Wichita-Sedgwick County Metropolitan Area Planning Department

June 18, 2024

Jim Hedden
507 North Armour Drive
Wichita, KS 67206

Re: **BZA2024-00037:** Administrative Adjustment in the City to permit an accessory structure (detached garage) in front of the principal structure on property zoned SF-5 Single-Family Residential District located at 507 North Armour Drive.

Legal Description: Lot 7, Block F, Woodlawn Village 1st Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant:

We have reviewed your request for a Zoning Adjustment to permit an accessory structure (detached garage, 24 feet X 36 feet) in front of the principal structure on 0.5 acres. East Central is considered front because it is the narrowest lot dimension along a street. The detached garage will be setback approximately 12.5 feet from the front property line (south) and approximately 70 feet from the east property line (along North Armour Dr.). This request is concurrent with VAC2024-00022 to vacate a portion of the platted 50-foot setback along East Central Avenue, reducing it from 50 feet to 12.5 feet.

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 the 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: Public vehicular and pedestrian circulation will not be affected, and the structure will not interfere with traffic circulation patterns because the proposed detached garage will be approximately 12.5 feet from the front property line to the south and approximately 70 feet from the east property line, along North Armour Drive.

2) Impact on existing uses in surrounding areas: It is not anticipated that there will be any negative impact on the existing uses in surrounding areas as a result of the structure being placed in front of the house. Four other detached garages have been permitted to be placed between homes and East Central Avenue along this one-half mile portion of East Central Avenue.

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. Four other detached garages have been permitted to be placed between homes and East Central Avenue along this one-half mile portion of East Central Avenue.

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 administrative adjustment is subject to final approval of VAC2024-00022 by the Wichita City Council and subsequent recording of the Vacation Order.

2) The permitting of an accessory structure in front of the principal structure shall apply only to the proposed detached garage illustrated on the approved site plan with a note that the shed shown on the site plan has been removed. 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.

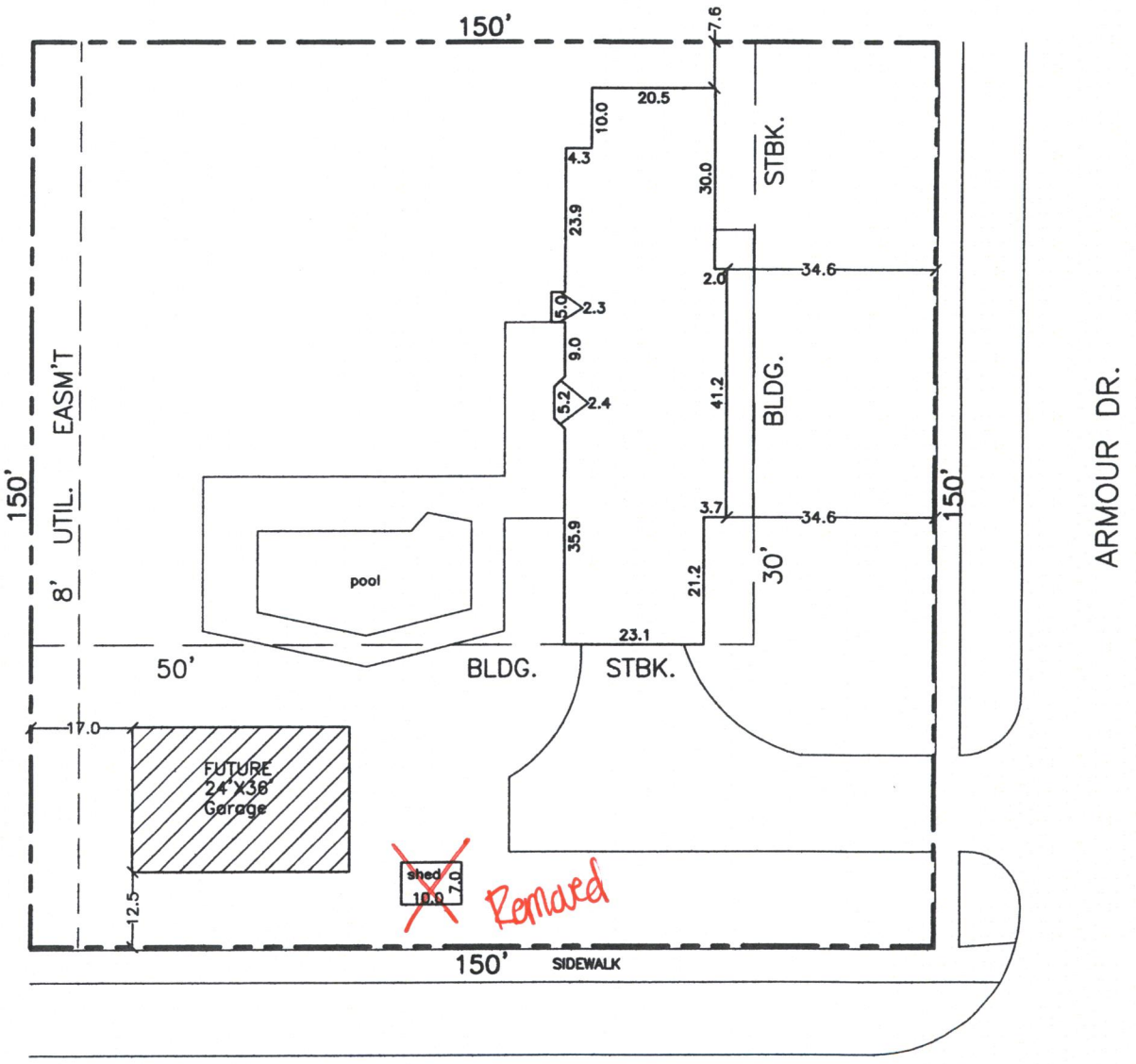
Scott Wadle, Director
Metropolitan Area Planning Department

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

cc: MABCD
Brandon Johnson, City Council District I
Camerson Jackson, CSR District I

SITE PLAN

507 N Armour aka Lot I, Block F, First Addition to Woodlawn Village, Wichita, Sedgwick County, Kansas.



SITE PLAN

APPROVED 6/18/24 BY

BZA2024-00037

SCALE 1"=30'

W.O. #42849
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