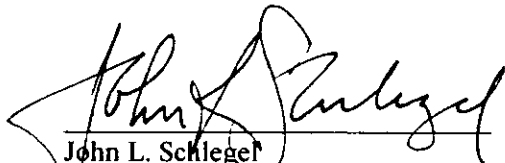


or improvements in the vicinity be materially injured.

Our signatures below indicate that a Zoning Adjustment to reduce the side setback from 6 to 4.8 feet for a carport in TF-3 zoning is hereby granted, subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site plan.
- 2) The adjustment shall apply only to the carport 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 a building permit within one year of the administrative adjustment approval. The site shall conform to all codes including but not limited to building, health and fire.
- 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.

  
\_\_\_\_\_  
John L. Schlegel  
Planning Director

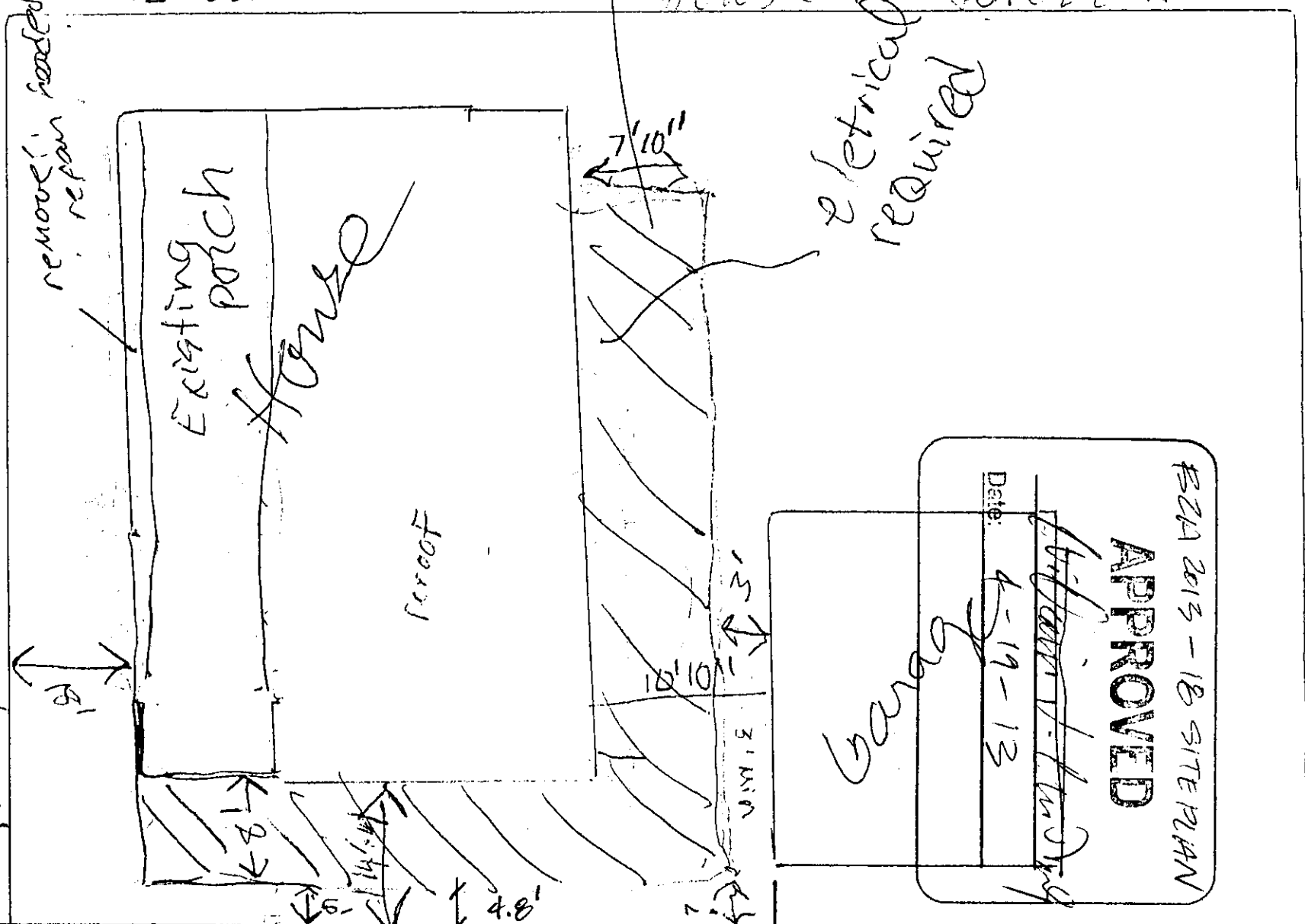
  
\_\_\_\_\_  
Tom Stolz  
MABCD Director

cc: Mike Gable, MABCD  
JR Cox, MABCD  
Janet Miller, CM District VI  
Terri Dozal, NA District VI

350 N. Saint Paul

← 133-Ft DEEP  
 $\frac{1}{2} = 66.5'$

House To 2870 Ee 10 Ft 10 In →



#204 2013 - 18 SITE PLAN

**APPROVED**

*William J. Landry*

Date: 4-19-13

1111



**Wichita-Sedgwick County Metropolitan Area Planning Department**

April 19, 2013

Martha Rist  
350 N. Saint Paul  
Wichita, KS 67203

**Re: BZA2013-18: City BZA Administrative Adjustment for a 20% reduction of the required side yard setback in TF-3 Two-family Residential zoning, generally located east of N. Saint Paul and south of 3<sup>rd</sup> Street North (350 N. Saint Paul).**

**Legal Description**: Lots 12 and 14, Block 25. JO Davidson's 2nd ADD., Wichita, Sedgwick County, Kansas.

Dear Applicants,

We reviewed your request for a Zoning Adjustment to reduce the side setback by 20% for a carport on the aforementioned property. From reviewing the application and site plan, we understand that you wish to add a carport to the existing house within 4.8 feet of the south side property line. The Zoning Code requires a six foot side setback in TF-3 zoning.

Section V-I.2.a of the Unified Zoning Code allows an administrative adjustment to reduce setbacks by 20% when the provisions of that section and the Zoning Adjustment Criteria of Section V-I.6 are met. We find that reducing the setback by 20% as proposed meets the four criteria required by Section V-I.6 as set out below:

- 1) **Impact on safety and convenience of vehicular and pedestrian circulation**: The carport location 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 carport location; sufficient separation between the buildings will be maintained and adequate street visibility is maintained for neighboring properties.
- 3) **Compatibility with existing or permitted uses on abutting sites**: The side setback reduction for a carport will be compatible with the abutting property to the south. The nearest house will be over 10 feet from the proposed carport.
- 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

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

[www.wichita.gov](http://www.wichita.gov)