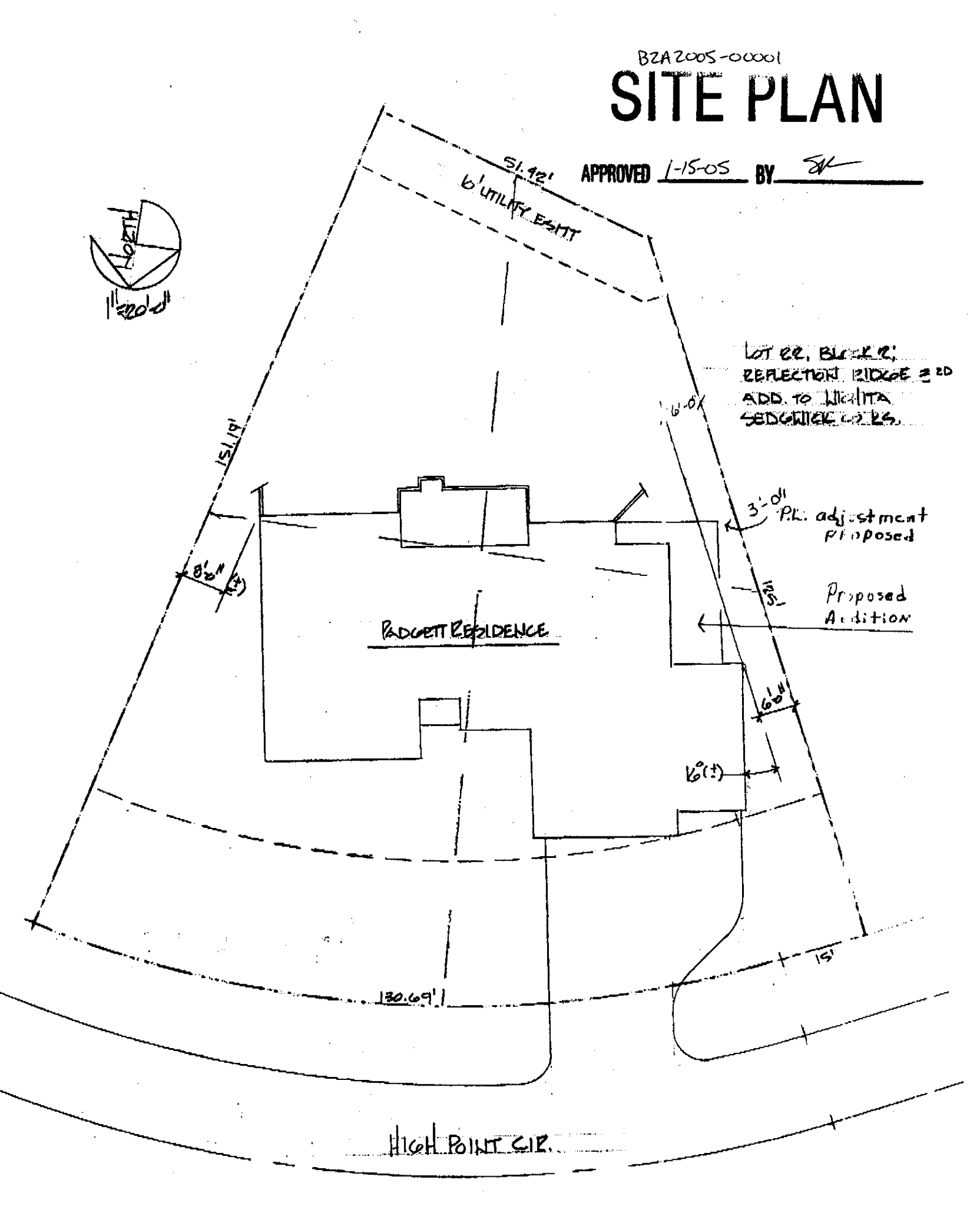
BZA2005-00001

SITE PLAN

APPROVED 1-15-05 BY



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 interior side setback on the west from 6 feet to 3 feet 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.

2) The addition shall match the character of the house in terms of wall and roof materials and color.

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

4) The setback reduction shall apply only to the side yard setback encroachment for the "Proposed Addition" 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.

5) 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

Wichita-Sedgwick County Metropolitan Area Planning Department

January 15, 2005

Phillip T. Padgett
2513 N. High Point Cir.
Wichita, KS 67205

Re: **BZA2005-00002: Administrative Adjustment to reduce the side setback on the west from 6 feet to 3 feet for an addition to a single-family residence.**

Legal Description: Lots 22, Block 2, Reflection Ridge 3rd Addition, Wichita, Sedgwick County, Kansas. Generally located north of 21st Street North and east of Tyler (2513 N. High Point Cir.).

Dear Mr. Padgett:

We have reviewed your request for an Administrative Adjustment to reduce the side setback on the aforementioned property. From reviewing your application, we understand that you propose to construct an addition to your single family residence and that a small portion of the southwest corner of the addition will encroach into the side setback on the west by 3 feet.

Sec. V-I.2.b. of the Unified Zoning Code allows an adjustment to reduce the interior side setback to as little as 3 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.b. 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 the side yard will not be 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 sufficient separation between buildings will be maintained and the encroachment into the setback is minor and involves only a small portion of the southwest corner of the addition.

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 single-family residences. The minor encroachment into the side setback should not reduce compatibility with abutting sites.