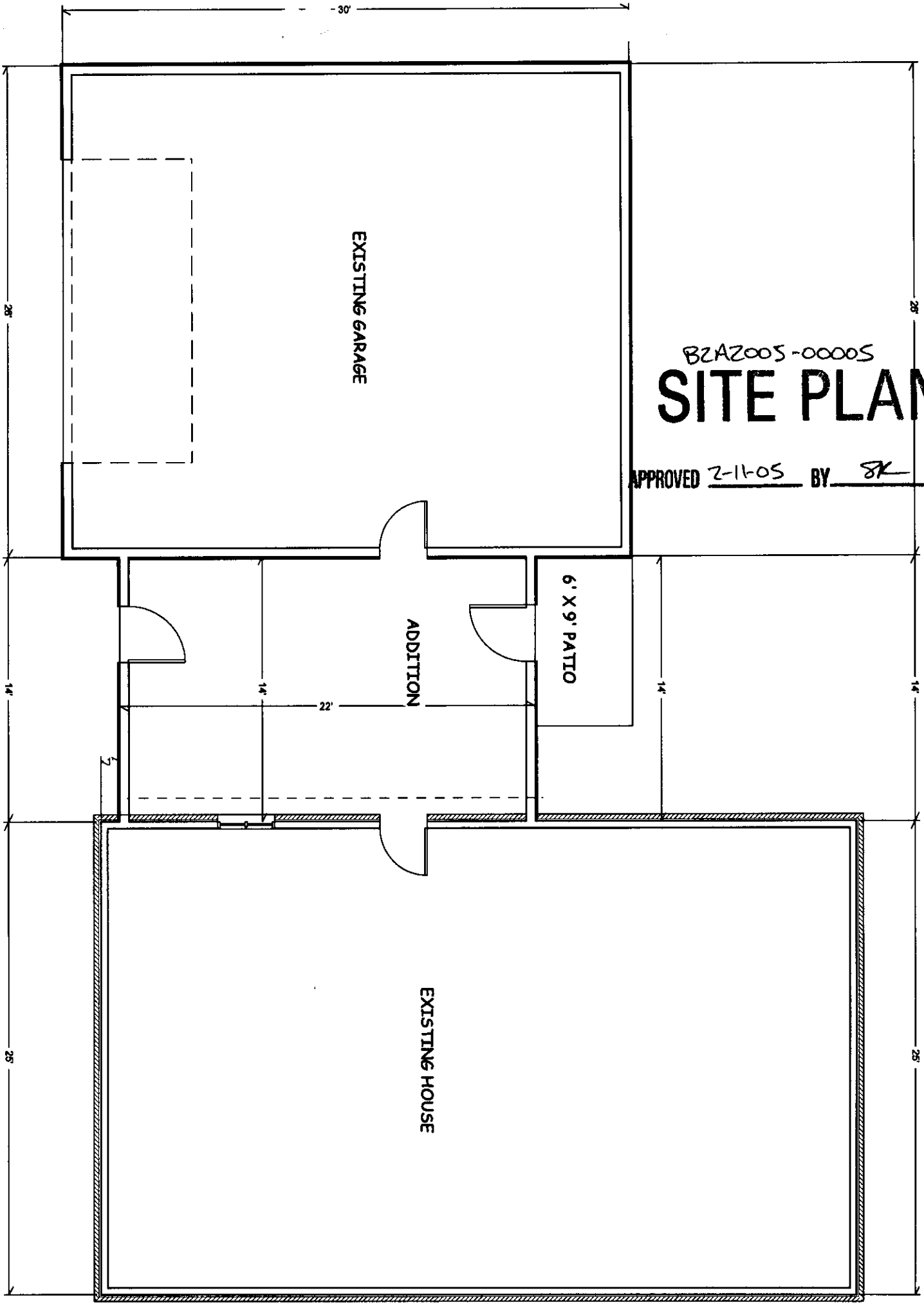
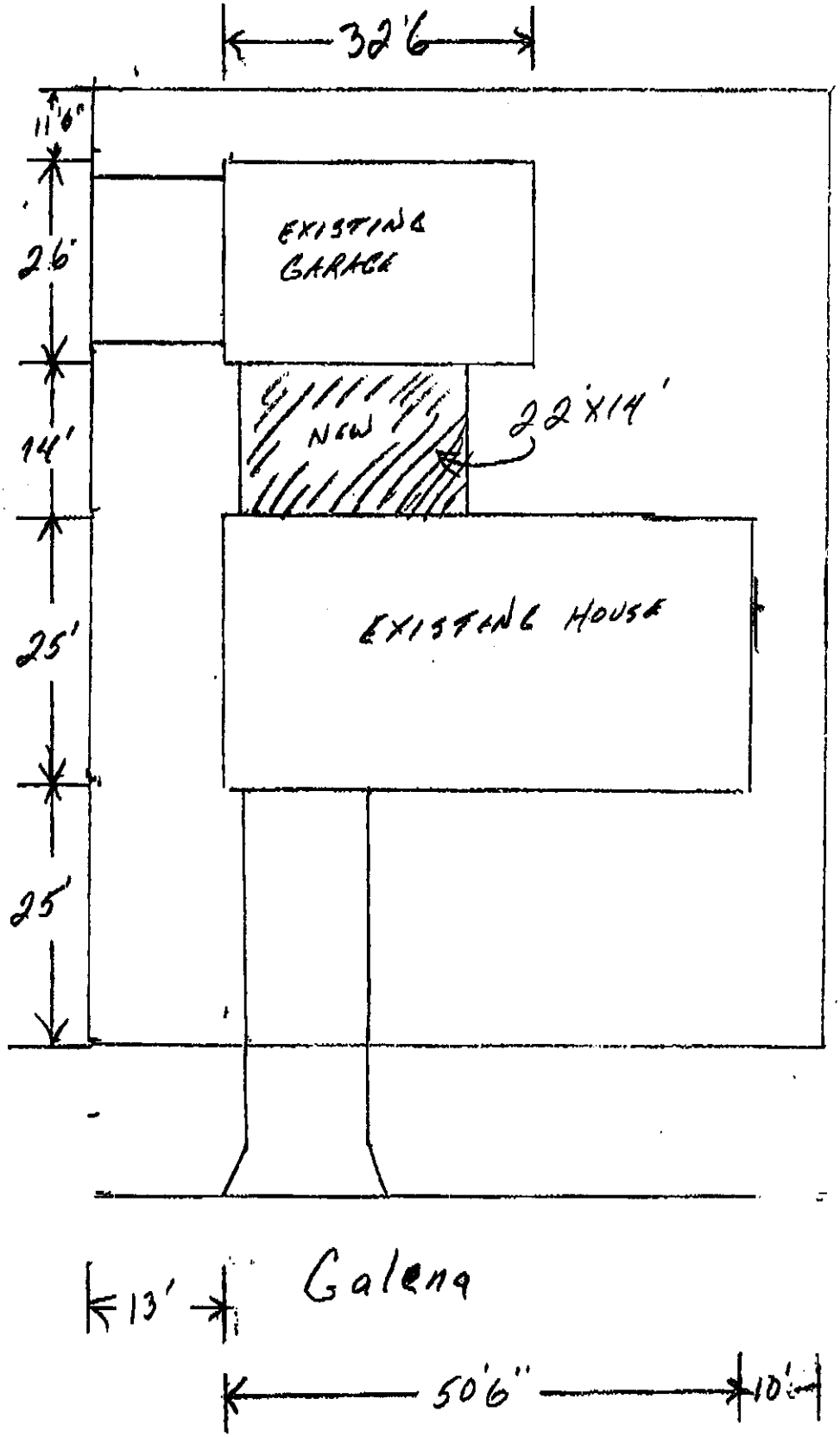

30'
EXISTING GARAGE
26'
BZA2005-00005
SITE PLAN
APPROVED 2-11-05 BY SK
6' X 9' PATIO
ADDITION
14'
22'
2'
EXISTING HOUSE
25'

1302 Galena

Garage ADDITION




B2A2005-00005

# SITE PLAN

APPROVED 2-11-05 BY SK

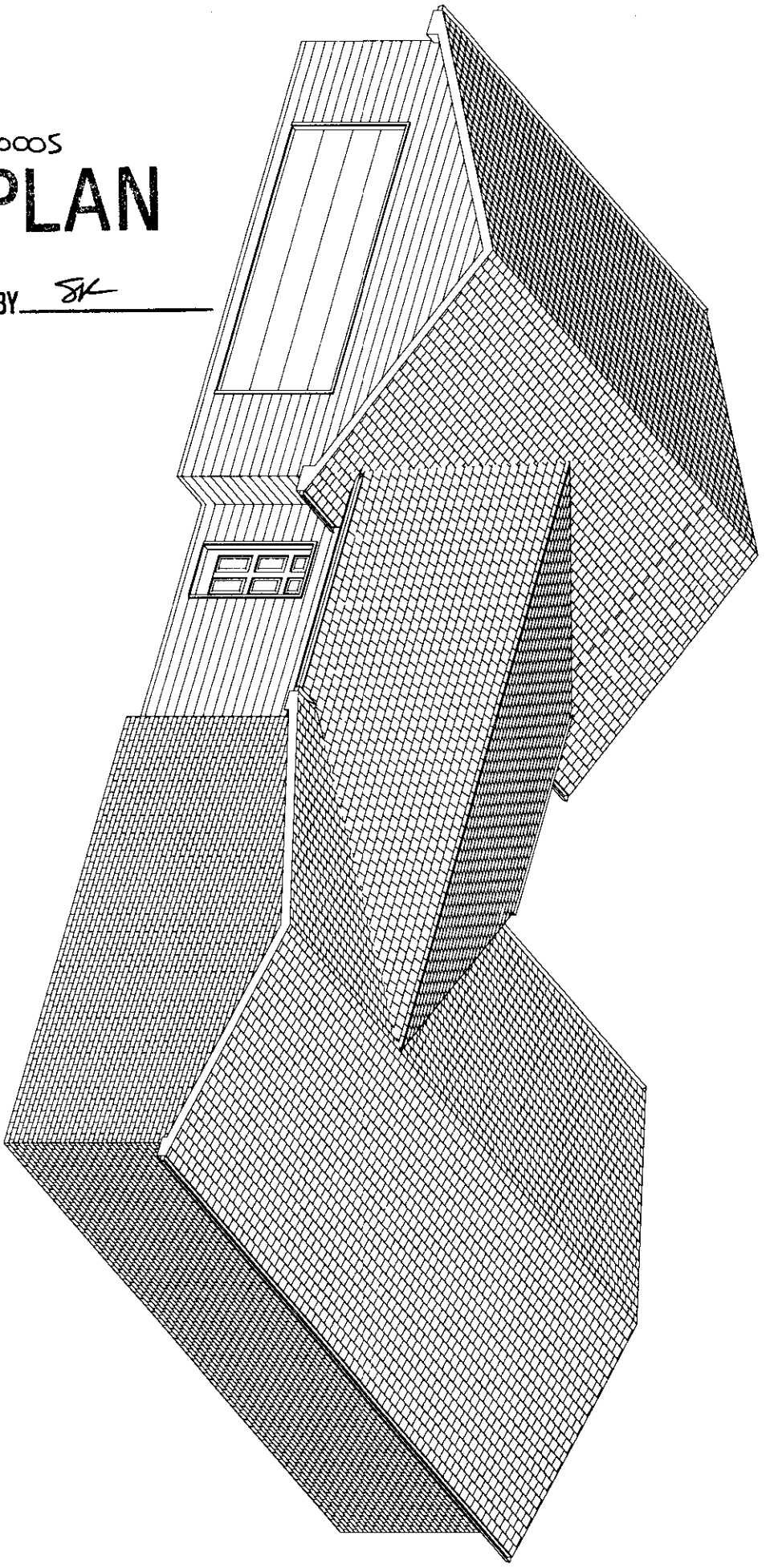
Scale

1/16" = 1'

BZA2005-00005

# SITE PLAN

APPROVED 2-11-05 BY SK



single-family residences. Attaching the detached garage to the house should not change the compatibility of the subject property 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 an Administrative Adjustment to reduce the rear setback from 20' to 11'-6" 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, elevation drawing, and floor plan.

2) The addition shall be limited to 21 feet in height.

3) The setback reduction shall apply only to the rear setback encroachment for the "Existing Garage" 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.

4) 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
Herb Shaner, Office of Central Inspection

CITY OF WICHITA

FILE COPY

**Wichita-Sedgwick County Metropolitan Area Planning Department**

February 11, 2005

Thomas A. Strickland
1302 Galena
Wichita, KS 67216

**Re:** **BZA2005-00005: Administrative Adjustment to reduce the rear setback from 20' to 11'-6" feet for an addition to a single-family residence.**

**Legal Description: Lot 18, Block 9, Rainbow 1st Addition, Wichita, Sedgwick County, Kansas. Generally located northwest of the I-135/Hydraulic interchange (1302 Galena).**

Dear Mr. Strickland:

We have reviewed your request for an Administrative Adjustment to reduce the rear setback on the aforementioned property. From reviewing your application, we understand that you propose to construct an addition to your single family residence that attaches the house to a detached garage, thereby requiring garage to comply with the 20' rear setback for the "SF-5" zoning district. Since the garage is set back only 11'-6" from the rear property line, you have requested an Administrative Adjustment to reduce the rear setback.

Sec. V-I.2.c. of the Unified Zoning Code allows an adjustment to reduce the rear setback to as little as 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 setback as proposed meets the provisions of Sec. V-I.2.c. and the four criteria required by Section V-I.6. as set out below:

1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed encroachment should not negatively impact the safety and convenience of vehicular and pedestrian circulation as existing driveways and sidewalks will not be impacted.

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 distance the existing garage will be located from the property line will not change.

3) Compatibility with existing or permitted uses on abutting sites: The proposed addition to the single-family residence is compatible with abutting sites, which also are developed with