



Wichita-Sedgwick County Metropolitan Area Planning Department

December 7, 2000

Rick Wayland, President
Cottage Grove, Inc.
4801 Cedardale
Wichita, KS 67216

FILE COPY

Re: BZA2000-00057: An Administrative Adjustment to reduce a side yard setback by 20%.

Legal Description: Lot 37, Block 27, Oaklawn Addition, Sedgwick County, Kansas (4604 Jade).

Dear: Mr. Wayland:

We have reviewed your request for an Administrative Adjustment to reduce your side yard setback by 20%. You state in your application that you wish to build a single-car garage attached to the single family residence on the aforementioned property.

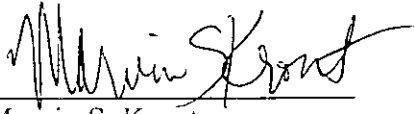
The Unified Zoning Code allows an adjustment to reduce the side yard setback by up to 20 percent. We find that the reduction of the side yard setback meets the four conditions required by Section V-1.6 of the Unified Zoning Code as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed encroachment would have no impact on safety and convenience of vehicular and pedestrian circulation in the vicinity because the side yard setback provides no access for vehicular or pedestrian 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 this setback, as sufficient separation between buildings is maintained and the encroachment is adjacent to another side yard.
- 3) Compatibility with existing or permitted uses on abutting sites: The reduction of a portion of the side yard setback is compatible with the existing residential uses, as attached garages are a customary use in single-family neighborhoods.

- 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 of improvements in the vicinity be materially injured.

Our signatures below indicate that an Administrative Adjustment to reduce the side yard setback by 20% from 6 feet to 4.8 feet on the aforementioned property is hereby granted.

The zoning adjustment sign may now be removed from the property.


Marvin S. Krout
Planning Director


Glen Wiltse
Code Enforcement Director

cc: Glen Wiltse, Sedgwick County Code Enforcement
Daren Busenitz, 4604 Jade, Wichita, KS 67216

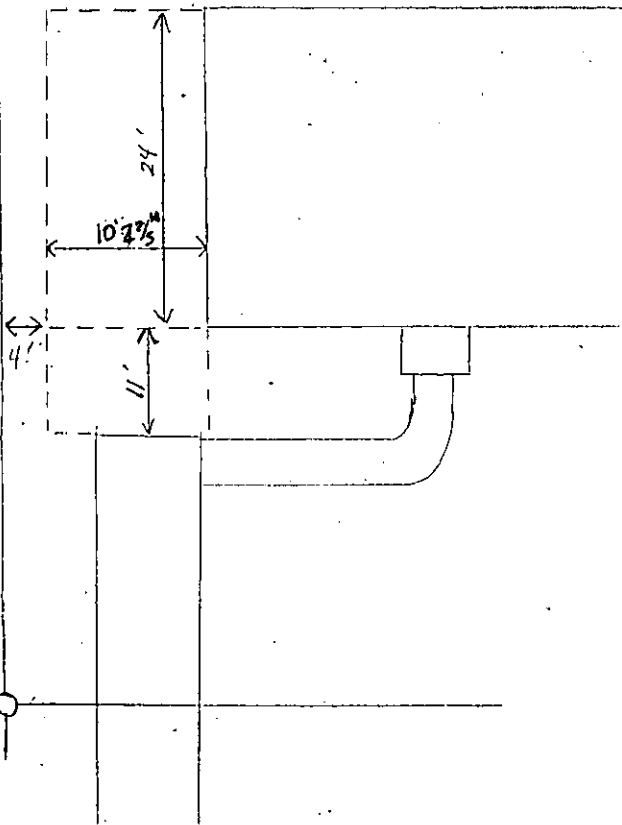
Contractor's
license

[DESIGN OF GARAGE ADDITION]

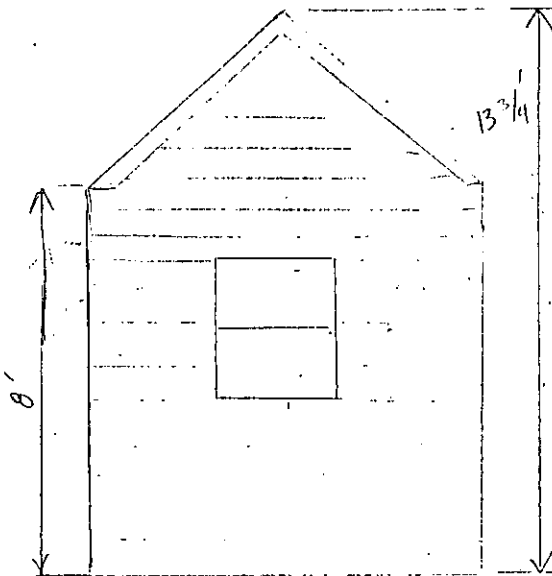
TOP

385 sq. feet - concrete

264 sq. feet - garage



SIDE



FRONT

