



Wichita-Sedgwick County Metropolitan Area Planning Department

July 1, 2010

Joseph Poggi
6011 W 29TH N
Wichita, KS 67205

Re: BZA2010-00025: Zoning Adjustment to permit an accessory structure to be placed in front of the principal structure on less than five acres in "SF-5" Single-family Residential zoning.

Legal Description: Lot 4, Block 1, Barefoot Bay 2nd Addition, Wichita, Sedgwick County, Kansas. Generally located south of W 29TH Street North and west of Hoover (6011 W 29th Street N).

Dear Applicants:

We have reviewed your request for a Zoning Adjustment to permit an accessory structure in front of the principal structure on less than five acres. From reviewing your application, we understand that you propose to construct a detached garage on a 2.82-acre lot. We understand that you propose to construct the accessory structure between the primary dwelling and W 29th Street N. Therefore, you have requested a Zoning Adjustment to permit an accessory structure to be placed in front of the principal structure.

Sec. V-I.2.n. of the Unified Zoning Code allows a Zoning Adjustment that would permit an accessory structure to be placed in front of the principal structure on less than five acres of land, when the conditions required by Sec. V-I.6. of the Code are met. We find that permitting an accessory structure in front of the principal structure on your property meets the four conditions required by Sec. V-I.6. of the Unified Zoning Code as set out below:

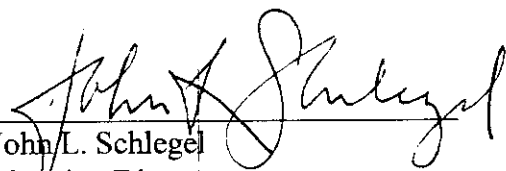
- 1) Impact on safety and convenience of vehicular and pedestrian circulation: This request is for a detached garage on a private lot. Public vehicular and pedestrian circulation will not be affected as the garage will provide sufficient space for parking vehicles on the property and will not interfere with traffic circulation patterns.
- 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 garage being placed in front of the house, as the structure will be set back from the street over 300 feet.

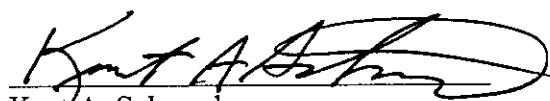
- 3) Compatibility with existing or permitted uses on abutting sites: Placing an accessory structure in front of a principal structure is within allowable adjustments and should not detract from the existing or permitted uses on abutting sites, which primarily are single family residences. The neighboring residences to the east and west have also been previously approved for similar administrative adjustments.
- 4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way; therefore, there should be no 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 permit an accessory structure to be placed in front of the principal structure on less than five acres of land for the aforementioned property is hereby GRANTED, subject to the following conditions:

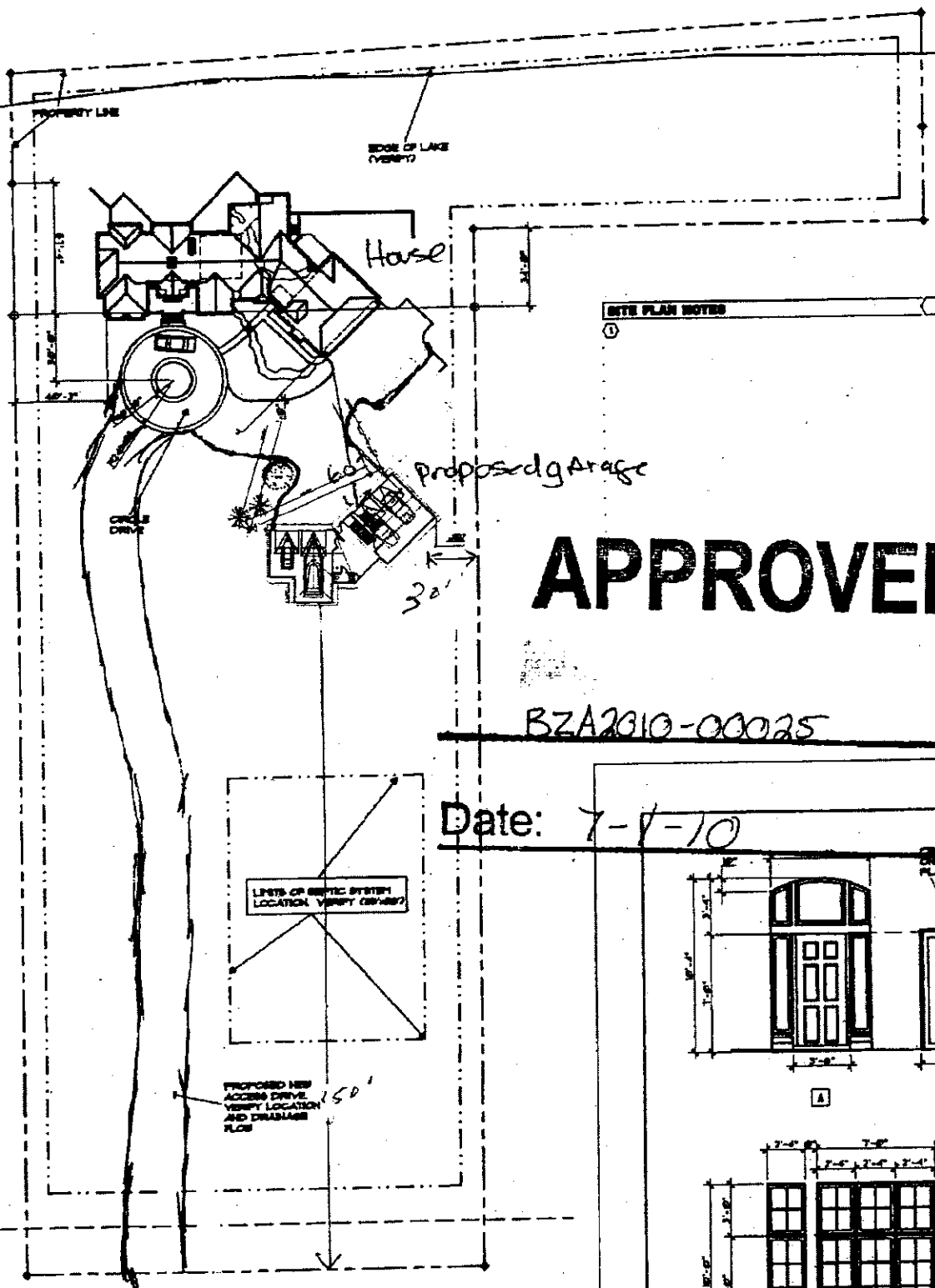
- 1) The site shall be developed in general conformance with the approved site plan, and all permits necessary to construct the improvements shall be acquired.
- 2) The permitting of an accessory structure in front of the principal structure shall apply only to the "proposed garage" illustrated on the approved site plan. All other structures or additions on the subject property shall conform to the development standards of the Unified Zoning Code unless a separate Zoning Adjustment or Variance is granted.
- 3) 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

cc: Kurt Schroeder, Office of Central Inspection
J.R. Cox, Office of Central Inspection
Mike Gable, Office of Central Inspection



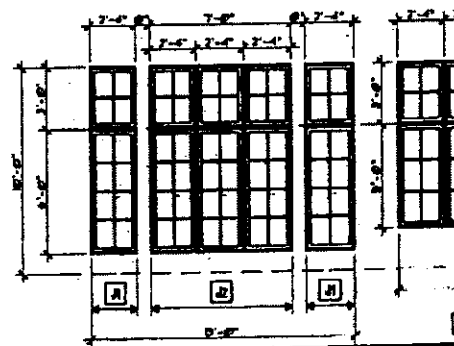
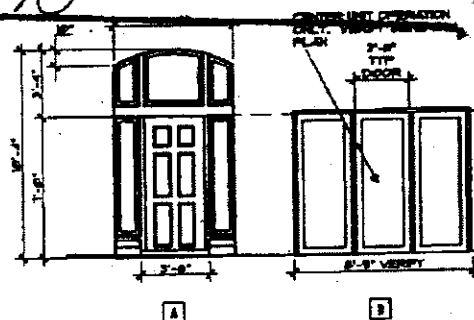
SITE PLAN NOTES

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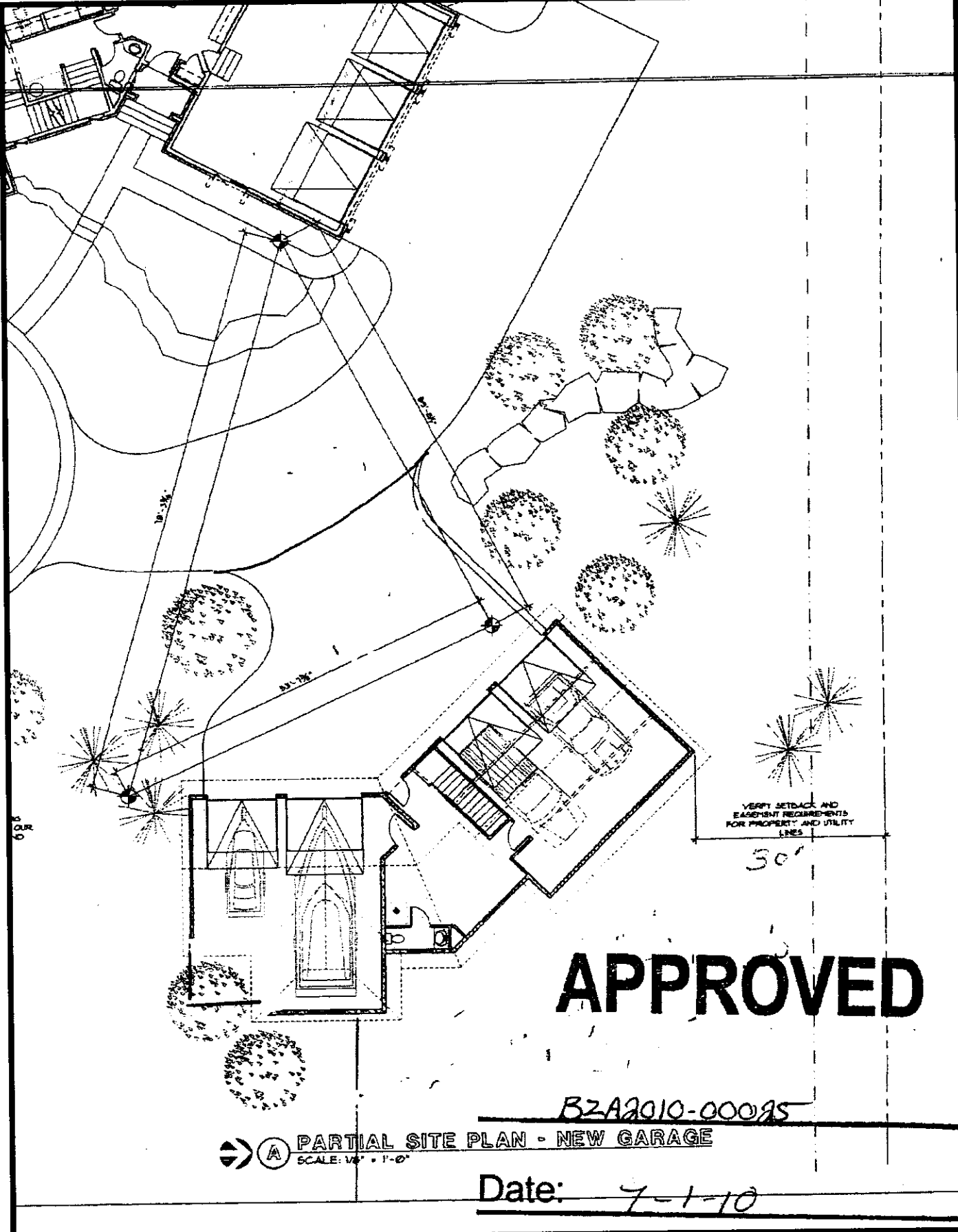
APPROVED

BZA2010-00025

Date: 7-1-10



OVERALL SITE PLAN
SCALE: 1" = 30'



VERIFY SETBACK AND
EASEMENT REQUIREMENTS
FOR PROPERTY AND UTILITY
LINES

50'

APPROVED

BZA2010-00085

➡ (A) PARTIAL SITE PLAN - NEW GARAGE
SCALE: 1/8" = 1'-0"

Date: 7-1-10