Wichita-Sedgwick County Metropolitan Area Planning Department

June 3, 2025

Greg Larmer
2138 S. Bedford Rd.
Wichita, KS 67207

Dan Dokken
426 Courtleigh St.
Wichita, KS 67218

Re: **BZA2025-00036:** Administrative Adjustment in the County to permit an accessory structure (detached carport) in front of the principal structure on property zoned SF-20 Single-Family Residential District, located within one-half mile east of South Greenwich Road and within one-half mile north of East Pawnee Road (2138 S. Bedford Rd.).

Legal Description: Lot 5, Block E, Highland Acres Addition, Sedgwick County, Kansas.

Dear Applicant:

We have reviewed your request for a Zoning Adjustment to permit an accessory structure (detached carport) in front of the principal structure on 0.78 acres. This Administrative Adjustment is associated with VAC2025-00014, which vacated a portion of the platted 30-foot building setback in the area the carport is intended to be placed. VAC2025-00014 is scheduled for final approval by the Sedgwick County Board of County Commissioners on June 25, 2025.

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 new detached carport to be front of a primary structure on a private lot as shown on the attached site plan. VAC2025-00014 included conditions of approval that only the south side can be a solid panel and any other side panels must be installed no less than six feet above grade. With these conditions, 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: 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. The request to reduce the setback was considered at a public hearing and there was no opposition from any neighboring property owners.

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. The request to reduce the setback was considered at a public hearing and there was no opposition from any neighboring property owners.

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 carport 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) All conditions of approval for VAC2025-00014 shall be met.

3) The Administrative Adjustment is contingent upon approval of VAC2025-00014.

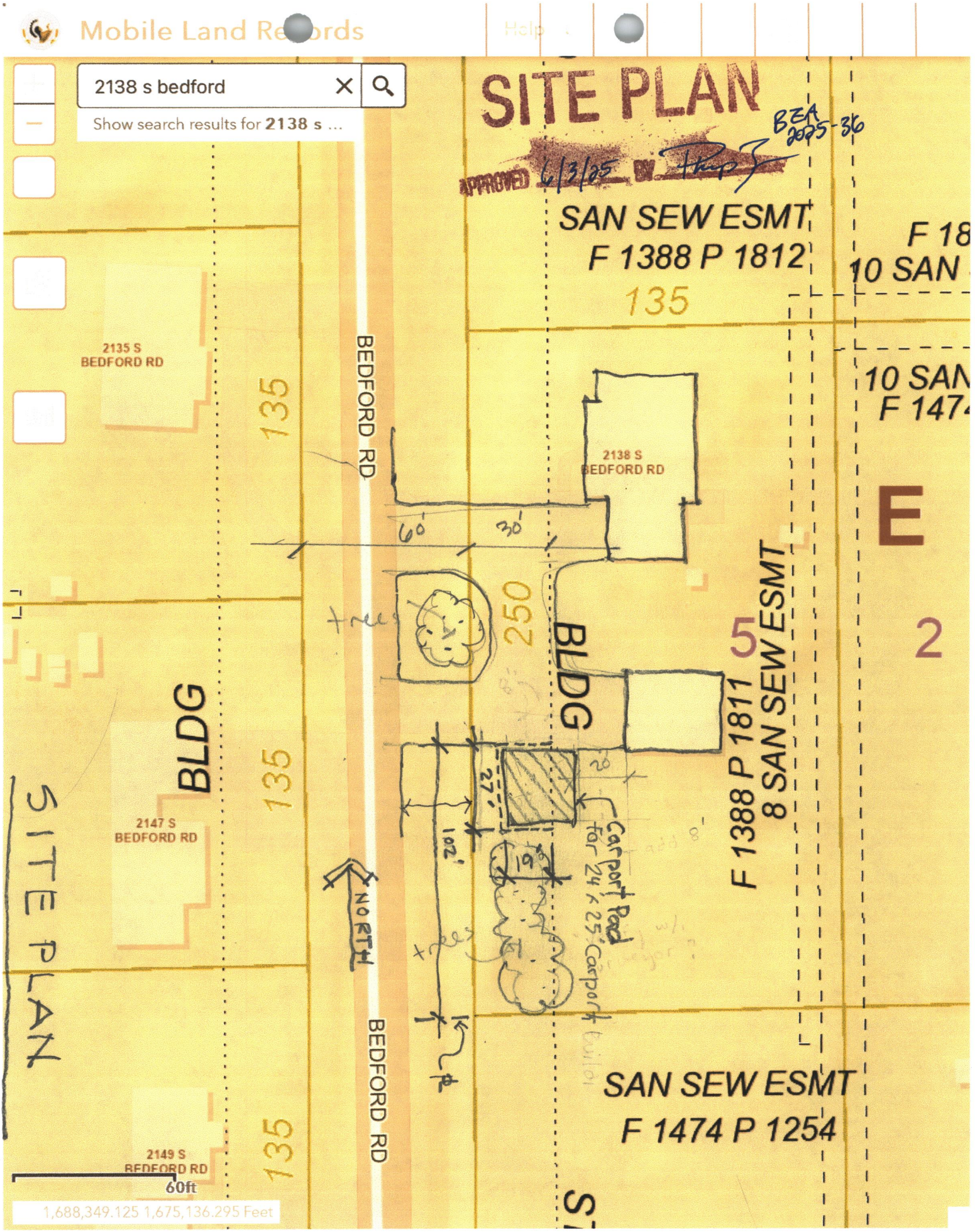
4) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment 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
Jim Howell, BoCC District 5


Mobile Land Records
Help
2138 s bedford
Show search results for 2138 s ...
SITE PLAN
APPROVED 6/3/25 BY
BZA 2025-36
SAN SEW ESMT
F 1388 P 1812
135
2135 S BEDFORD RD
BEDFORD RD
2138 S BEDFORD RD
60'
30'
250
BLDG
F 1388 P 1811
8 SAN SEW ESMT
5
2
E
2147 S BEDFORD RD
27'
28
102'
19'
Carport Pad for 24' x 25' Carport
NORTH
SITE PLAN
SAN SEW ESMT
F 1474 P 1254
2149 S BEDFORD RD
60ft
1,688,349.125 1,675,136.295 Feet