CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

November 7, 2016

David and Pam Byerley
4965 N. Alexander
Wichita, KS 67204

Blue Ribbon Construction, LLC
236 N. Cherokee Ct.
Kechi, KS 67067

Re: BZA2016-46: City Administrative Adjustment to allow an accessory structure (detached garage) in front of the principal structure on property zoned SF-5 Single-Family Residential ("SF-5").

Legal Description: LOT 1, BLOCK A, BEAULAHLAND 4TH ADDITION, Wichita, Sedgwick County, Kansas; generally located west of North Seneca on the southwest corner of 49th Street North and North Alexander (4965 N. Alexander)

Dear Applicant:

We have reviewed your request for a Zoning Adjustment to permit an accessory structure in front of the principal structure on 0.91 acres. From reviewing your application, we understand there is an existing residential structure on the aforementioned property. You propose to construct a new detached garage on the property. This will place the existing detached garage in front of the new residential structure. From the drawing submitted, the existing detached garage structure is located approximately 63 feet from the front property line.

Sec. V-I.2.n of the Unified Zoning Code 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 Unified Zoning Code as set out below:

1) Impact on safety and convenience of vehicular and pedestrian circulation: This request is to allow a detached accessory structure in front of a primary structure on a private lot with the structure located 63 feet from the front property line, as shown on the attached site plan. Public vehicular and pedestrian circulation will not be affected and the structure 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 structure being placed in front of the house, as the structure will be set back approximately 63 feet from the front property line which is greater than the platted 30 foot building setback.

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 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. There will 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 and the improvements shall be built within one year.

2) The permitting of an accessory structure in front of the principal structure shall apply only to the proposed garage 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.

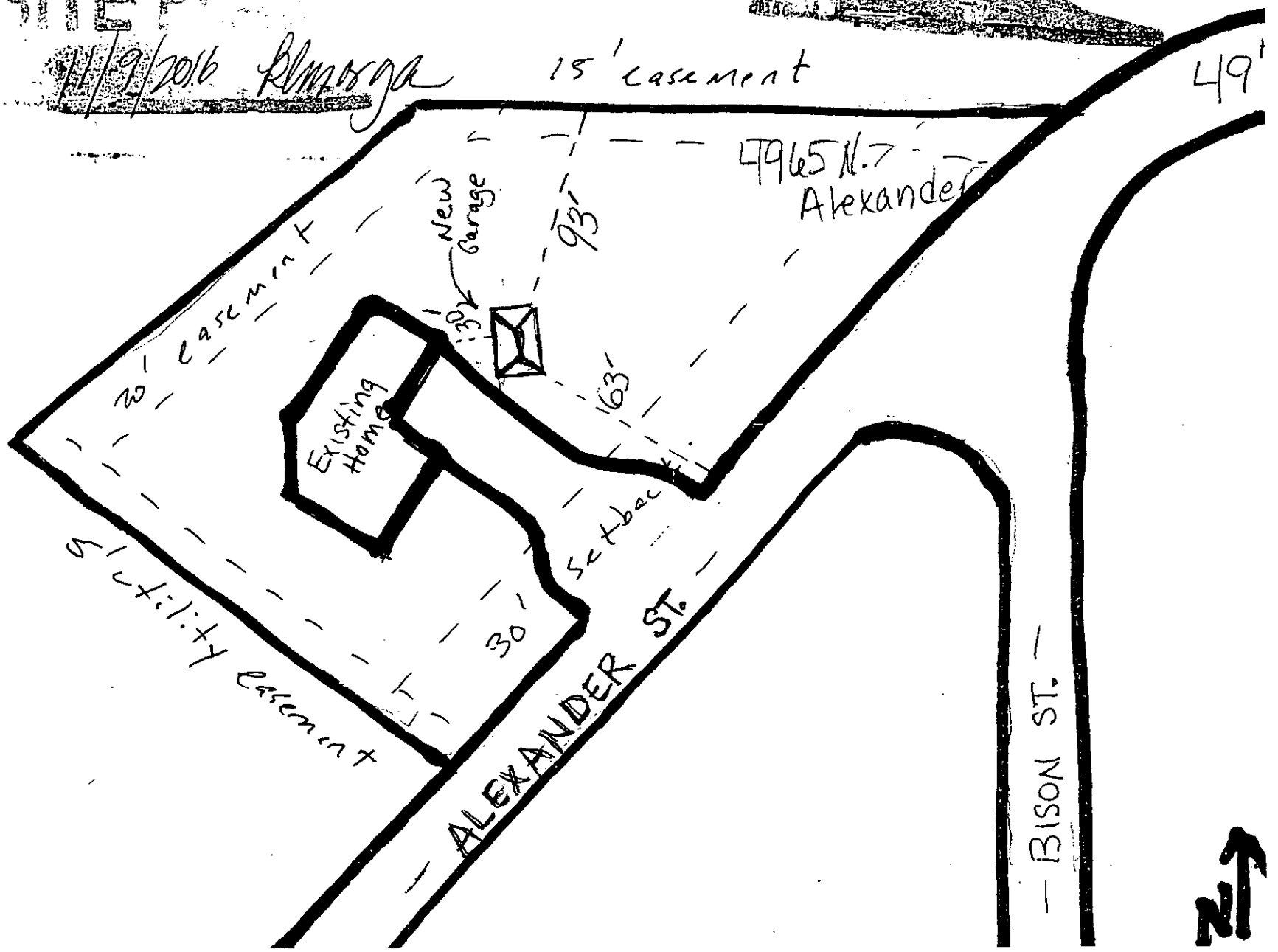
Dale Miller, Director
Metropolitan Area Planning Department

Kyle J. McLaren, Interim Director
Metropolitan Area Building and Construction Department

cc: Kyle J. McLaren, MABCD
J.R. Cox, MABCD
Janet Miller, CM District VI
Martha Sanchez, Community Services Representative District VI

PLOT PLAN

SITE PLAN

SITE PLAN

11/9/2016 RMorga