



Wichita-Sedgwick County Metropolitan Area Planning Department

August 26, 2019

Keith and Carrie Hendrickson
3801 W. 17th Street
Wichita, KS 67203

Griswold Property Solutions
Attn: Kevin Griswold
kevin@griswoldpropertiesolutions.com



Re: BZA2019-00031: Administrative Adjustment to increase the height of an accessory structure from 21-feet to 22-feet on property zoned SF-5 Single-Family Residential.

Legal Description: Lots 15 & 16, Block 2, Westbriar Addition, Wichita, Sedgwick County, Kansas

Dear Applicants,

We have reviewed your request for a Zoning Adjustment to increase the height of an accessory structure from 21-feet to 22-feet (approximately 4.7%) on the aforementioned property. From reviewing the application, we understand that you desire to increase the height of an accessory structure from 21-feet to 22-feet.

Section V-1.2.f of the Unified Zoning Code ("UZC") allows increasing the maximum building height (required by the property development standards of the zoning district) by up to 20 percent. These adjustments are permissible when the provisions of those sections and the Zoning Adjustment Criteria of Section V-1.6 are met. We find that the reduction of the front setback as proposed meets the provisions of Section V-1.2.a and the four criteria required by Section V-1.6 as set out below:

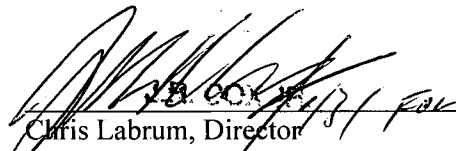
- 1) Impact on safety and convenience of vehicular and pedestrian circulation: Construction of a new garage with a 22-foot ridge height should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity as right-of-way and driveways are not affected.
- 2) Impact on existing uses in surrounding areas: There will be no impact on the existing uses in surrounding areas as a result of the new construction; street visibility will be unchanged for neighboring properties.
- 3) Compatibility with existing or permitted uses on abutting sites: Abutting sites are zoned SF-5 Single-Family which allows increasing building height by up to 20% and will not have a negative impact on existing or permitted uses.
- 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 increase the building height for the aforementioned property to 22-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 applicant shall obtain a building permit and complete construction within one year of the Administrative Adjustment approval. The site shall conform to all codes including but not limited to building, health and fire.
- 3) The increase in height for the accessory structure (garage) shall apply only to the new garage as submitted on the approved site plan. All other structures or additions on the subject property shall conform to building development permitted by the SF-5 Single-Family Residential zoning district unless a separate Zoning Adjustment or Variance is granted.
- 4) 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.

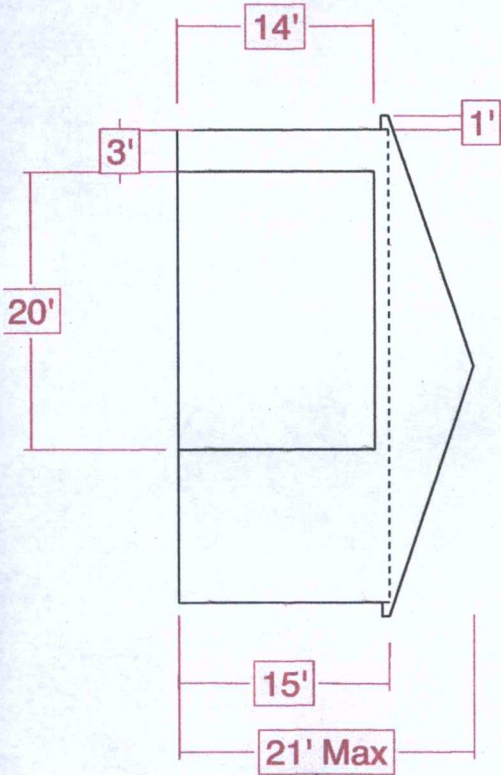
The "Development Application" sign should now be removed from the property.


Dale Miller, Director
Metropolitan Area Planning Department

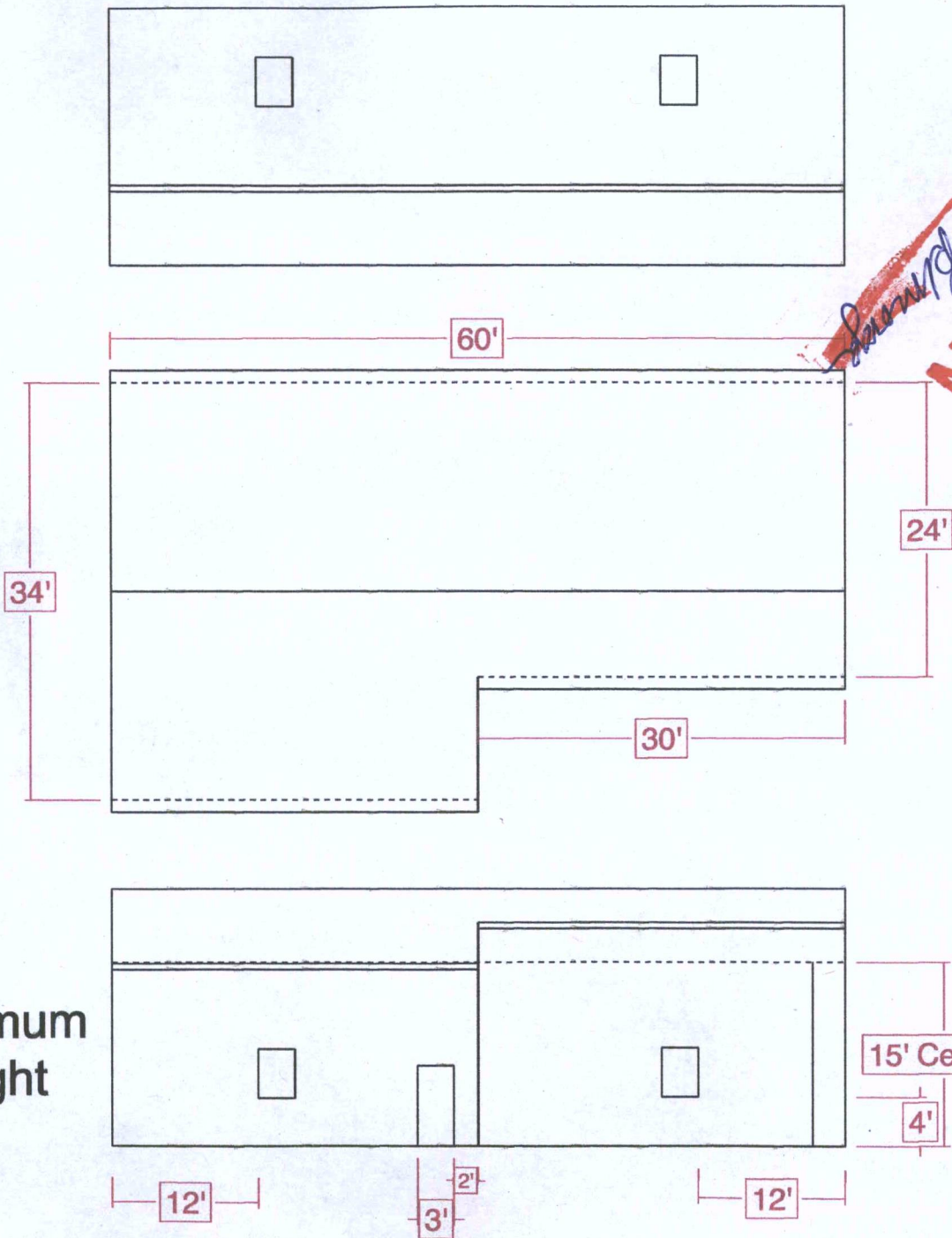

Chris Labrum, Director
Metropolitan Area Building and Construction
Department

cc: MABCD
Cindy Claycomb, CM District VI
Janet Johnson, Supervisor, Community Services, District VI

KEITH R. HENDERCKSON
 3801 W. 17TH ST. N.
 LOTS 15 & 16; BLOCK 2
 WESTBRIAR ADDITION TO
 WICHITA, KS



Request Change Maximum
 Allowable Building Height
 From 21 ' to 22 '

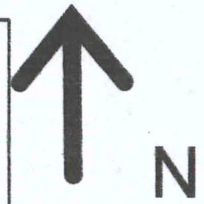


APPROVED
 8/22/18
 BY [Signature]
 CITY OF WICHITA

1" = 14 FEET

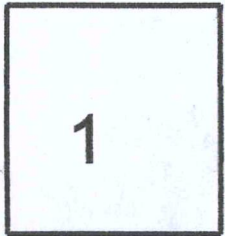
Request Adjustment to Maximum
Building Height from 21' to 22'
Keith R. Hendrickson
Scale 1"=60'
3801 W. 17th St N
Lots 15 and 16; Block 2;
Westbriar Addition to Wichita, Kansas

17th St.



McComas Ave.

Proposed New Garage



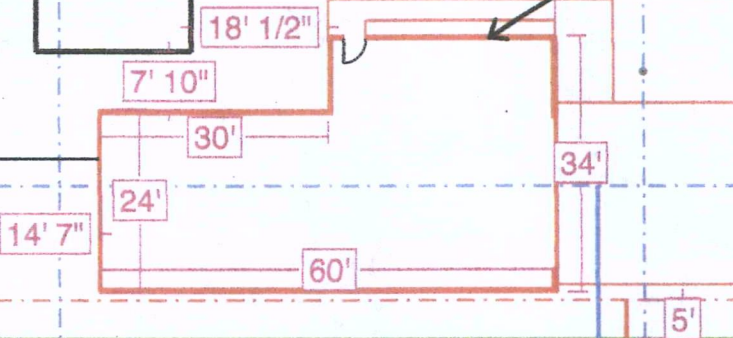
110

16

15

2

168.62



14

SITE PLAN

APPROVED

8/24/19 K. Hendrickson