



Wichita-Sedgwick County Metropolitan Area Planning Department

April 20, 2022

Paul Shimanek
224 N. Arcadia St.
Wichita, KS 67212

Re: BZA2022-00019: City Administrative Adjustment to allow an accessory structure in front of a primary structure on property zoned SF-5 Single-Family Residential; generally located northwest of North Tyler Road and West Douglas Avenue (9200 W. Douglas).

Legal Description: Lot 19, Block 19, Westfield Acres Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant:

We have reviewed your request for a Zoning Adjustment to permit an accessory structure (garage, 30 feet X 35 feet) approximately 40 feet in front of the principal structure on 0.5 acres. The accessory structure will be setback approximately 30 feet from the front property line (east) and 20 feet from the interior side property line (north).

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 the subject property meets the four conditions required by Sec. V-I.6 of the Unified Zoning Code as set out below:

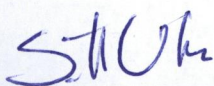
- 1) Impact on safety and convenience of vehicular and pedestrian circulation: This request is to allow a detached garage, approximately 40 feet in front of a primary structure. The accessory structure will be setback approximately 30 feet from the front property line (east) and 20 feet from the interior side property line (north) on a private lot 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. The property is a corner lot. The primary structure faces the southeast and is addressed off of the south frontage (Douglas). While the accessory structure will be approximately 40 feet closer to Arcadia Street, it will not look out of place due to the positioning of the primary structure.
- 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 primary structure. The garage will be compatible with other detached garages in the area.
- 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.

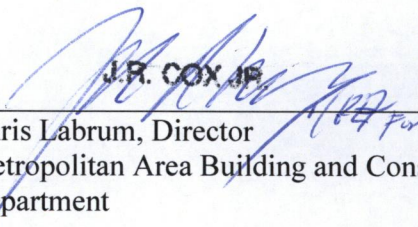
Our signatures below indicate that a Zoning Adjustment to permit an accessory structure to be placed in front of the principal structure on less than five acres of land for the aforementioned property is hereby **GRANTED**, subject to the following conditions:

- 1) The 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.
- 2) The exterior materials of the accessory structure shall be compatible with the main structure and have a gabled roof.
- 3) The applicant shall obtain a building permit and complete construction within one year of the Administrative Adjustment approval. The site shall conform to all codes including but not limited to building, health and fire.
- 4) 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.



Scott Wadle, Director
Metropolitan Area Planning Department


J.R. COX JR.
Chris Labrum, Director
Metropolitan Area Building and Construction
Department

cc: MABCD
Bryan Frye, WCC District V
Cory Buchta, CSR District V

