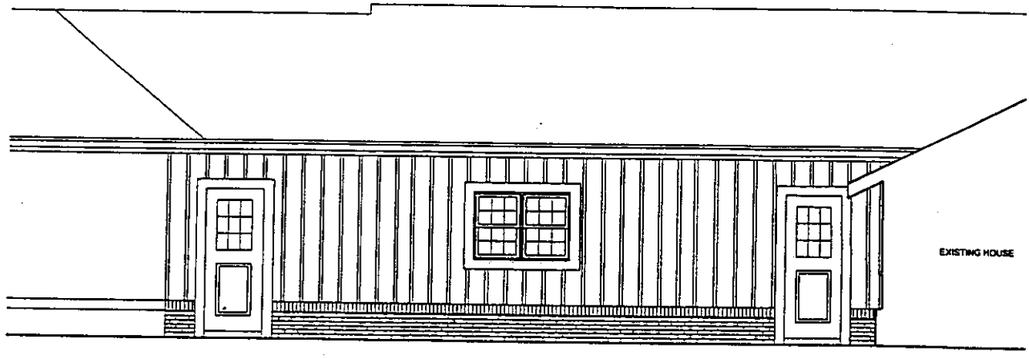
SOUTH ELEVATION
0 4'



EAST ELEV - CABANA RM.
0 4'



NORTH ELEVATION
0 4'



EAST ELEV. GARAGE
0 4'

BZA2004-00004

SITE PLAN

APPROVED 2-9-04 BY

EXTERIOR FINISHES

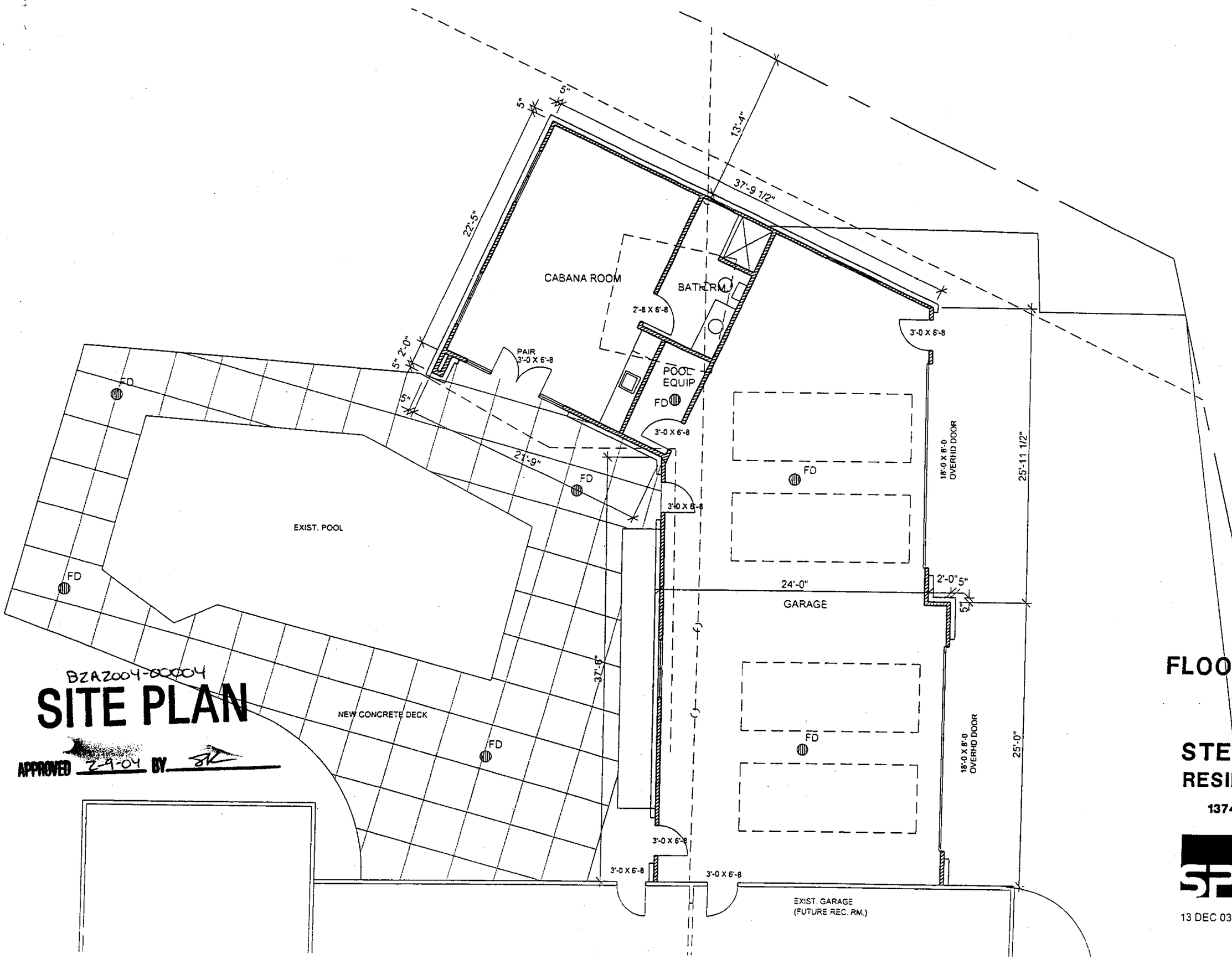
BRICK	MATCH EXISTING
SIDING	ROUGH SAWN CEDAR TO MATCH EXISTING
ROOF	SYNTHETIC SLATE

STEVE BARRETT
RESIDENCE-ADDITION

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13 DEC 03



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SITE PLAN

APPROVED 2-9-04 BY SK

FLOOR PLAN

0 4'

STEVE BARRETT
RESIDENCE-ADDITION

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13 DEC 03