

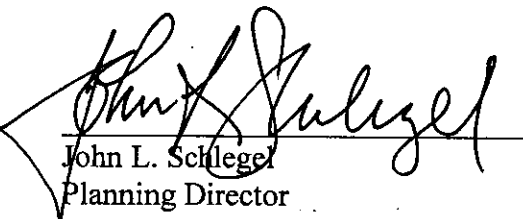
of the principal structure, as the detached garage will share the same design and construction materials as the house, will have the appearance of being attached to the house by a brick privacy wall, and will have garage doors facing the house rather than the street.

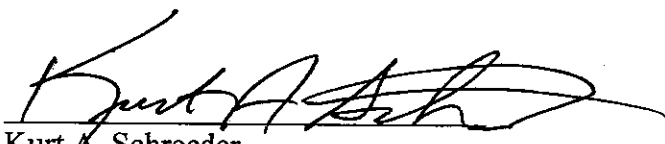
- 3) Compatibility with existing or permitted uses on abutting sites: Placing the accessory structure in front of the principal structure is within allowable adjustments and will not detract from the existing residential uses.
- 4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements, right-of-way, or building setbacks; 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 a Zoning Adjustment to permit an accessory structure to be placed in front of the principal structure on less than five acres of land for the aforementioned property is hereby granted, subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site plan, including the construction of the 5-foot high brick privacy wall.
- 2) The accessory structure shall match the character of the house in terms of wall and roof materials and color.
- 3) 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


Kurt A. Schroeder
Superintendent of Central Inspection

Enclosure

cc: Douglas Buchanan, 15307 E. 71st St. S., Derby, KS 67037
Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
Herb Shaner, Office of Central Inspection



Wichita-Sedgwick County Metropolitan Area Planning Department

February 24, 2005

Meena Khurana
10302 E. Boxthorn
Wichita, KS 672226

Re: BZA2004-00089: Zoning Adjustment to permit an accessory structure to be placed in front of the principal structure on less than five acres of land.

Legal Description: Lot 20, Block 6, Hawthorne Addition, Wichita, Sedgwick County, Kansas. Generally located north of 21st Street North and east of 127th Street East (2307 N. Rosemont Cir.).

Dear Mrs. Khurana:

We have reviewed your request for a Zoning Adjustment to permit an accessory structure to be placed in front of the principal structure on less than five acres of land. From reviewing your application, we understand that the accessory structure will be a detached garage that will have a 5-foot high brick privacy wall running between the garage and the house that will give the appearance that the garage is attached to the house. Additionally, we understand that the garage will share the design and construction materials of the house, will have doors facing the house instead of the street, and will be located outside all easements and building setback areas.

Section V-I.2.n. of the Unified Zoning Code allows an adjustment that would permit an accessory structure to be placed in front of the principal structure on less than five acres of land when the conditions required by Section V-I.6. of the Code are met. We find that permitting an accessory structure in front of the principal structure on your property meets the four conditions required by Section V-I.6 of the Unified Zoning Code as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: This request is for a detached garage for a principal structure located within a gated residential community. Neither vehicular or pedestrian traffic will be affected.
- 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 accessory structure being placed in front