Wichita-Sedgwick County Metropolitan Area Planning Department

June 9, 2025

Plutarco Ruiz Galindo
2216 E. Elm Street
Wichita, KS 67214

Victor Manuel Galindo
220 N. Spruce Street
Wichita, KS 67214

Re: **BZA2025-00038:** Administrative Adjustment in the City to permit accessory structures (sheds) in front of the principal structure on property zoned TF-3 Two-Family Residential District, located one-block north of East Central Avenue and one block west of North Grove Street (2216 East Elm Street).

Legal Description: Lots 33 & 35, on Spruce Street, Stites Bros. 2nd Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant:

We have reviewed your request for a Zoning Adjustment to permit accessory structures (sheds) in front of the principal structure on 0.147 acres. The site does not have any platted setbacks. The principal dwelling is located on the rear half of the property line and faces East Elm Street. The only buildable area on the lot is between the house and North Spruce Street. Therefore, any accessory structure would have to be placed "in front" of the principal structure. The proposed sheds adhere to principal front and street side setbacks.

Sec. V-I.2.n of the Unified Zoning Code allows a Zoning Adjustment that would permit accessory structures 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: Vehicular and pedestrian circulation will not be affected, and the structures will not interfere with traffic circulation patterns because the structures adhere to principal front and street side setbacks.

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 structures being placed in front of the house. The house faces East Elm Street and is located on the rear half of the lot.

3) Compatibility with existing or permitted uses on abutting sites: Placing accessory structures 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. The sheds will not encroach into any principal building setbacks.

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 accessory structures 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 accessory structures in front of the principal structure shall apply only to the proposed sheds as illustrated on the approved site plan. All other structures (including replacement of the carport with a new one) 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 accessory structures shall adhere to all principal setbacks for the underlying zoning district.

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
Cameron Jackson, CSR District I

SITE PLAN

APPROVED 6/1/25 BZA25-38