CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

September 20, 2006

George Marion
1651 Greenwood
Wichita, KS 67211

Re: BZA2006-67: Zoning Adjustment to reduce the front setback from 20 feet to 17 feet in TF-3 Two-family Residential zoning.

LOT 5 EXC S 6 FT & ALL LOT 7 on FANNIE NOW GREENWOOD AVE. MEAD'S SUBDIVISION Addition to Wichita, Sedgwick County, Kansas. Generally located south of Harry and west of Greenwood (1651 Greenwood).

Dear Applicant,

We have reviewed your request for a Zoning Adjustment to reduce the front setback on the aforementioned property. From reviewing the application, we understand that you desire to enclose a porch with a 17-foot front setback, a three-foot encroachment into the required 20-foot front setback (after setback averaging) for the TF-3 zoning district. Therefore, you have requested an adjustment to reduce the required front setback.

Section V-I.2.a. of the Unified Zoning Code allows up to a 20% reduction of the front setback for a principle structure when the provisions of that section and the Zoning Adjustment Criteria of Section V-I.6. are met. We find that the reduction of the front setback as proposed meets the provisions of Section V-I.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: The setback encroachment should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity because right-of-way, the driveway, and sidewalk will not 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 front setback reduction, as sufficient separation between buildings is maintained and the front setback reduction is within allowable limits.

3) Compatibility with existing or permitted uses on abutting sites: The proposed enclosed porch

is compatible with existing and permitted uses on abutting sites, the encroachment into the front setback should not reduce compatibility with abutting and adjacent sites. The proposed setback reduction will be consistent with the existing setback of many structures within this block.

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 reduce the front setback for the aforementioned property from 20-feet to 17 feet is hereby granted, subject to the following conditions:

1) The setback reduction shall apply only to the font setback for an enclosed porch. All other structures or additions on the subject property shall conform to the setbacks permitted by the Unified Zoning Code unless a separate Zoning Adjustment or Variance is granted.

2) 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.

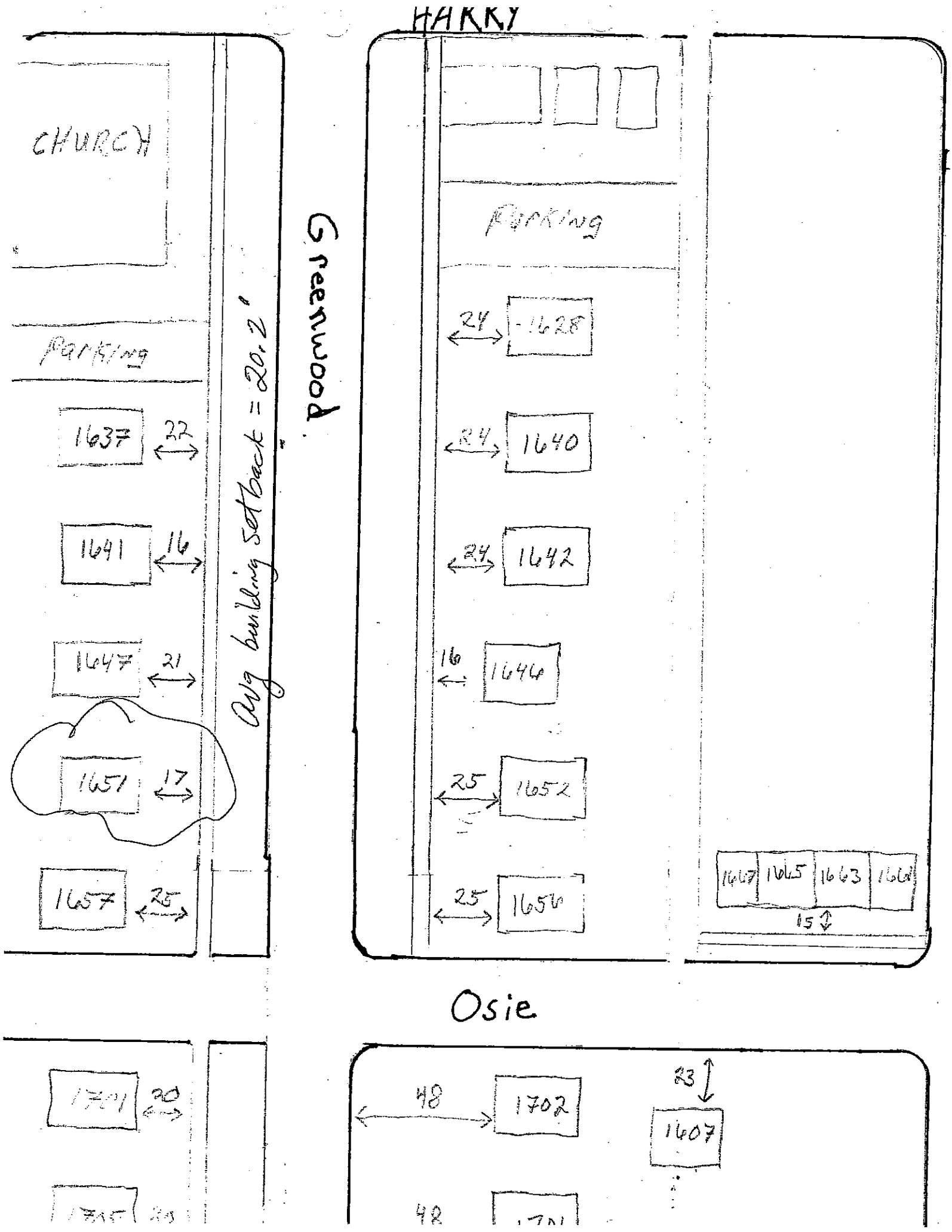
The "Development Application" sign should now be removed from the property.

John L. Schlegel
Planning Director

Kurt A. Schroeder
Superintendent of Central Inspection

Enclosure

cc: Kurt Schroeder, OCI
Mike Gable, OCI


HARRY
CHURCH
Parking
Greenwood
Avg building setback = 20.2'
1637
22
1641
16
1647
21
1651
17
1657
25
Parking
24
1628
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1640
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1661
15
Osie
1701
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1705
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48
1702
23
1607
48