



Wichita-Sedgwick County Metropolitan Area Planning Department

March 6, 2000
REVISED June 16, 2000

Mr. Anthony W. Sanford
2102 E. Pawnee
Wichita, KS 67211

FILE COPY

****REVISED LETTER****

Re: Administrative Adjustment 00-06: An administrative adjustment to permit an accessory garage to be placed in front of the main house AND reduce the street side setback by 20%.

Legal Description: Lot 21, Block B, Bomhoff Addition to Wichita, Sedgwick County, Kansas (Generally located at the northwest corner of Pawnee and Minneapolis).

Dear Mr. Sanford:

We have reviewed your request for an Administrative Adjustment to allow you to build your detached garage in front of your existing home. You state that this location is the only suitable location for your new accessory garage because of the existing rear setback limitations. Additionally, you state that there is an existing driveway located off of Pawnee, which would utilize the new garage entrance. We would like to note that, generally, residential driveway access onto a busy arterial such as Pawnee is discouraged. Our approval will be contingent on the closure of the existing driveway on Pawnee to be replaced by a 24-foot driveway on Minneapolis built to City of Wichita standards. In phone conversation, you also requested the reduction of the street side building setback to be reduced from 15 feet to 12 feet, in light of the requirement of a driveway on Minneapolis. You also requested that the existing driveway along Pawnee not be modified at this time, but that you agreed to install a gate or fence preventing the use of that driveway for access.

The Unified Zoning Code allows an adjustment that permits an accessory structure to be placed in front of the principle structure on less than five acres of land as specified in Sec. III-D.7.f.(2). The Unified Zoning Code also allows an adjustment that permits the reduction of a side yard setback by up to 20 percent. We find that both the placement of the accessory structure and the reduction of the street side setback from 15 feet to 12 feet meet the four conditions required by Section V-1.6 of the Unified Zoning Code as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed accessory structure placement and reduced side setback would have no impact on safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area because the new garage will meet all existing setback requirements for a primary structure and will have access off of Minneapolis.

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- 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 placement of this garage. Trees on this lot screen the adjacent uses and uses to the east are commercial in nature.
- 3) Compatibility with existing or permitted uses on abutting sites: The accessory use placement is compatible with the prevailing commercial and retail uses in the surrounding area.
- 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 of improvements in the vicinity be materially injured.

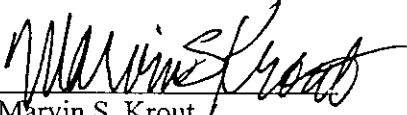
The applicant should be aware that if and when the subject property is used for anything other than single-family residential purposes, the property owner would be required to permanently remove the existing access driveway on Pawnee.

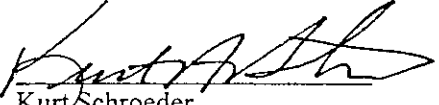
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Our signatures below indicate that an Administrative Adjustment to allow the placement of a detached garage (accessory structure) in front of the house (principle structure), as indicated on the site plan, is hereby granted subject to the following conditions:

- 1) The placement of the garage shall conform to the submitted site plan with a 25-foot front building setback and a 12-foot street side building setback.
- 2) No other structures on this site shall be placed in front of the principle structure nor shall any other structure be placed closer to the east property line than 15 feet.
- 3) Access to the garage shall conform to the submitted site plan. The applicant shall construct a 24-foot driveway off of Minneapolis and built to City of Wichita standards.
- 4) The applicant shall install and maintain a gate or fence across the existing Pawnee driveway that prevents the use of the driveway for access.

The zoning adjustment sign may now be removed from the property.


Marvin S. Krout
Director of Planning


Kurt Schroeder
Superintendent of Central Inspection

MK/KS/lv

cc: Kurt Schroeder, Office of Central Inspection
Taylor Levins, Office of Central Inspection
J.R. Cox, Office of Central Inspection
Randy Sparkman, Office of Central Inspection

