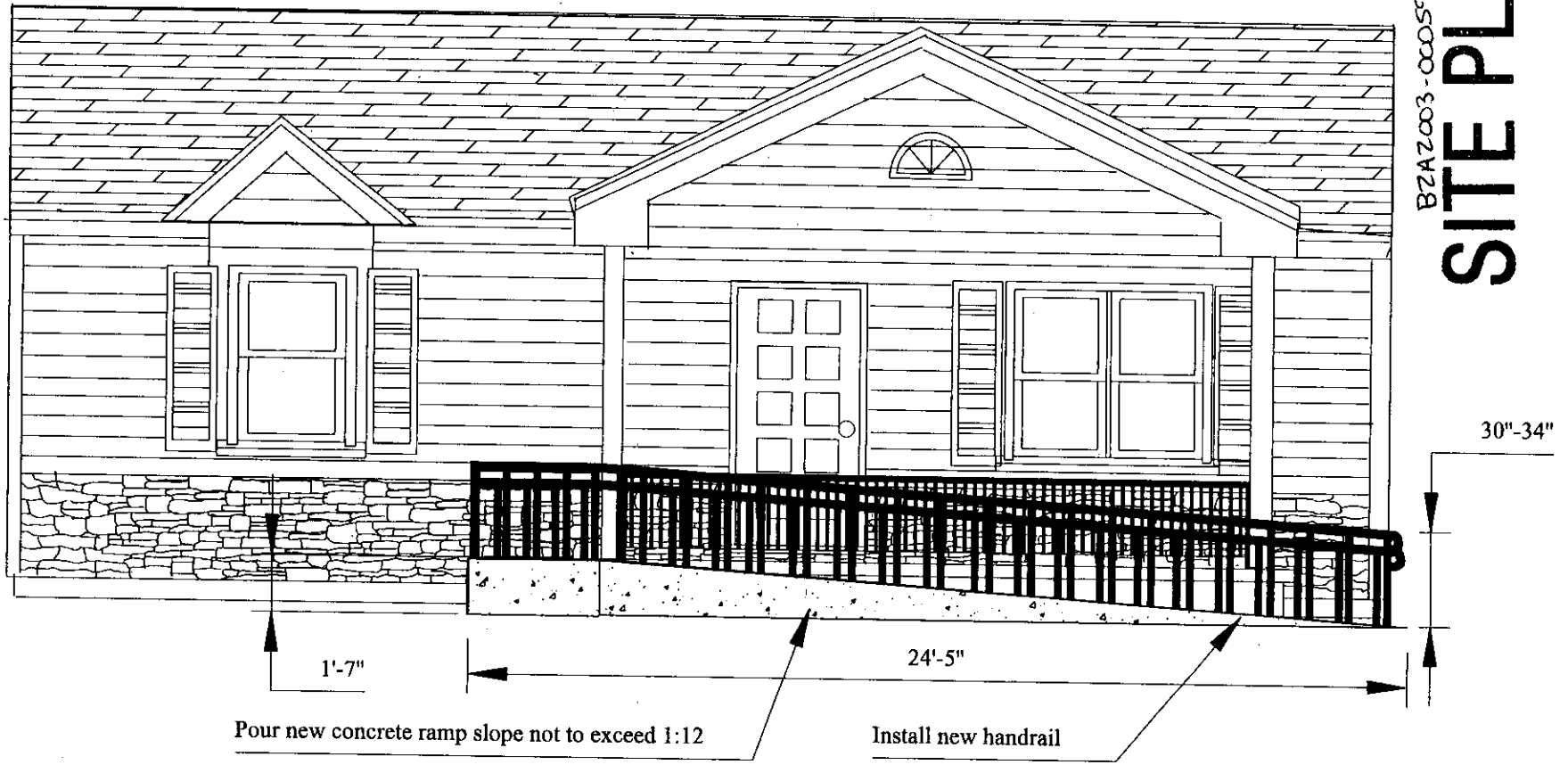
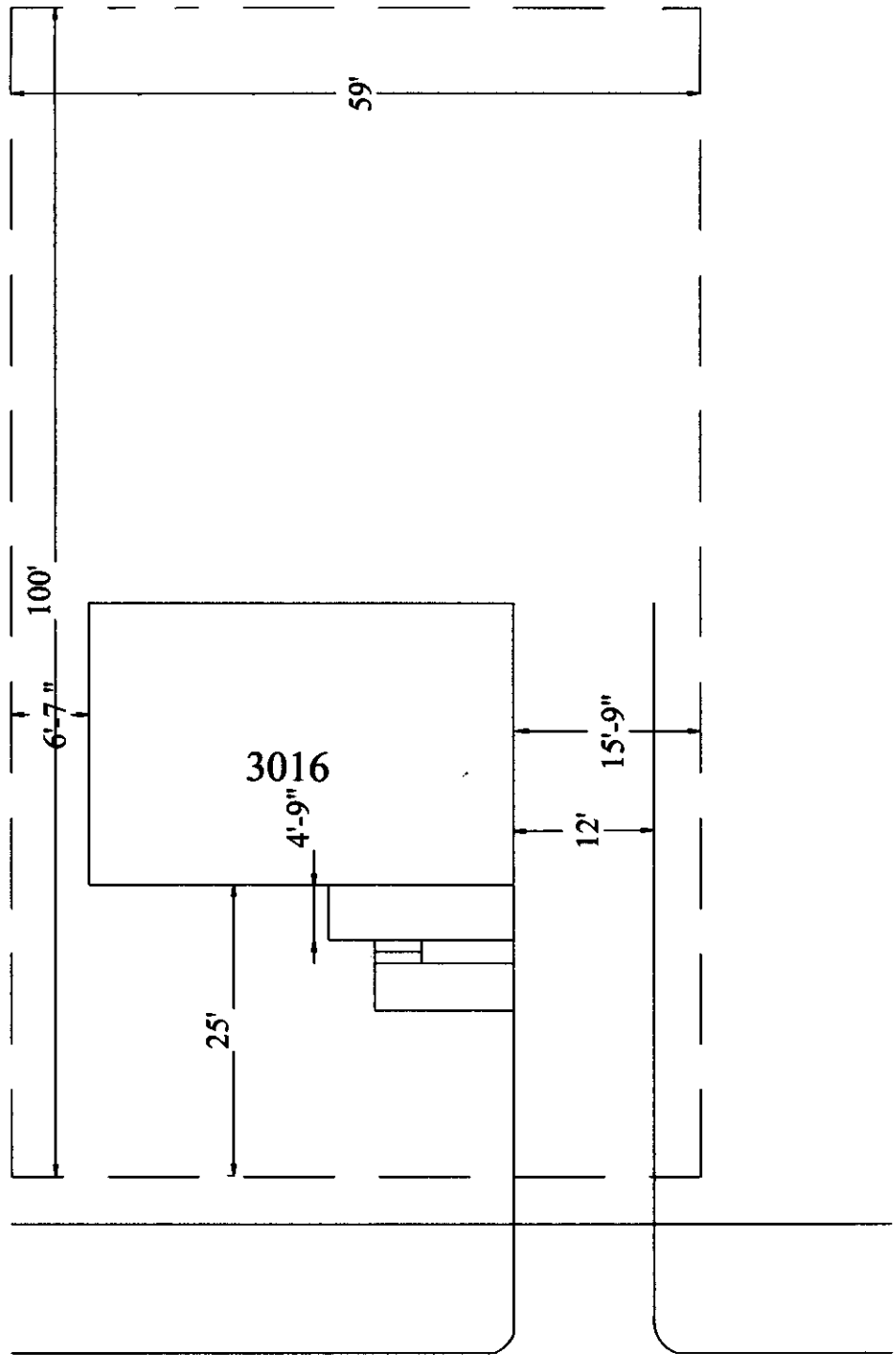
FRONT ELEVATION
3016 E. 24TH STREET



BZA2003-00059

SITE PLAN

APPROVED 11-12-03 BY
Page 3 of 3



BZA2003-00059

SITE PLAN

EAST 24th STREET NORTH

APPROVED 11-12-03 BY JK

Page 1 of 3

SITE PLAN EXIXTING

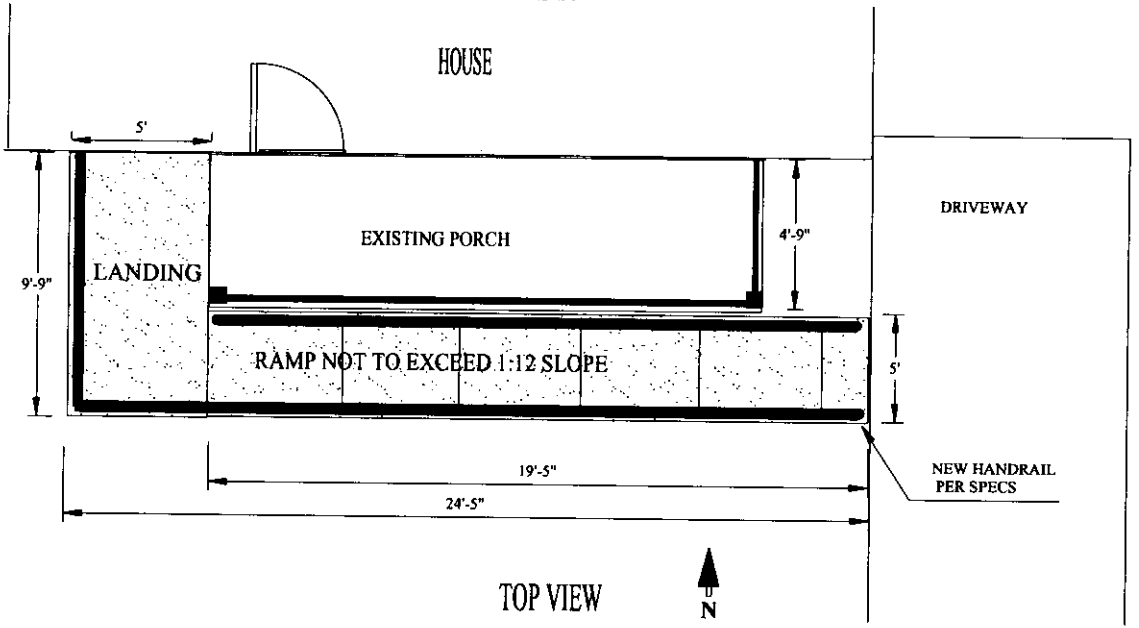
SITE PLAN

BZA2003-00059

APPROVED 11-12-03 BY [signature]

Page 2 of 3

3016 E. 24TH ST.



3) Compatibility with existing or permitted uses on abutting sites: The proposed wheel chair ramp is compatible with existing and permitted uses on abutting sites, and the additional 1'-9" encroachment into the front setback should not reduce the compatibility of the improvements with 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 front setback for the aforementioned property from 25' to 23'-3" 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 wheel chair ramp 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 Article VIII of 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

Kurt A. Schroeder
Superintendent of Central Inspection

Enclosures

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

November 12, 2003

Mark Stanberrry
Wichita Housing Services
332 N. Riverview
Wichita, KS 67203

Re: BZA2003-00059: Zoning Adjustment to reduce the front setback from 25' to 23'-3".

Legal Description: Lot 19, Block K, Audrey Matlock Heights 1st Addition, Wichita, Sedgwick County, Kansas. Located north of 24th Street North and west of Hillside (3016 E. 24th St. N.).

Dear Mr. Stanberry:

We have reviewed your request for a Zoning Adjustment to reduce the front setback on the aforementioned property. From reviewing your application, we understand that you propose to construct a wheel chair ramp that encroaches 9'-9" into the 25-foot front setback required by the "SF-5" Single Family zoning district. Since Section III-E.2.e.(1)(i) the Unified Zoning Code allows an open porch to encroach into the front setback by only 8 feet, you are requesting to reduce the front setback by 1'-9" so that the encroachment of the proposed wheel chair ramp into the front setback will be only 8 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 front 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 will improve pedestrian circulation by providing wheel chair ramp access to the single family residence for use by a resident who is confined to a wheelchair.

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 front setback, as existing uses in surrounding areas contain 8-foot encroachments into the front setback for open porches and the additional 1'-9" encroachment for the wheel chair ramp is minor.