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Wichita-Sedgwick County Metropolitan Area Planning Department

December 4, 2019

Blaise and Leah Bergmann
10404 Spring Bluff Court
Clearwater, KS 67026

Re: BZA2019-48: County Administrative Adjustment to allow accessory structure in front of the principle structure.

Legal Description: LOT 13, BLOCK 1, SPRING CREEK ADDITION, SEDGWICK COUNTY, KANSAS; generally located 1000 feet south of West 71st Street South, on the west side of South 103rd Street West (10404 Spring Bluff Court)

Dear Applicant:

We have reviewed your request for a Zoning Adjustment to permit an accessory structure (workshop) 21-feet in front of the main structure and approximately 42 feet behind the front property line on 2.04 acres.

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 an accessory structure (workshop) 21-feet in front of the main structure and approximately 42 feet behind the front property line on 2.04 acres. 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. The structure will have a complimentary color scheme and compatible with the main structure.

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 large lots zoned RR Rural Residential on the north, west and south, and are developed with single-family residences. Property to the east is zoned RR and is agricultural land.

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

2) The detached accessory structure shall be located 21-feet in front of a primary structure (approximately 42-feet behind front setback). The exterior building material of the accessory structure shall be compatible with the main structure.

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

Chris Labrum, Director
Metropolitan Area Building and Construction Department

cc: MABCD
Lacey Cruse, BoCC District 4

10404 W SPRING BLUFF CIR

BLD2019-04063

Site Plan Approved 12/4/2019 KLV



Geographic Information Services
Sedgwick County... working for you

Geographic Information Services
Division of Information & Operations
www.sedgwickcounty.org/gis
525 N. Main, Suite 212, Wichita, KS 67203
Tel: 316.660.9290 Fax: 316.262.1174

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