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BZA2004-00081

SITE PLAN

APPROVED 11-17-04 BY SK

MAPD Copy

BZA2004-00081

SITE PLAN

APPROVED 11-17-04 BY SK

1" = 10'

N

10'

Proposed New 28' X 50' 2-Story Carriage House

4.8'

Breezeway

1555

65'

Woodrow Ct.

Alley

3) Compatibility with existing or permitted uses on abutting sites: The proposed carriage house will comply with all development standards except for the minor setback encroachment. Additionally, the proposed carriage house will match the character of the existing house; therefore, the minor setback encroachment should not reduce the compatibility of the proposed carriage house with existing and permitted uses on 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 interior side setback on the south for the aforementioned property from 6 feet to 4.8 feet is hereby granted, subject to the following conditions:

1) The site shall be developed in general conformance with the approved site plan.

2) The carriage house shall be constructed in general conformance with the approved elevation drawing, shall be limited to 27.5 feet in height, shall match the character of the existing house in design and roof pitch, and shall be sided primarily with limestone on the east and with hardboard, vinyl, cedar, redwood, or similar material matching the color and the existing house on the remainder of the structure.

3) The setback reduction shall apply only to the "Carriage House" as 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
J.R. Cox, Office of Central Inspection

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

***** REVISED – SUPERCEDES LETTER DATED 11-9-04 *****

November 17, 2004

Mike Sanders
P.O. Box 2374
Wichita, KS 67201

Re: **BZA2004-00081: Zoning Adjustment to reduce the interior side setback on the south for a carriage house from 6 feet to 4.8 feet.**

Legal Description: The north 65 feet of the south 140 feet of Lot 13, The Hanna Subdivision, Wichita, Sedgwick County, Kansas. Generally located north of 13th St. N. and east of the Arkansas River. (1555 N. Woodrow Ct.).

Dear Mr. Sanders:

We have reviewed your request for a Zoning Adjustment to reduce the interior setback for the aforementioned property. From reviewing your application, we understand that you propose to construct a 28-foot by 50-foot two-story carriage house addition that will be attached to your house by a breezeway. The "SF-5" Single Family zoning district requires a 6-foot interior side setback; however, due to the topography of the lot which slopes steeply toward the river, a walkout basement located behind the house, and a bay window that extends from house by which you propose to drive two vehicles abreast, you propose to construct the carriage house as close as possible to the south property line. Therefore, you have requested an adjustment to reduce the interior side setback on the south from 6 feet to 4.8 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 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 should improve the safety and convenience of vehicular circulation because vehicles will be able to drive two-abreast beside the house and into the carriage house without having to maneuver around the bay window.

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 proposed encroachment into the interior side setback is minor nature and should not be noticeable.