

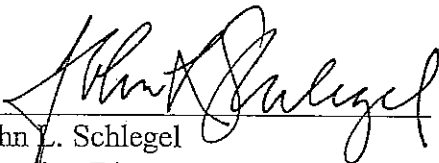
UZZ. In fact, case # BZA2006-01 approved a similar request earlier this year just 240 feet to the north.

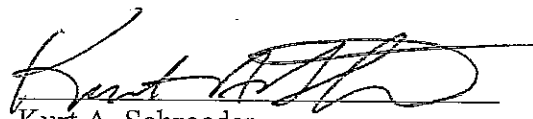
- 3) Compatibility with existing or permitted uses on abutting sites: Placing an accessory structure in front of a principal structure is within allowable adjustments and should not detract from the existing or permitted uses on abutting sites, which primarily are single family residences.
- 4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way; therefore, there should 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 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, and all permits necessary to construct the improvements shall be acquired.
- 2) The allowance of an accessory structure in front of the principal structure shall apply only to the "carport" illustrated on the approved site plan. All other structures or additions on the subject property shall conform to the development standards of the Unified Zoning Code unless a separate Zoning Adjustment or Variance is granted.
- 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

cc: Kurt Schroeder, Office of Central Inspection
Randy Sparkman, Office of Central Inspection



FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

April 23, 2006

Clifford Smith
5908 South Vandale Ave.
Wichita, KS 67217

Re: BZA2006-29: Zoning Adjustment to permit an accessory structure to be placed in front of the principal structure on less than five acres.

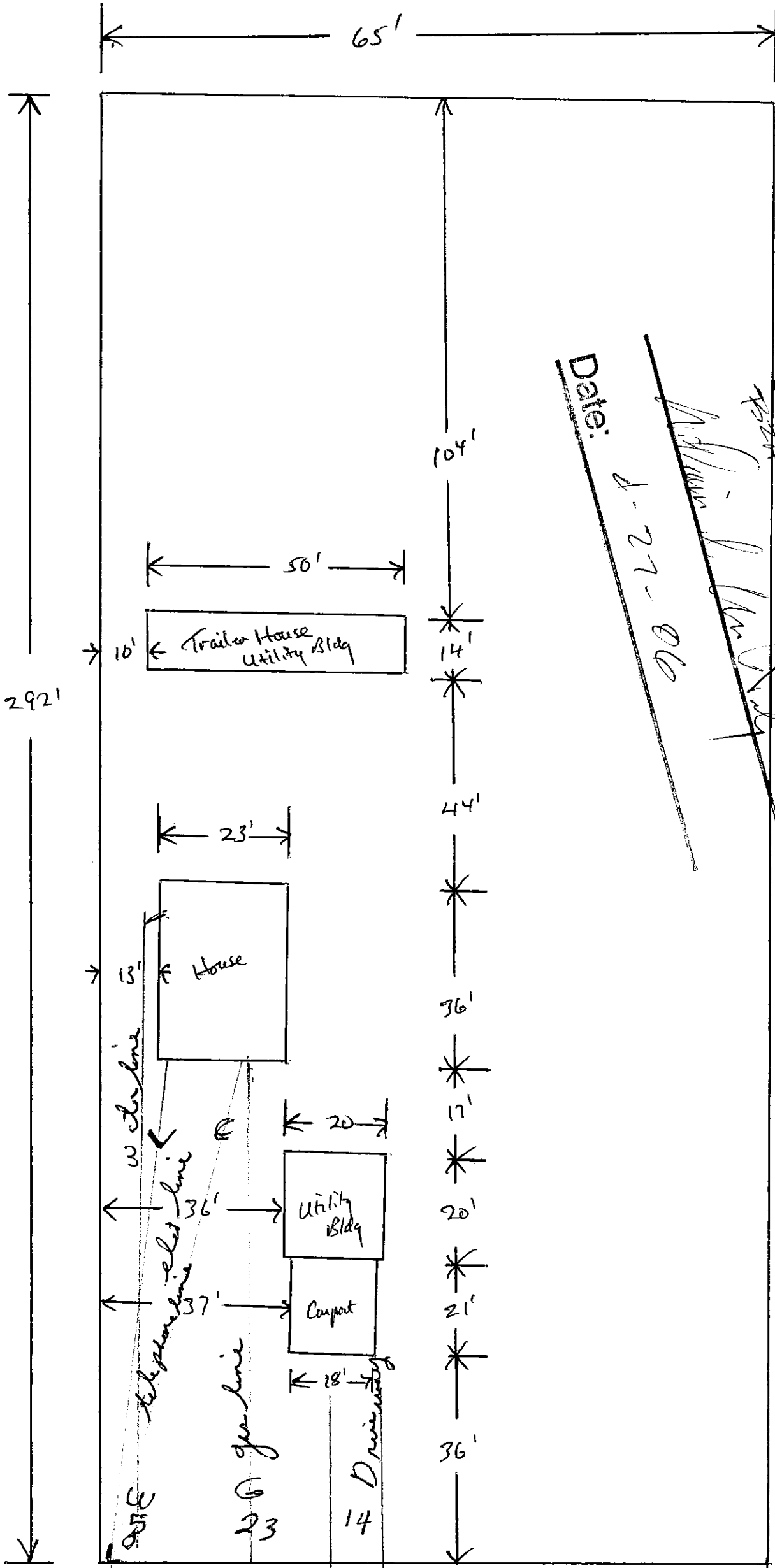
Legal Description: Lot 37, Vandale Annex Replat of Lots 21 – 38 Addition, Wichita, Sedgwick County, Kansas. Generally located west of South Vandale Avenue and south of 58th Street South (5908 S. Vandale).

Dear Mr. Smith:

We have reviewed your request for a Zoning Adjustment to permit an accessory structure in front of the principal structure on less than five acres. From reviewing your application, we understand that you propose to construct an 18' x 21' carport on a 0.43-acre lot. We understand that you propose to construct the carport 36 feet from the front property line. Therefore, you have requested a Zoning Adjustment to permit an accessory structure to be placed in front of the principal structure.

Sec. V-I.2.n. of the Unified Zoning Code (UZC) allows a Zoning 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 Sec. 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 Sec. V-I.6. of the UZC as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: This request is for a detached carport on a private lot. Public vehicular and pedestrian circulation will not be affected as the carport will provide sufficient space for parking vehicles on the property and will not interfere with traffic circulation patterns.
- 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 carport being placed in front of the house, as the structure will be replacing a structure that had previously existed at the same location. Also, many of the homes in the neighborhood, including the principal structure on the subject property, are situated far behind the front setback line making it difficult to place an accessory structure in compliance to the



Date: 8-27-06
William J. Van Dale

APPROVED

Carport placement due to access to driveway and road.

Van Dale Street

North