



Wichita-Sedgwick County Metropolitan Area Planning Department

March 1, 2001

Jim Pickle, Jr.
2447 N. Yale
Wichita, KS 67220

FILE COPY

Re: BZA2001-00007: 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 13, Block A, Mona Lynn Estates Addition, Wichita, Sedgwick County, Kansas (2447 N. Yale).

Dear Mr. Pickle:

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 you desire to construct a 24' x 30' detached garage on your property.

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:

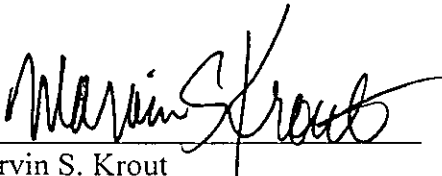
- 1) Impact on safety and convenience of vehicular and pedestrian circulation: This request is for a 24' x 30' detached garage on a one-half acre residential lot for the storage of private vehicles. Public vehicular and pedestrian circulation will not be affected.
- 2) Impact on existing uses in surrounding 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. The accessory structure will be located such that is approximately 10 feet closer to the front property line than the west edge of the principle structure. The orientation of residential structures on adjacent lots is such that sight lines from those structures will not be adversely impacted by the proposed garage.
- 3) Compatibility with existing or permitted uses on abutting sites: A detached garage is a compatible land use with existing and permitted residential uses on abutting sites.

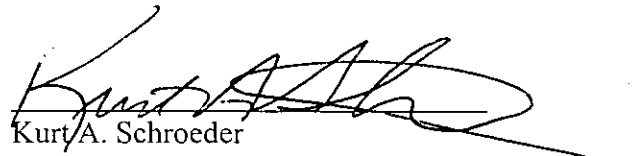
- 4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way, therefore, there should not be a negative impact on the public health, safety or welfare nor will properties or improvements in the vicinity be materially injured.

Our signatures below indicate that 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 submitted as part of this application.
- 2) The accessory structure shall not encroach into any building setbacks.
- 3) The accessory structure shall match the character of the principle structure in terms of wall and roof materials and color.
- 4) 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
Planning Director


Kurt A. Schroeder
Superintendent of Central Inspection

Attachment

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

JOHN MCKEAN

ARTHUR GRIFFITHS

