

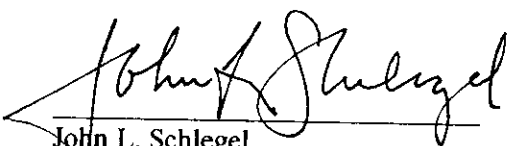
detached garage, sufficient separation between dwellings will be maintained.

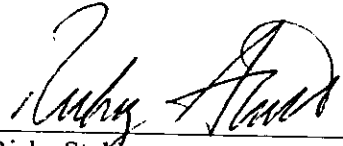
- 4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way. There should be no impact on the public health, safety or welfare nor will properties or improvements in the vicinity be materially injured.

Our signatures below indicate that a Zoning Adjustment to allow a side setback reduction from 6 to 3 feet for a house addition is hereby granted, subject to the following conditions:

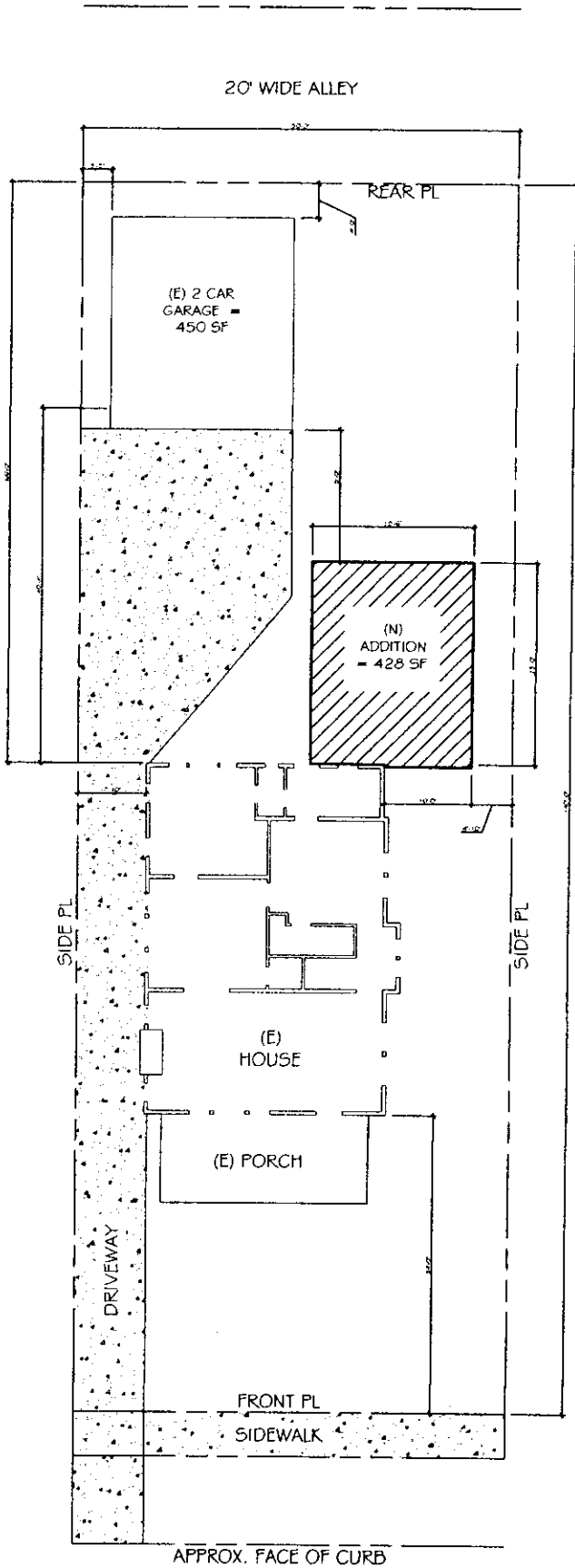
- 1) The site shall be developed in conformance with the approved site plan.
- 2) The adjustment shall apply only to the addition as illustrated on the approved site plan. All other structures or additions on the subject property shall conform to the locations and setbacks permitted by the Unified Zoning Code unless a separate Zoning Adjustment or Variance is granted.
- 3) The applicant shall obtain building permits within one year of the administrative adjustment approval. The site shall conform to all other applicable codes.
- 4) The addition is limited to 21 feet in height, 60% of the maximum height for the TF-3 zoning district.
- 5) The addition exterior design shall be approved through the Historic Planning Office as required prior to obtaining building permits.
- 6) 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


Ricky Stubbs
Interim Co-superintendent of MABCD

cc: Rick Stubbs, MABCD
Mike Gable, MABCD
Janet Miller, CM District VI
Terri Dozal, NA District VI



1118 COOLIDGE AVE - 70' R.O.W.

APPROVED
 BZA 2013-05 SITE PLAN
 William A. G. [Signature]
 DATE 2-26-13

REAR YARD LOT COVERAGE CALCULATION

TOTAL REQUIRED REAR YARD SF = 2,706 SF
 (ASSUMES 6' & 3' SIDE S/B & 0' REAR S/B)
 NEW ADDITION SF = 428 SF (15.8%)
 NEW GARAGE & SHOP SF = 669 SF (24.7%)
 TOTAL NEW SF = 1,097 SF (40.5%)

REAR YARD LOT COVERAGE %
 1" = 20'-0"

PRELIM REMODEL PLAN FOR:		WALDIE - RYLC-1	
SCALE	DATE	DRAWN BY	SHEET 1 OF 1
	10-19-12	MW	

File



Wichita-Sedgwick County Metropolitan Area Planning Department

February 26, 2013

David and Jane Waldie
1118 N. Coolidge Ave.
Wichita, KS 67203

Re: BZA2013-05: City Administrative Adjustment to reduce the side setback from 6 to 3 feet for a house addition on the rear half of the lot in TF-3 Two-family Residential zoning, generally located south of 11th Street N. and east of N. Coolidge (1118 N. Coolidge Ave.).

Legal Description: LOTS 158-160 COOLIDGE AVE. RIVERSIDE ADD., Wichita, Sedgwick County, Kansas.

Dear Applicants,

We reviewed your request for a Zoning Adjustment to reduce the side setback for a house addition on the aforementioned property. From reviewing the application and site plan, we understand that you wish to build an addition within 3 feet of the side (south) property line on the rear half of the lot. The Zoning Code requires a 6 foot side setback in TF-3 zoning.

Section V-1.2.b of the Unified Zoning Code allows an administrative adjustment to reduce the side setback to 3 feet when all parts of the structure to be extended into the side setback are located more than one-half the depth of the lot behind the front property line, when the addition does not obstruct or eliminate required off-street parking, provided the zoning adjustment does not increase lot coverage more than ten percent and extended portions of the structure are not more than 60% of the maximum height allowed in that zoning district. This adjustment is permissible when the provisions of that section and the Zoning Adjustment Criteria of Section V-1.6 are met. We find that reducing the side setback from 6 to 3 feet as proposed meets the four criteria required by Section V-1.6 as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The addition location will have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity as right-of-way, driveways and parking areas are not affected.
- 2) Impact on existing uses in surrounding areas: There will be minimal impact on the existing uses in surrounding areas as a result of the setback reduction; the addition location is subject to Historic Planning review as it is within the environs of a historic structure. Review will ensure that the addition does not detract from the historic environs.
- 3) Compatibility with existing or permitted uses on abutting sites: The addition location will be compatible with existing and permitted uses on abutting sites; the addition location is adjacent to a

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T 316.268.4421 F 316.268.4390

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