



Wichita-Sedgwick County Metropolitan Area Planning Department

January 3, 2014

Spilled Wine, LLC
c/o Don Hansen
P.O. Box 2556
Wichita, KS 67201

Re: BZA2013-55: City Administrative Adjustment to allow an accessory structure (detached garage/maintenance building approximately 50 X 125 feet) in front of the principal structure on property zoned SF-5 Single-family Residential ("SF-5").

Legal Description: LOT 2 BLOCK 1 SPILLED WINE ADDITION; generally located south of East 21st Street North and east of North Greenwich Street.

Dear Applicant:

We have reviewed your request for a Zoning Adjustment to permit an accessory structure in front of the principal structure on 2.57 acres. From reviewing your application, we understand that you propose to construct an approximately 50-foot by 125-foot detached garage/maintenance structure on the aforementioned property 12 feet south of the primary structure. We understand that you propose to construct the accessory structure closer to North Greenwich Road than the primary dwelling. From the drawing submitted, the proposed accessory structure will be located approximately 362.50 feet from the lot's west property line, approximately 25 feet in front of the primary 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 accessory structure on a private lot with the structure located approximately 362.50 feet from the west property line, as shown on the attached site plan. Public vehicular and pedestrian circulation will not be affected 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 accessory structure being placed in front of

the house, as the structure will be set back approximately 362.5 feet from the Greenwich right-of-way.

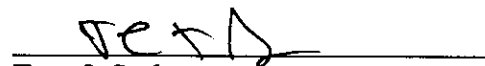
- 3) Compatibility with existing or permitted uses on abutting sites: Placing an accessory structure in front of a principal structure is within allowable adjustments and should not detract from the existing or permitted uses on abutting sites, which are single family residences.
- 4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way. There will 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 and installed within one year.
- 2) The permitting of an accessory structure in front of the principal structure shall apply only to the proposed detached 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
MAPD Director


Tom J. Stolz
MABCD Director

cc: J.R. Cox, MABCD
Paul Hays, MABCD
Janet Miller, CM District VI
Martha Sanchez, NA District VI

SITE PLAN

APPROVED 1.3.2014 *blmaga*

LOT 2, BLOCK 1 SPILLED WINE ADDITION PLOT PLAN

MINIMUM OPENING (PER PLAT)
1363.00 NAVD 88 DATUM

LEGEND

- T.F. = TOP FOUNDATION
- PAD = ELEVATION AT GARAGE DOOR OPENING
- S.S. = SANITARY SEWER
- WTR. = WATER LINE
- = FLOW ARROW
- 1350.00 = SPOT ELEVATION

§= & GREENWICH ROAD

N00°45'57"W 876.98'

1361.1

N89°13'54"E 105.00'

N89°13'54"E 135.00'

386.91'

1361.0

67.09'

RESIDENCE
FF = 1365.40
TF = 1364.17

COVERED WALKWAY

GARAGE/MAINTENANCE BUILDING
PAD = 1364.17

N44°13'58"E 325.28'

362.50'

N89°13'54"E 60.00'

1363.2

1366.4

N00°45'57"W 100.00'

1366.9

Sanitary Sewer Easement
(Film 2868, Page 9669)

KG&E Easement
(Book 594, Page 591)

S89°13'54"W 530.00'

1362.4

Proposed 10'x20' Utility Esm't.
(by sep. instrument)

SCALE: 1" = 50'

0 50 100

DATE: DECEMBER 5, 2013
PEC PROJECT NO. 13332-003