



FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

September 27, 2002

William Cather, Attorney at Law
2935 S. Seneca
Wichita, KS 67217

RE: BZA 2002-00057 – Variance to Sec. III – B.6.d. (3) of the Unified Zoning Code to reduce the front setback for a carport on each of ten lots. Located east and west of Palisade on Blake.

Dear Ladies and Gentlemen:

Enclosed is a signed copy of the above-referenced BZA Resolution approved by the Board of Zoning Appeals on September 24, 2002, this resolution reflects the official action of the Board to grant your requests and sets out the conditions of approval. It is forwarded to you for your information and files.

If you have any questions concerning this matter, please call our office at 268-4421.

Sincerely,

Scott Knebel
Assistant BZA Secretary

SK/rms

cc: Ronald E. Dunn, Applicant, 502 W. Blake, Wichita, KS 67213
Anna M. Loehr, Applicant, 532 W. Blake, Wichita, KS 67213
Isaac E. Neufeld, El Dora K. Neufeld, 608 W. Blake, Wichita, KS 67213
Damon E. and Kristina D. Baker, Applicants, 2234 Greenway, Wichita, KS 67213
Ralph L. Powers, Applicant, 519 W. Blake, Wichita, KS 67213
Mitchell Parent, Alice Parent, Applicant, 601 W. Blake, Wichita, KS 67213
Dorothy M. Hamlin-Johnson, Applicant, 422 W. Blake, Wichita, KS 67213
Lyle A. Baker, Ethel Clark, Applicant, 412 W. Blake, Wichita, KS 67213
Mike and Cindy Day, 416 W. Blake, Wichita, KS 67213
City Council Member District III, Phil Lambke, Mail Stop 1-13
Vicki Mork, N.A. III, Mail Stop 1-135
Sharon Dickgrafe, Law Department, Mail Stop 1-132
J. R. Cox, OCI, 1-72

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BZA RESOLUTION NO. 2002-00057

WHEREAS, Ronald E. Dunn; Anna M. Loehr; Isaac E. and El Dora Neufeld; Damon E. and Kristina D. Baker; Ralph L. Powers; Mitchell and Alice Parent; Lyle A. Baker and Ethel Clark; Dorothy M. Hamlin Johnson (owner/applicant); William Cather, (Attorney at Law), pursuant to Section 2.12.590.B, Code of the City of Wichita, request a variance to Section III-B.6.d.(3) of the Unified Zoning Code to reduce the front setback for a carport on each of ten zoning lots on property zoned "TF-3" Two-family Residential and legally described as follows:

Lots 1, 2, 5, 6, 8, 12, 28, and 31, Hall's Addition to Wichita, Sedgwick County, Kansas, together with Lots 7 and 9, Block A, Strawder's Addition to Wichita, Sedgwick County, Kansas. Generally located east and west of Palisade on Blake.

WHEREAS, proper notice as required by ordinance and by the rules of the Board of Zoning Appeals has been given; and

WHEREAS, the Board of Zoning Appeals did, at the meeting of September 24, 2002, consider said application; and

WHEREAS, the Board of Zoning Appeals has proper jurisdiction to consider said request for a variance under the provisions of Section 2.12.590.B, Code of the City of Wichita; and

WHEREAS, the Board of Zoning Appeals has found that the variance arises from such condition which is unique. It is the opinion of the Board that these properties are unique, inasmuch as these properties are developed with 10 carports in the front setback within only a two block area. It is the opinion of staff that no other area within the low-density residential zoning districts is developed in such a fashion.

WHEREAS, the Board of Zoning Appeals has found that the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents. It is the opinion of the Board that the granting of the variance requested will not adversely affect the rights of adjacent property owners, inasmuch as the carports are well constructed and well maintained and have not caused any apparent adverse impacts on adjacent properties in the 20 or more years since they were constructed.

WHEREAS, the Board of Zoning Appeals has found that the strict application of the provisions of the zoning ordinance of which variance is requested will constitute unnecessary hardship upon the property owners represented in the application. It is the opinion of the Board that the strict application of the provisions of the zoning regulations will constitute an unnecessary hardship upon the applicants, inasmuch as the carports were a pre-existing condition on the properties when they were acquired and requiring the current owners to remove the carports would be a hardship given the owners ages and fixed incomes.

WHEREAS, the Board of Zoning Appeals has found that the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare. It is the opinion of the Board that the requested variances would not adversely affect the public interest, inasmuch as the carports are of a similar design and are located in area that is uniquely developed.

WHEREAS, the Board of Zoning Appeals has found that the granting of the variance desired will not be opposed to the general spirit and intent of the zoning ordinance. It is the opinion of the Board that the granting of the variance requested would not be opposed to the general spirit and intent of the zoning regulations, inasmuch as the reduced setbacks will continue to provide for fire protection, separation, light and air circulation, and pedestrian access.

WHEREAS, each of the five conditions required by Section 2.12.590.B, Code of the City of Wichita, to be present before a variance can be granted has been found to exist.

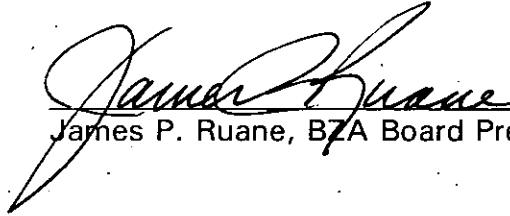
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals, pursuant to Section 2.12.590.B, Code of the City of Wichita, that a variance to Section III-B.6.d.(3) of the Unified Zoning Code to reduce the front setback for a carport on each of ten zoning lots on property zoned "TF-3" Two-family Residential and legally described as follows:

Lots 1, 2, 5, 6, 8, 12, 28, and 31, Hall's Addition to Wichita, Sedgwick County, Kansas, together with Lots 7 and 9, Block A, Strawder's Addition to Wichita, Sedgwick County, Kansas. East and west of Palisade on Blake.

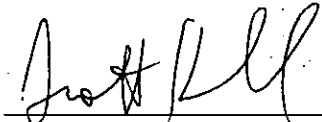
The variances are hereby **GRANTED**, subject to the following conditions:

1. The subject properties shall be developed and required to comply with all building and zoning code requirements, except that the existing carport on each property shall be permitted to encroach into the front setback to its current extent.
2. A building permit for the carport on each property shall be acquired by the applicants within 60 days of granting the variance. A plot plan for each property that establishes the existing encroachment of the carport into the front setback shall be submitted to the Office of Central Inspection with each building permit application. Upon verification of the extent of each carport's existing encroachment into the front setback, the Office of Central Inspection shall transmit a copy of each plot plan to the Secretary of the Board for inclusion in the variance case file.
3. The sides of the carports shall not be enclosed at any time.
4. The resolution authorizing the variance may be declared null and void upon findings by the Board that the applicants have failed to comply with any of the foregoing conditions.

ADOPTED AT WICHITA, KANSAS, this 24th DAY of SEPTEMBER, 2002.


James P. Ruane, BZA Board President

ATTEST:


Scott Knebel, BZA Secretary

SECRETARY'S REPORT

CASE NUMBER: BZA2002-00057

OWNER/APPLICANT: Ronald E. Dunn; Anna M. Loehr; Isaac E. and El Dora Neufeld; Damon E. and Kristina D. Baker; Ralph L. Powers; Mitchell and Alice Parent; Lyle A. Baker and Ethel Clark; Dorothy M. Hamlin Johnson

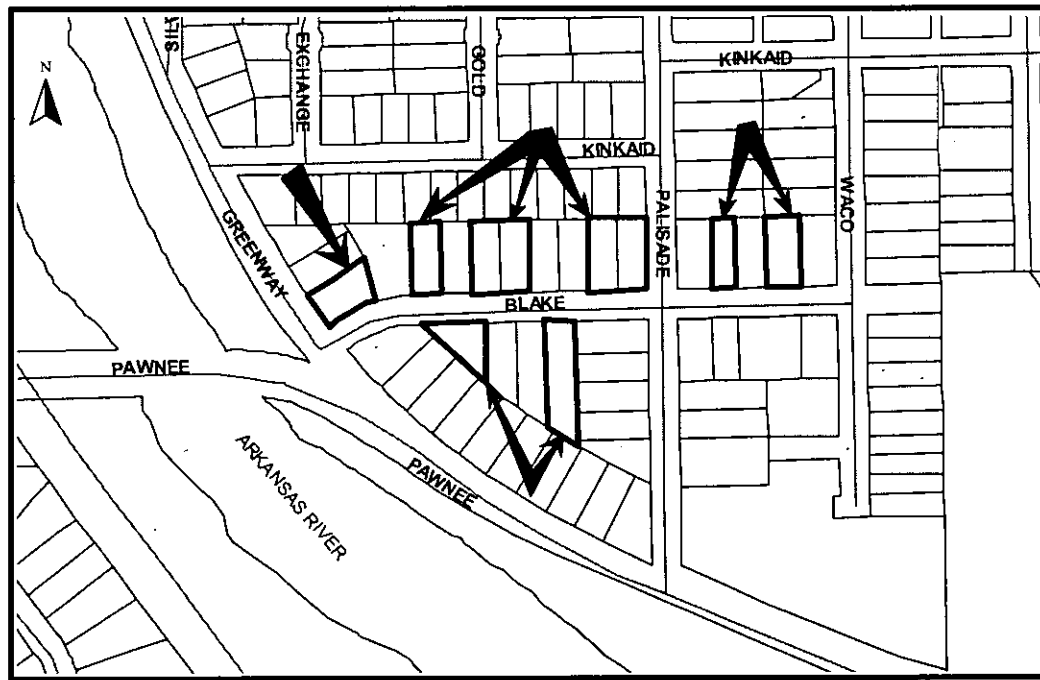
AGENT: William Cather, Attorney at Law

REQUEST: Variance to Sec. III-B.6.d.(3) of the Unified Zoning Code to reduce the front setback for a carport on each of ten lots

CURRENT ZONING: "TF-3" Two-Family

SITE SIZE: 2.34 Acres

LOCATION: East and west of Palisade on Blake



JURISDICTION: The Board has jurisdiction to consider the variance request under the provisions outlined in Section 2.12.590.B, Code of the City of Wichita. The Board may grant the request when all five conditions, as required by State Statutes, are found to exist.

BACKGROUND: The applicants are requesting a variance to the reduce the front setback for a carport on their individually-owned properties zoned "TF-3" Two-Family. Each of the applicant's properties (10 total) have an open carport that was constructed without a building permit and encroaches into the front setback. The subject properties are located along Blake with eight of the properties located in the block west of Palisade and two of the properties located in the block east of Palisade. The subject properties are 412 W. Blake, 422 W. Blake, 502 W. Blake, 508 W. Blake, 519 W. Blake, 526 W. Blake, 532 W. Blake, 601 W. Blake, 608 W. Blake, and 2234 S. Greenway.

In the "TF-3" Two-Family zoning district, Sec. III-B.6.d.(3) of the Unified Zoning Code requires a front building setback of 25 feet. The carports on the applicants' properties are constructed such that they encroach into the front setback area by 15 to 20 feet. The carports were constructed 20 years ago or more, and with the exception of one property, the carports were present on the property when it was acquired by the current owner. The applicants submitted the attached statement pertaining to the five conditions for granting the variance requested.

ADJACENT ZONING AND LAND USE:

NORTH	"TF-3"	Single-family
SOUTH	"TF-3"	Single-family
EAST	"TF-3"	Single-family
WEST	"TF-3"	Single-family

UNIQUENESS: It is the opinion of staff that these properties are unique, inasmuch as these properties are developed with 10 carports in the front setback within only a two block area. It is the opinion of staff that no other area within the low-density residential zoning districts is developed in such a fashion.

ADJACENT PROPERTY: It is the opinion of staff that the granting of the variance requested will not adversely affect the rights of adjacent property owners, inasmuch as the carports are well constructed and well maintained and have not caused any apparent adverse impacts on adjacent properties in the 20 or more years since they were constructed.

HARDSHIP: It is the opinion of staff that the strict application of the provisions of the zoning regulations will constitute an unnecessary hardship upon the applicants, inasmuch as the carports were a pre-existing condition on the properties when they were acquired and requiring the current owners to remove the carports would be a hardship given the owners ages and fixed incomes.

PUBLIC INTEREST: It is the opinion of staff that the requested variances would not adversely affect the public interest, inasmuch as the carports are of a similar design and are located in area that is uniquely developed.

SPIRIT AND INTENT: It is the opinion of staff that the granting of the variance requested would not be opposed to the general spirit and intent of the zoning regulations, inasmuch as the reduced setbacks will continue to provide for fire protection, separation, light and air circulation, and pedestrian access.

RECOMMENDATION: Should the Board determine that the five conditions necessary for the granting of the variance exist, then it is the recommendation of the Secretary that the variance be GRANTED, subject to the following conditions:

1. The subject properties shall be developed and required to comply with all building and zoning code requirements, except that the existing carport on each property shall be permitted to encroach into the front setback to its current extent.
2. A building permit for the carport on each property shall be acquired by the applicants within 60 days of granting the variance. A plot plan for each property that establishes the existing encroachment of the carport into the front setback shall be submitted to the Office of Central Inspection with each building permit application. Upon verification of the extent of each carport's existing encroachment into the front setback, the Office of Central Inspection shall transmit a copy of each plot plan to the Secretary of the Board for inclusion in the variance case file.
3. The sides of the carports shall not be enclosed at any time.
4. The resolution authorizing the variance may be declared null and void upon findings by the Board that the applicants have failed to comply with any of the foregoing conditions.

502 W. BLAKE

CAR
PORT

20'

DRIVE
WAY

10'

SIDE
WALK

4'

CITY
APPROACH

10' 6"