



Wichita-Sedgwick County Metropolitan Area Planning Department

April 13, 2001

Jeremy Gillette
2729 W. Merton
Wichita, KS 67213



Re: BZA2001-00014: Administrative Adjustment to reduce a street side setback.

Legal Description: Lot 12, Block D, Orient Industrial Addition, Wichita, Sedgwick County, Kansas (2729 W. Merton).

Dear: Mr. Gillette:

We have reviewed your request for an Administrative Adjustment to reduce your street side setback. From reviewing your application, we understand that you desire to construct an attached garage and that the garage will be setback only 12.8 feet from the street side property line.

The Unified Zoning Code allows an adjustment to reduce the side yard setback by up to 20 percent. We find that the reduction of the street side setback from 15 feet to 12.8 feet meets 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 encroachment should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity because the proposed 2.2 foot encroachment into the street side setback will not limit sight lines at the intersection of Merton and Gordon.
- 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 reduction of the street side setback, as the 2.2 foot encroachment into the street side setback will not significantly limit the sight lines for the westward facing residences located to the south along Gordon.
- 3) Compatibility with existing or permitted uses on abutting sites: The proposed attached garage is compatible with existing and permitted uses on abutting sites, and the 2.2 foot encroachment into the street side setback should not reduce the compatibility of the improvements with abutting sites.

- 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 or improvements in the vicinity be materially injured.

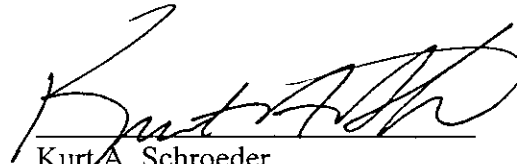
Our signatures below indicate that an Administrative Adjustment to reduce the street side setback for the aforementioned property from 15 feet to 12.8 feet is hereby granted, subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site plan.
- 2) The attached garage shall match the character of the house in terms of wall and roof materials and color and roof pitch.
- 3) Any violation of these conditions shall render the Administrative Adjustment null and void.

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



Marvin S. Krout
Planning Director

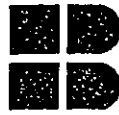


Kurt A. Schroeder
Superintendent of Central Inspection

Enclosure

cc: Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
J.R. Cox, Office of Central Inspection

WILLIAM L. KORBER, L.S.
N. BRENT WOOTEN, P.E.



BAUGHMAN COMPANY, P.A.
SURVEYING & ENGINEERING
316/262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

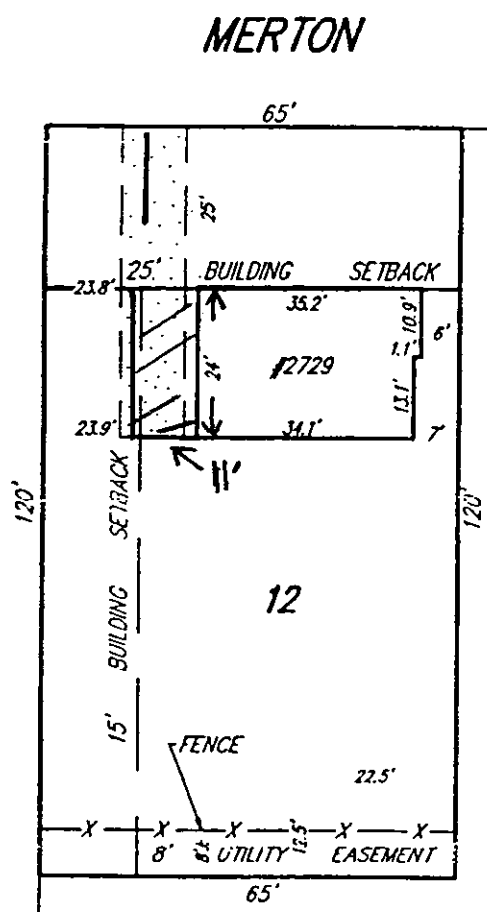
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MORTGAGEE TITLE INSPECTION
(This Does Not Constitute A Boundary Survey)
NOTE: Positional tolerance of setback and offside dimensions is 0.5' ± unless otherwise noted.

BZA2001-00014
SITE PLAN

APPROVED 4-13-01 BY SK

GORDON AVENUE



1/2" = 15'

ATTACHED GARAGE 11' x 24'
PROPOSED GARAGE WILL ENCRUCH
APPROXIMATELY 2.2 FT.

DWG FILE: 036120-MSP
Project No. 92-12-G062
FEMA FIRM 200328 0025 B
MAY 15, 1986
Zone B