CITY OF WICHITA

FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

March 17, 2017

Lyle M. Petik
13143 W. 63rd Street South
Clearwater, KS 67026

Re: **BZA2017-00012: County Administrative Adjustment to allow an accessory structure in front of the principal structure and a 20% interior side yard setback reduction on property zoned Rural Residential ("RR").**

Legal Description: LOT 2, BLOCK A, YODER AIRPORT SOUTH ADDITION, Sedgwick County, Kansas

Dear Applicant:

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 a 48-foot by 56-foot building on the aforementioned property which will be approximately 100 feet north of the principal structure and 16 feet from the side (west) property line according to the site plan. The new building will be located approximately 85 feet from the front (north) property line.

Sec. V-I.2.n of the Unified Zoning Code (UZC) allows a Zoning Adjustment to permit an accessory structure in front of the principal structure on less than five acres. Sec. V-I.2.a of the UZC allows the reduction of a side yard setback by up to 20 percent. The proposed construction of an accessory building on the abovementioned 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 an accessory structure in front of the principal structure. Public vehicular and pedestrian circulation will not be affected as the structure complies with development standards for Class 3 - local streets.

2) Impact on existing uses in surrounding areas: The surrounding property is Rural Residential developed with large lot residential, agricultural land and a grass airplane landing strip. There should be no impact on the existing uses in surrounding areas as a result of the structure being placed in front of the house.

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 and agricultural uses

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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 building constructed within one year.

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

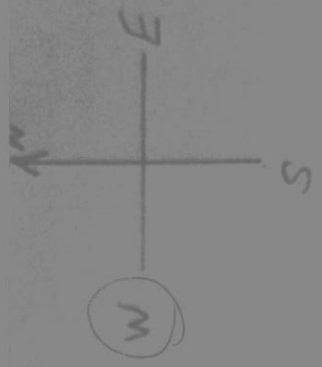
Dale Miller, Director
Metropolitan Area Planning Department

Kortney D. Capello, Interim Director
Metropolitan Area Building and Construction Department

cc: MABCD
David Dennis, District 3

13143 W. 63rd St. S.
CLEARWATER, KS 67026

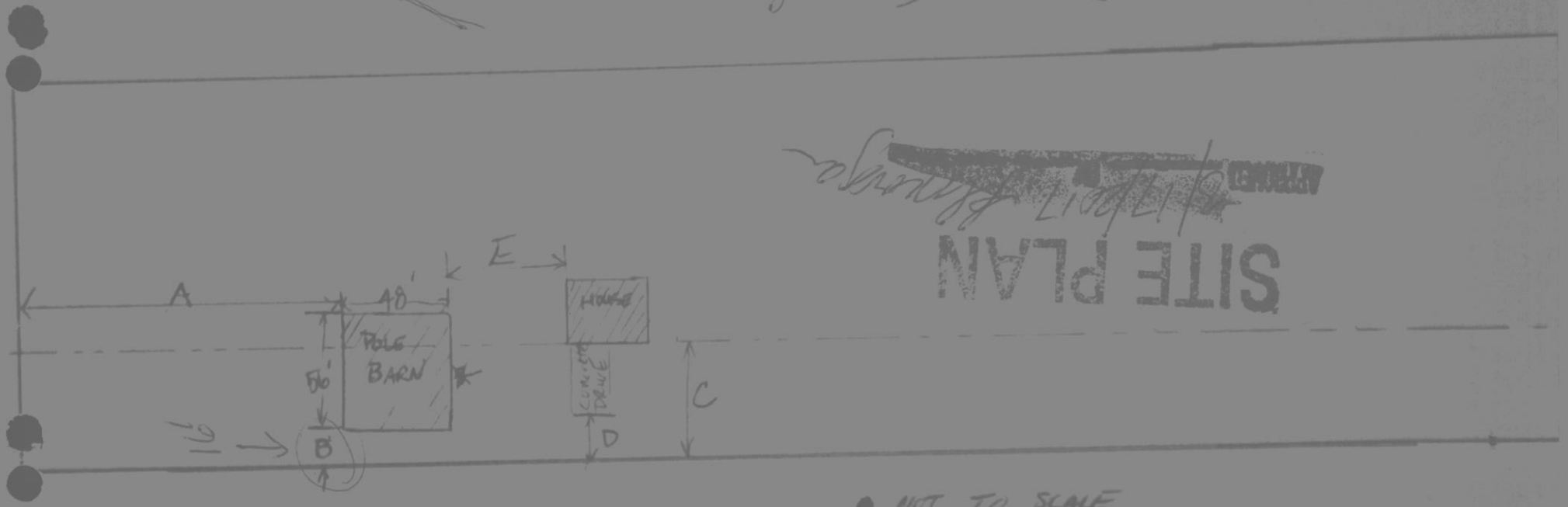
2/20/2017



Grass runway

a grain bin, silo, shop adjacent

SITE PLAN



- NOT TO SCALE.
- PRELIMINARY DISTANCES LISTED FOR POLEBARN.
- POLE BARN DIMENSIONS ARE FIXED.

A ≥ 25'

B ≃ ~~15~~ 16'

C ≃ 43'

D ≃ 13'

E ≃ 100'

