



Wichita-Sedgwick County Metropolitan Area Planning Department

December 14, 2000

Virgill Rodney Crabill
900 W. 63rd St. S.
Wichita, KS 67217

FILE COPY

Re: BZA2000-00058: An administrative adjustment to permit an accessory structure to be placed in front of the principle structure on less than five acres of land.

Legal Description: Lot 7 excluding the west 135.96', Block B, Second Clarkdale Subdivision, Wichita, Sedgwick County, Kansas (900 W. 63rd St. S.).

Dear Mr. Crabill:

We have reviewed your request for an Administrative Adjustment to permit an accessory structure to be placed in front of the principle structure on less than five acres of land. You state in your application that a 24' x 24' garage was constructed without a building permit and is located south of the principle structure and 167' feet north of the right-of-way of 63rd Street South. In reviewing the site plan, we find that the orientation of the corner lot such that the primary entrance faces the platted side yard to the east along Southern.

The Unified Zoning Code allows an Administrative Adjustment that would permit an accessory structure to be placed in front of the principle structure on less than five acres of land. 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 576 square foot garage on a three-quarter residential lot. Public vehicular and pedestrian circulation 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 accessory structure being placed in front of the principal structure, as the accessory structure will be located in the platted front yard but will have the impact of being placed in the side yard because the primary entrance to the lot faces the platted side yard.

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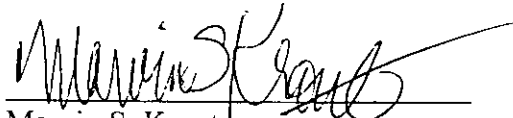
www.wichitagov.org

- 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 the orientation of the structure in relation to the principle structure is compatible with existing residential uses on abutting sites.
- 4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way, 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 an Administrative Adjustment to permit an accessory structure to be placed in front of the principle 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 site plan submitted as part of this application.
- 2) Any violation of these conditions shall render the Administrative Adjustment null and void.

The zoning adjustment sign may now be removed from the property.



Marvin S. Krout
Planning Director



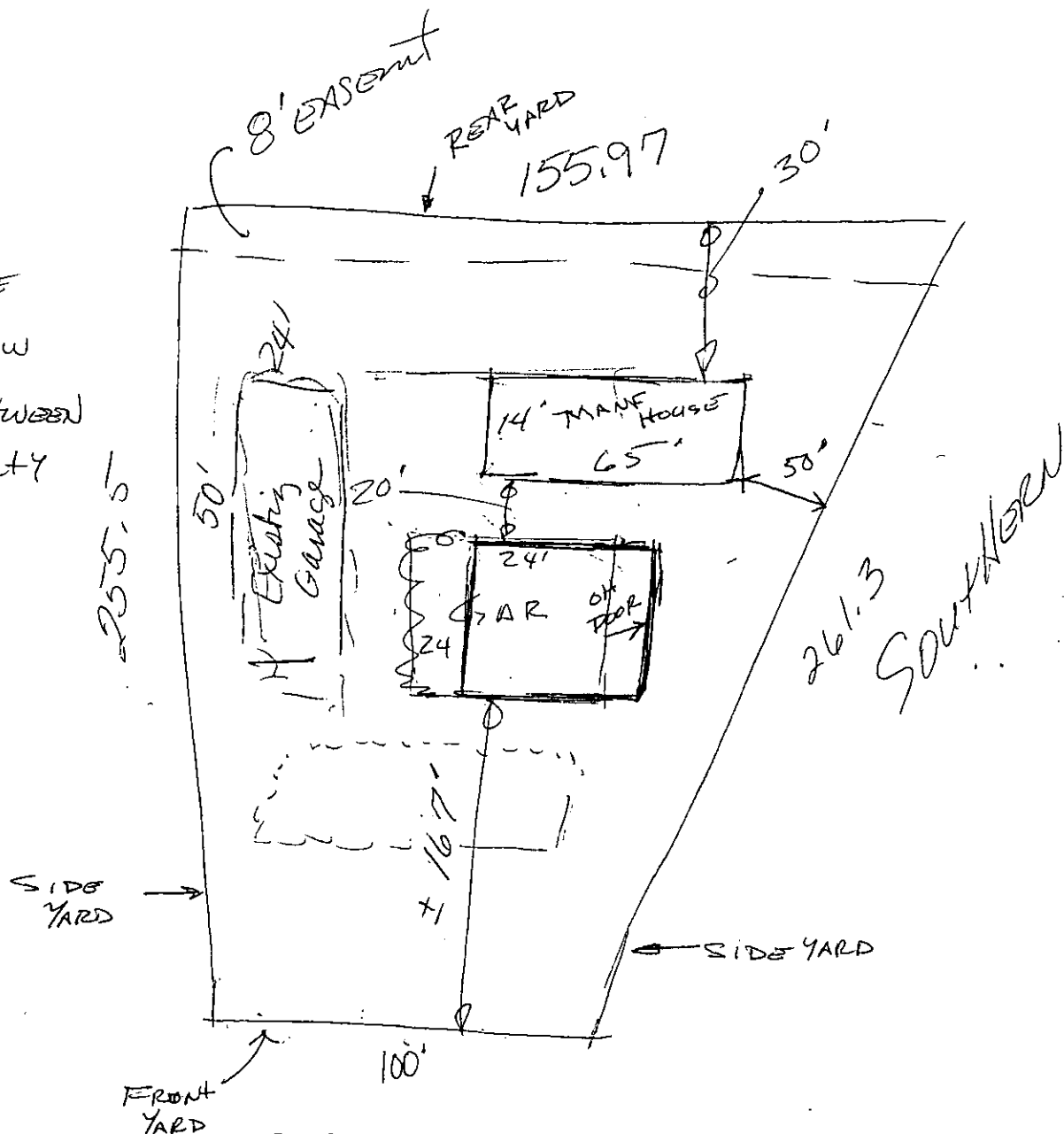
Kurt A. Schroeder
Superintendent of Central Inspection

MK/KS/sk

cc: Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
J.R. Cox, Office of Central Inspection

NEED ADMINISTRATIVE
ADJUSTMENT TO ALLOW
DETACH GARAGE BETWEEN
HOUSE + FRONT PROPERTY
LINE (63RD ST)

10th FLOOR
PLANNING DEPT.



NOT IN 100 YR FLOOD
PER LOMR DATED
20 MAY 1999

900 W.
63RD

LOT 7 EXC W 135.96'
BLOCK B

(MIKE GABLE OCL) 2ND CLARKDALE SUB.