



Wichita-Sedgwick County Metropolitan Area Planning Department

November 15, 2000

Robert and Laurie Boorigie
8959 Boxthorn Ct.
Wichita, KS 672226

FILE COPY

Re: Administrative Adjustment BZA2000-00055: An administrative adjustment to permit an accessory structure to be placed in front of the principle structure on less than five acres of land.

Legal Description: Lot 10, Block 3, Wilson Farms Addition, Wichita, Sedgwick County, Kansas. Generally located south of Wilson Estates Parkway and east of Saddle Creek (1918 Saddle Creek).

Dear Mr. and Mrs. Boorigie:

We have reviewed your request for an Administrative Adjustment to permit an accessory structure to be placed in front of the principle structure on less than five acres of land. You state in your application that the accessory structure will be a detached garage that will form a walled motor court. The elevation drawing and site plan included with your application show that the proposed garage will share the design and construction materials of the principle structure and will be located outside all easements and building setback areas.

The Unified Zoning Code allows an Administrative Adjustment that would permit an accessory structure to be placed in front of the principle structure on less than five acres of land. 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 principle 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

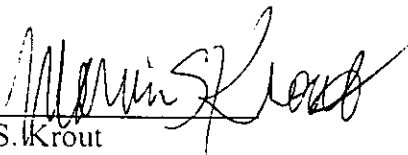
of the principal structure, as the detached garage will share the same design and construction materials as the principle structure with the garage doors facing the principle structure rather than the street.

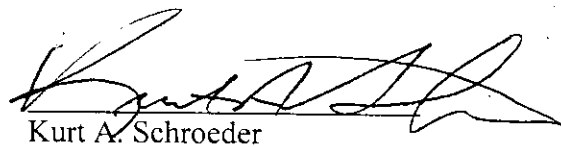
- 3) Compatibility with existing or permitted uses on abutting sites: Placing the accessory structure in front of the principal structure is within allowable adjustments and will not detract from the existing residential uses.
- 4) Effect on public health, safety or welfare: There will be no encroachment 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 an Administrative Adjustment to permit an accessory structure to be placed in front of the principle 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 site plan and elevation drawing submitted as part of this application.
- 2) The accessory structure shall match the character of the house in terms of wall and roof materials and color.
- 3) Any violation of these conditions shall render the Administrative Adjustment null and void.

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


Marvin S. Krout
Director of Planning


Kurt A. Schroeder
Superintendent of Central Inspection

MK/KS/sk

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
D.L. Van Buskirk, 260 N. Rock Rd., Wichita, KS 67206

