



Wichita-Sedgwick County Metropolitan Area Planning Department

June 27, 2025

Joaquin & Ofelia Morales
2235 N. Jackson Ave.
Wichita, KS 67204

Re: BZA2025-00041: Administrative Adjustments in the City to permit an accessory structure (carport) in front of the principal structure and reduce the north interior side setback by 50 percent on property zoned B Multi-Family Residential District, located within one-block north of West 21st Street North and two-blocks east of North Arkansas Avenue (2235 North Jackson Ave.).

Legal Description: Lot 220, except the South 6 feet, and all of Lot 222, Jackson Ave., Rosenthal's Subdivision of Meyer's and Snyder's Out Lots, Wichita, Sedgwick County, Kansas.

Dear Applicant:

We have reviewed your request for the following Zoning Adjustments:

1. to permit an accessory structure (detached carport, 25 feet X 20 feet) in front of the principal structure on 0.13 acres; and
2. reduce the north interior side setback from 5 feet to 2.5 feet (50 percent) for said proposed carport.

The site does not have any platted setbacks. The proposed carport would be 5 feet from the front property line, 2.5 feet from the north property line, and 4 feet from the existing dwelling. The proposed carport would encroach 15 feet into the front setback. The area of encroachment into the north interior side setback would be 62.5 square feet (2.5 ft. x 25 ft.).

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, and Section V-I.2.a of the Unified Zoning Code ("UZC") allows reducing the minimum interior side setback (required by the property development standards of the zoning district) by up to 50 percent (for an area less than 300 square feet). Both adjustments are permissible 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 and a reduction of the north interior side setback on the subject property meet 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: The request is to place a carport in front of a primary structure on a private lot as shown on the attached site plan. Vehicular and pedestrian circulation will not be affected, and the structure will not interfere with traffic circulation patterns provided that the proposed carport adheres to the conditions of approval that prohibit it from having side panels that would obstruct sight lines.

- 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 and within 2.5 feet of the north property line as it would not be permitted to be enclosed.
- 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. Though the carport would encroach into the front and interior setbacks, it will be required to be constructed without side panels, which would have minimal visual impact.
- 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 Zoning Adjustments permit an accessory structure to be placed in front of the principal structure on less than five acres of land and a reduction of the north interior side setback by 50 percent for the aforementioned property are 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 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 carport shall not be enclosed. Side panels and/or front gates shall not be installed at any point in the future.
- 3) The setback reduction shall apply only to the 2.5-foot north interior side setback as illustrated on the approved site plan. All other structures or additions on the subject property shall conform to the setbacks permitted by the Unified Zoning Code unless a separate Zoning Adjustment or Variance is granted.
- 4) The applicant shall obtain a building permit within one year of the Administrative Adjustment approval. The site shall conform to all codes including but not limited to zoning, building, health, and fire.
- 5) 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.

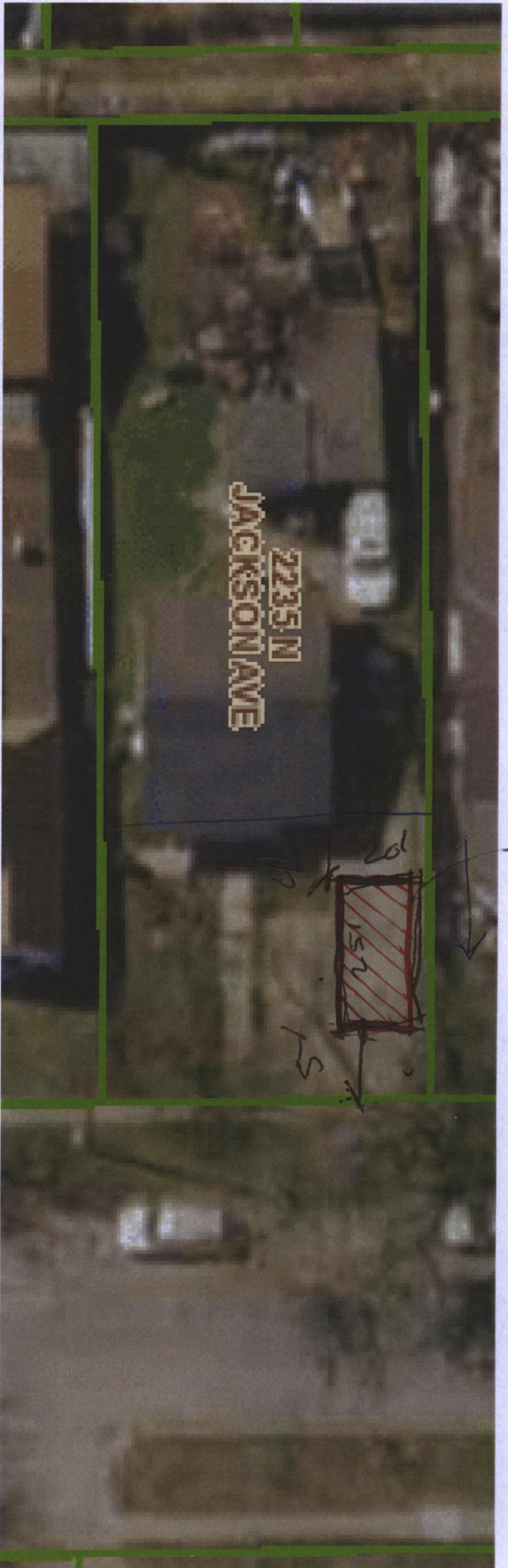


Scott Wadle, Director
Metropolitan Area Planning Department



Chris Labrum, Director
Metropolitan Area Building and Construction
Department

cc: MABCD, Maggie Ballard, City Council District VI, Ana Lopez, CSR District VI



Variance to place carport in front of House

SITE PLAN

APPROVED

6/24/25 BY *[Signature]*

BEA 25-41