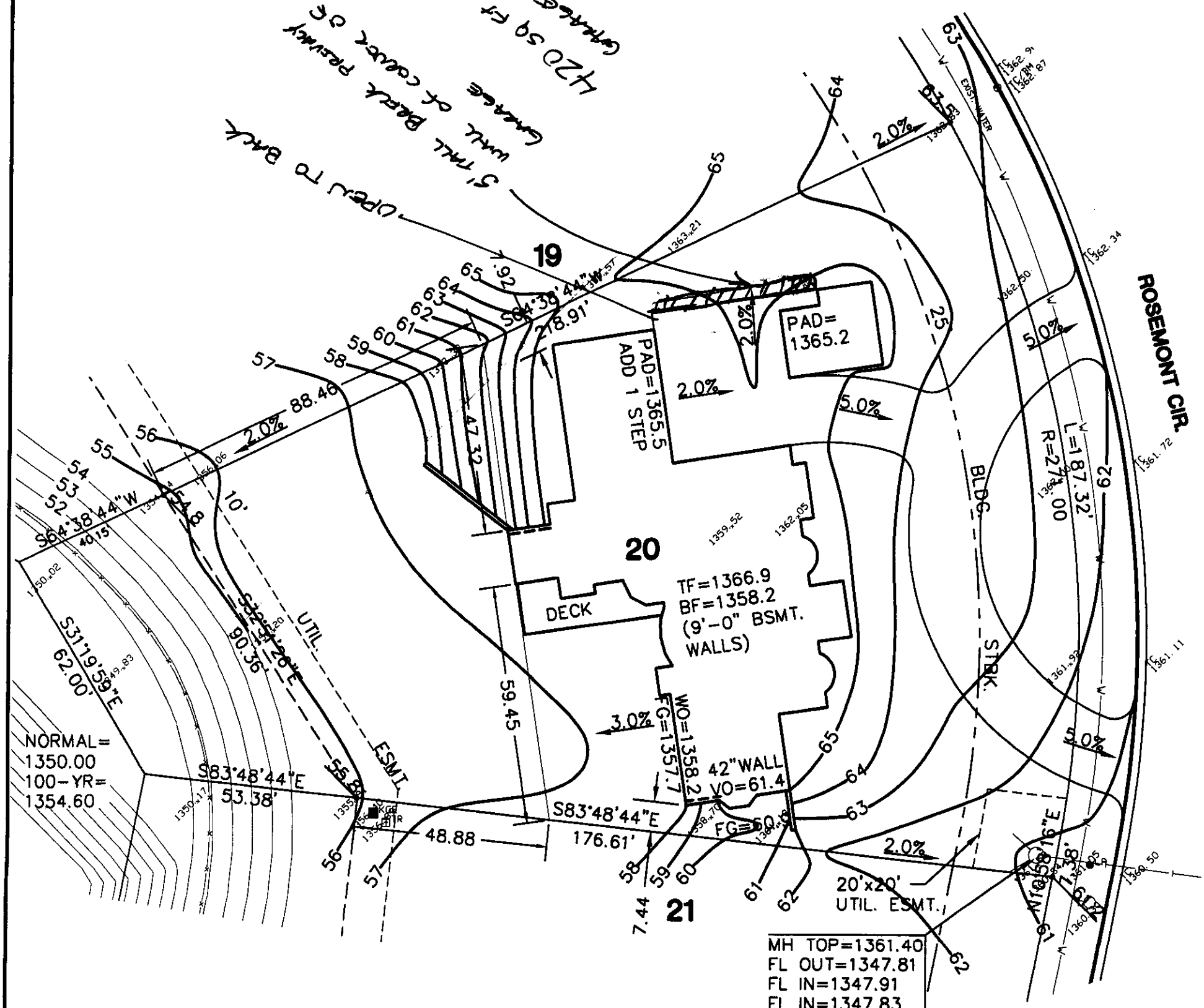


B2A2004-00089

SITE PLAN

APPROVED 2-24-05 BY SK

11/16/04

LEGEND

ADDRESS:

BENCHMARK:	DISTANCE FROM HOUSE TO PROPERTY LINE	
1. "□" TC ● NORTHEAST CORNER OF LOT 20, BLOCK 4, ELEV.=1362.87	FRONT	35.00
	REAR	104.61
	LEFT	7.44
	RIGHT	7.92

T.W.	Top of Wall
F.G.	Finished Ground
B.F.	Basement Floor
188.0	Proposed Elevations
x 00.0	Existing Elevations
0.0%	Flow Arrow & Percent Slope
PAD	Elevation ● Garage Door Opening
T.F.	Top of Foundation
T.C.	Top of Curb
FL	Flow Line
Add 1 Step	Step from Garage Floor to Finish Floor
	Drop Siding or Brick Ledge
GRD.	Ground

T.F.	1366.9
Sanitary Sewer FL	1347.9
T.F. – Sanitary Sewer	19.0
Minimum Pad	1357.7
100 Year Flood	1354.6

N

0 15 30

REVISED: 11-16-04
(GRADING)

GENERAL NOTES

1. Builder shall provide retaining walls along property line for grade transitions when required to maintain proper slopes between houses.
2. This drawing is provided for grading purposes only.
   - drawing does not represent a boundary or mortgage title inspection. Easement and Building Setback information shown is from the recorded plat unless otherwise indicated.
   - Utilities shown are for information only, and builder shall verify depths and locations prior to construction. Builder will be required to provide a minimum advance notice of forty-eight (48) hours to utility companies prior to starting any excavation as follows: Kansas One Call 1-800-344-7233 or 687-2470 (local Wichita).

BUILDER: DB CONSTRUCTION

MKEC ENGINEERING CONSULTANTS
411 N. WEBB ROAD
WICHITA, KS. 67206
316-686-9666

HAWTHORNE ADDITION
PROJECT NAME

LOT 20, BLOCK 6
SHEET TITLE

KLA	MCB	GJA
DESIGN BY:	DRAWN BY:	CHECKED BY:
OCTOBER 2004	6-20-HA	1 / 1
DATE	JOB NO.	SHEET NO.

of the principal structure, as the detached garage will share the same design and construction materials as the house, will have the appearance of being attached to the house by a brick privacy wall, and will have garage doors facing the house rather than the street.

3) Compatibility with existing or permitted uses on abutting sites: Placing the accessory structure in front of the principal structure is within allowable adjustments and will not detract from the existing residential uses.

4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements, right-of-way, or building setbacks; 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, including the construction of the 5-foot high brick privacy wall.
2) The accessory structure shall match the character of the house in terms of wall and roof materials and color.
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

Enclosure

cc: Douglas Buchanan, 15307 E. 71st St. S., Derby, KS 67037
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

February 24, 2005

Meena Khurana
10302 E. Boxthorn
Wichita, KS 672226

Re: **BZA2004-00089: 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: Lot 20, Block 6, Hawthorne Addition, Wichita, Sedgwick County, Kansas. Generally located north of 21st Street North and east of 127th Street East (2307 N. Rosemont Cir.).

Dear Mrs. Khurana:

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 the accessory structure will be a detached garage that will have a 5-foot high brick privacy wall running between the garage and the house that will give the appearance that the garage is attached to the house. Additionally, we understand that the garage will be share the design and construction materials of the house, will have doors facing the house instead of the street, and will be located outside all easements and building setback areas.

Section V-I.2.n. of the Unified Zoning Code allows an 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 Section 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 Section 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 for a principal structure located within a gated residential community. Neither vehicular or pedestrian traffic will be affected.

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 accessory structure being placed in front