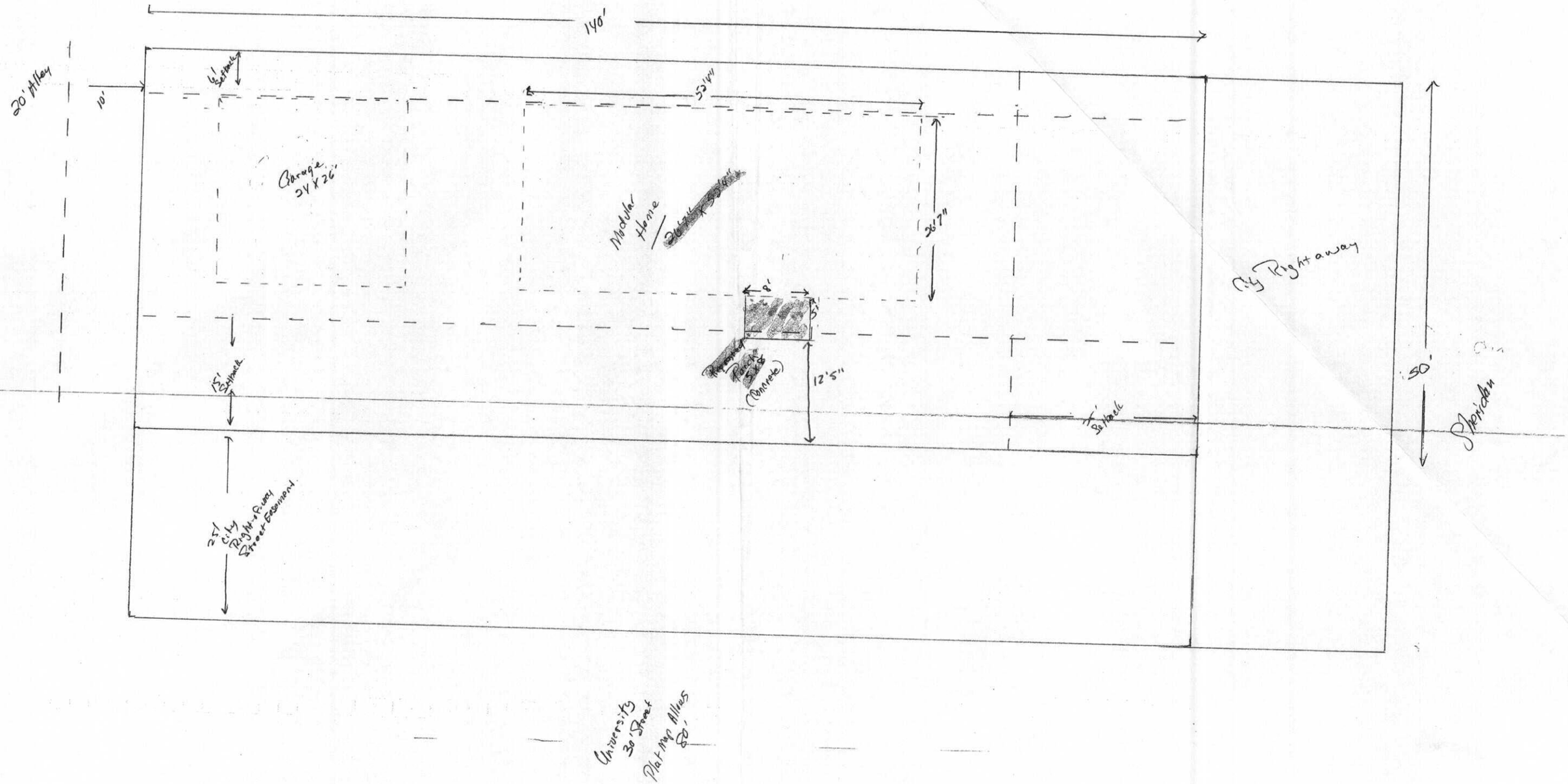
BZA2004-00074

SITE PLAN

APPROVED 10-12-04 BY SK

327 S. Sheridan
lots 47 & 49
Blk 2, College Green Addn



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 street side setback along University from 15' to 12'5" 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 setback reduction shall apply only to the "5' x 8' Porch" 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.

2) 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

FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

October 12, 2004

Francis Dugan Jr.
10720 Southwest Blvd.
Wichita, KS 67215

Re: BZA2004-00074: Zoning Adjustment to reduce the street side setback along University for a 5' x 8' porch from 15' to 12'5".

Legal Description: Lots 47 & 49, Block 2, College Green Addition, Wichita, Sedgwick County, Kansas. Located on the northwest corner of University and Sheridan (327 S. Sheridan).

Dear Mr. Dugan:

We have reviewed your request for an Zoning Adjustment to reduce the street side setback on your property. From reviewing your application, we understand that you propose to construct a 5' x 8' porch addition to a proposed residential design manufactured home and that the addition will be set back only 12'5" from the University right-of-way. Since the "SF-5" Single Family zoning district requires a 15' setback, you are requesting an adjustment to reduce the street side setback from 15' to 12'5".

Section V-I.2.a. of the Unified Zoning Code allows an adjustment to reduce the setbacks by up to 20 percent when the conditions of Section V-I.6. are met. We find that the reduction of the street side 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 have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity because the street side yard provides no vehicular access at the point of the setback encroachment and sufficient space will remain for pedestrian access.

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 street side setback, as the setback encroachment is for a small porch addition and the extent of the encroachment is minor.

3) Compatibility with existing or permitted uses on abutting sites: The proposed porch addition is compatible with existing and permitted uses on abutting sites, and the additional encroachment into the street side setback should not reduce the compatibility of the improvements with abutting sites.