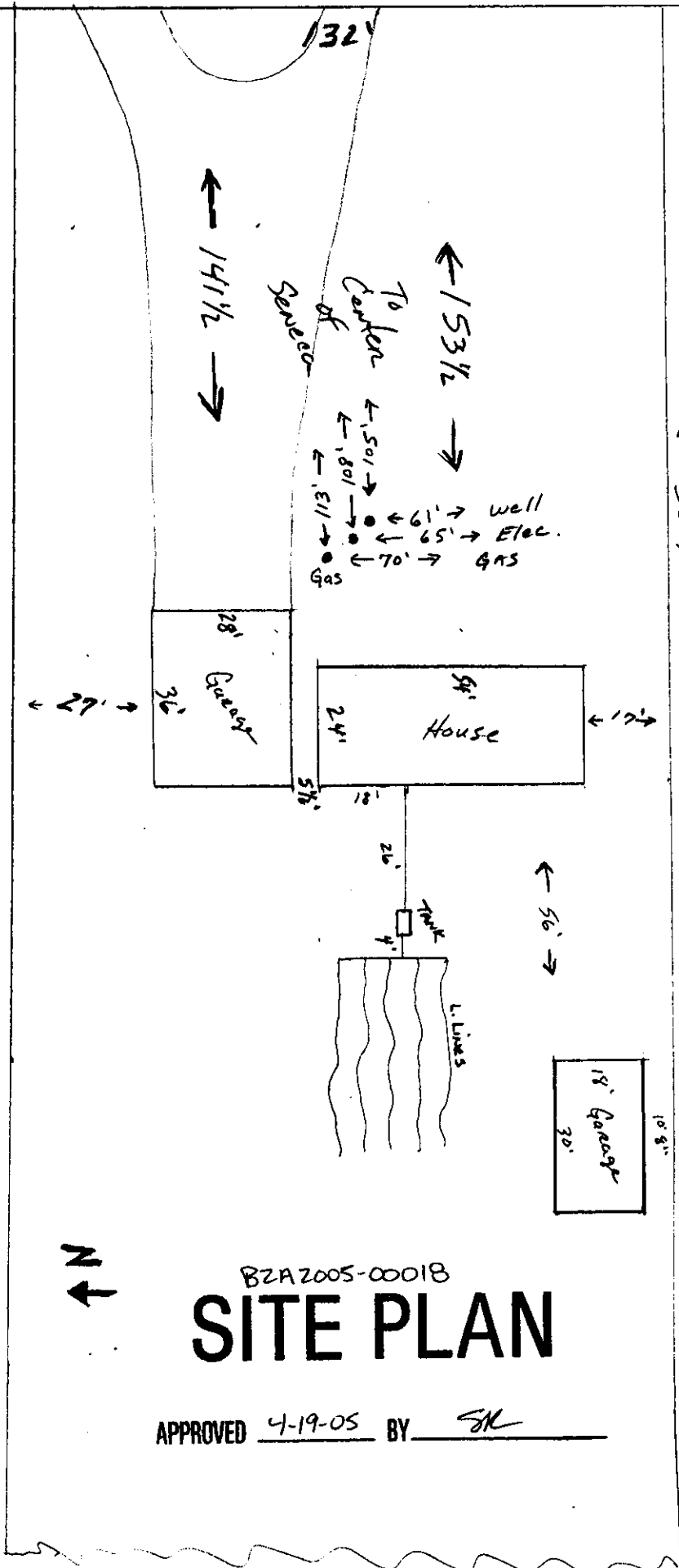


Seneca

1/32" = 1'



BZA2005-00018

SITE PLAN

APPROVED 4-19-05 BY SK

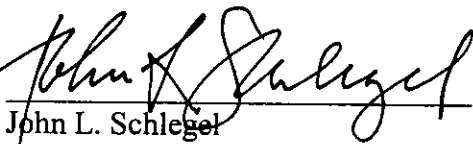
1/2 Lot 51
VANU VIEW ADD
5857, N SENECA

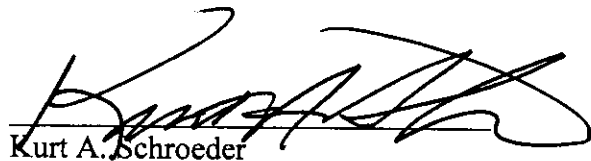
- 3) Compatibility with existing or permitted uses on abutting sites: Placing an accessory structure in front of a principal structure is within allowable adjustments and should not detract from the existing or permitted uses on abutting sites, which primarily are single family residences located closer to the street than the proposed garage.
- 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 permit an accessory structure to be placed in front of the principal structure on less than five acres of land for the aforementioned property is hereby GRANTED, subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site plan, and all permits necessary to construct the improvements shall be acquired.
- 2) The allowance of an accessory structure in front of the principal structure shall apply only to the "Garage" illustrated on the approved site plan. All other structures or additions on the subject property shall conform to the development standards of 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

cc: Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
Herb Shaner, Office of Central Inspection



FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

April 19, 2005

Erwin Scott
5857 N. Seneca
Wichita, KS 67204

Re: BZA2005-00018: A Zoning Adjustment to permit an accessory structure to be placed in front of the principal structure on less than five acres of land.

Legal Description: The south half of Lot 51, Van View Addition, Sedgwick County, Kansas. Generally located north of 57th Street North and west of Seneca (5857 N. Seneca).

Dear Mr. Scott:

We have reviewed your request for a Zoning Adjustment to permit an accessory structure to be placed in front of the principal structure on less than five acres of land. From reviewing your application, we understand that you propose to construct a 28' x 36' detached garage on a 1.14 acre lot. We understand that you propose to construct the garage over an existing concrete slab the protrudes in front of your house by 12 feet, but that the garage will be set back over 100 feet from the front property line. Therefore, you have requested a Zoning Adjustment to permit an accessory structure to be placed in front of the principal structure on less than five acres of land.

Sec. V-I.2.n. of the Unified Zoning Code allows a Zoning Adjustment that would permit an accessory structure to be placed in front of the principal structure on less than five acres of land, when the conditions required by Sec. V-I.6. of the Code are met. We find that permitting an accessory structure in front of the principal structure on your property meets the four conditions required by Sec. V-I.6. of the Unified Zoning Code as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: This request is for a detached garage on a private lot. Public vehicular and pedestrian circulation will not be affected as the garage will provide sufficient space for parking vehicles on the property and will not interfere with traffic circulation patterns.
- 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 garage being placed in front of the house, as the garage will be set back further from the street than most other principal structures in this block.