



Wichita-Sedgwick County Metropolitan Area Planning Department

Waterfront Residential Company, LLC
8100 E 22 Street N Bldg. 1000
Wichita, KS 67226

September 29, 2008

Re: BZA2008-52: Administrative adjustment for an accessory structure to be placed in front of principle structure; generally located north of 13th St. N. midway between N. Webb and N. Greenwich (10521 E. Genova.).

Legal Description: Lot 59, Block 1, Waterfront Residential Addition to Wichita, Sedgwick County, Kansas.

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 25' x 15' detached pool building on a .31-acre lot, north of the primary structure, and therefore technically in front of the primary structure. We understand that this building would create an entry courtyard for the primary structure on the site.

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 building on a residential lot. Public vehicular and pedestrian circulation will not be affected as the site 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 building being placed in front of the house, as the structure will meet the zoning required building setback. Any visual impact will be mitigated by requirements for compatible architectural materials.

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- 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; 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.

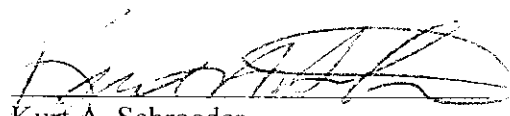
Our signatures below indicate that a Zoning Adjustment to permit an accessory structure to be placed in front of the principal structure on less than five acres of land for the aforementioned property is hereby GRANTED, subject to the following conditions:

- 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 detached building shall be constructed with exterior cladding and roof materials similar to the primary structure.
- 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.

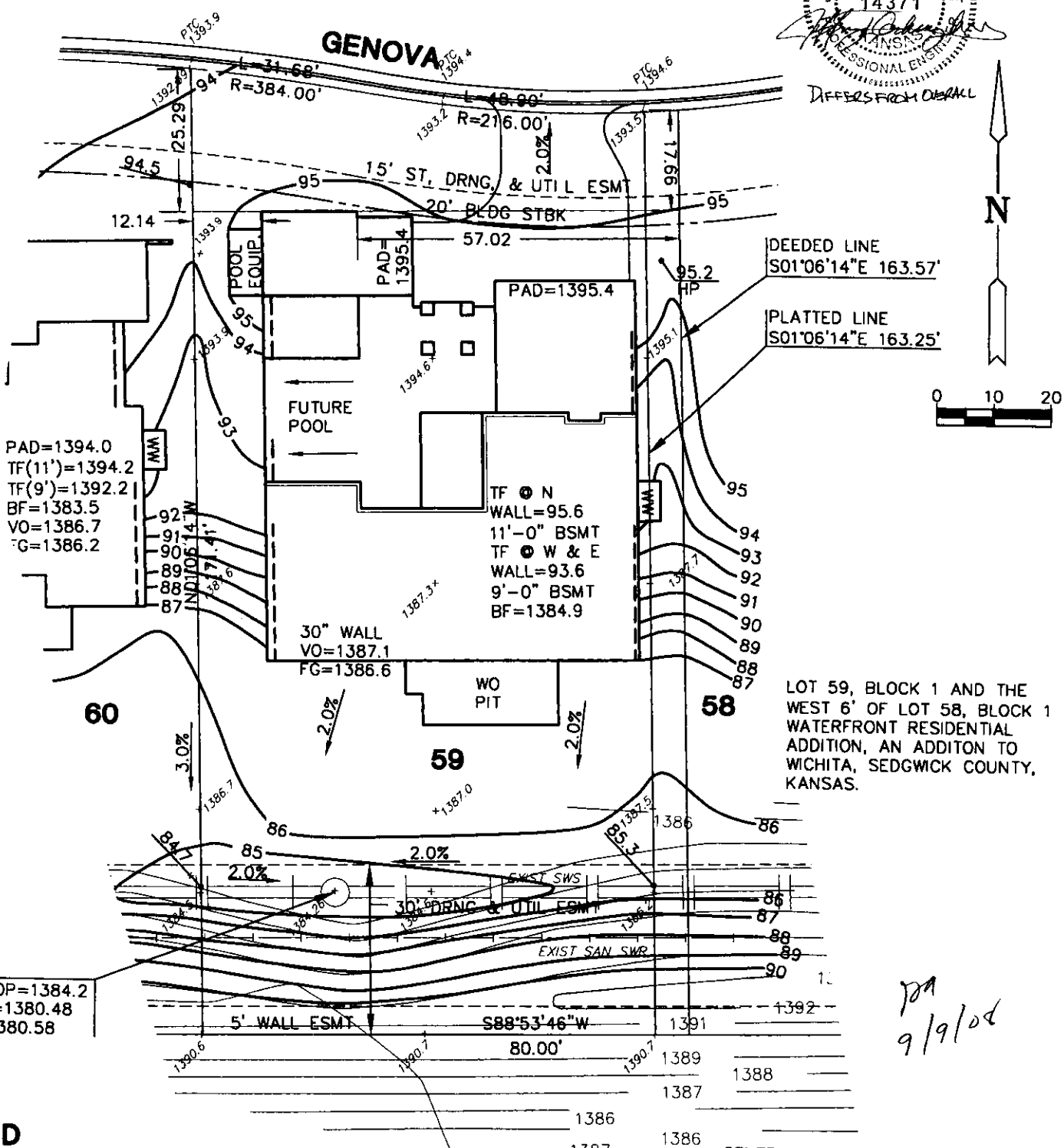
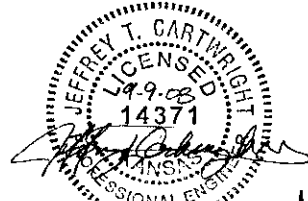


John L. Schlegel
Planning Director



Kurt A. Schroeder
Superintendent of Central Inspection

cc: Kurt Schroeder, Office of Central Inspection
Mike Gable, Office of Central Inspection
Sue Schlapp, District II



LEGEND

BENCHMARK:		DISTANCE FROM HOUSE TO PROPERTY LINE	
1. "□" CUT TC, N END NOSE 2ND ISLAND N OF 13TH ST. ON VERENDA ELEV.=1386.53		FRONT	20.40'
2. TOP OF NW COR (CAP & BAR) LOT 59 BLK 1 ELEV.=1382.59		REAR	66.37'
		LEFT	8.06'
		RIGHT	12.14'
TF	Top of Foundation		
BF	Basement Floor		
VO	View Out		
WO	Walk Out		
WO PIT	Walk-Out Pit/Walk Out Walkup		
TW	Top of Wall		
FG	Finished Ground		
Add 1 Step	Step from Garage Floor to Finish Floor		
PAD	Elevation @ Garage Door Opening		
TC	Top of Curb		
FL	Flow Line		
HP	High Point		
GRD.	Ground		
XX.X	Proposed Elevations	TF	1395.6
000.00	Existing Elevations	Sanitary Sewer FL	1378.9
2.0%	Flow Arrow & Percent Slope	TF - Sanitary Sewer	16.7
Drop Siding or Brick Ledge		Minimum Pad	N/A
		BFE	N/A

REVISED: 9-8-08 (W. SIDE GRADING)
REVISED: 9-5-08 (30" V.O. WALL)
REVISED: 9-3-08 (11' & 9' BSMT. & DEED SHIFT)

TF	1395.6
Sanitary Sewer FL	1378.9
TF - Sanitary Sewer	16.7
Minimum Pad	N/A
BFE	N/A

GENERAL NOTES

- Builder shall provide retaining walls along property line for grade transitions when required to maintain proper slopes between houses.
- This drawing is provided for grading purposes only.
 - drawing does not represent a boundary or mortgage title inspection. Easement and Building Setback information shown is from the recorded plat unless otherwise indicated.
 - Utilities shown are for information only, and builder shall verify depths and locations prior to construction. Builder will be required to provide a minimum advance notice of seventy-two (72) hours to utility companies prior to starting any excavation as follows: Kansas One Call 1-800-344-7233 or 687-2470 (local Wichita).

BUILDER: RITCHIE BUILDERS

MKEC
ENGINEERING
CONSULTANTS, INC.
411 N. WEBB ROAD
WICHITA, KS. 67205
316-694-9600

WATERFRONT RESIDENTIAL ADDITION
PROJECT NAME

LOT 58, BLOCK 1
SUBJECT TITLE

JTC
DESIGN BY

SMB/SLC
CHECKED BY

IGA
LICENSED BY

AUGUST 2008
DATE

1-59-WF
JOB NO.

1 / 1
SHEET