Wichita-Sedgwick County Metropolitan Area Planning Department

September 29, 2025

Marcus and Katelyn Saucedo
2207 N. Hyacinth Ln.
Wichita, KS 67204

Re: **BZA2025-00062:** 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 on the north side of West 21st Street North and two-thirds of a mile west of North Amidon Avenue (2207 N. Hyacinth Lane).

Legal Description: Lot 6, Block 8, Benjamin Hills 2nd Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant:

We have reviewed your request for a Zoning Adjustment to permit an accessory structure (detached garage) in front of the principal structure on 0.53 acres. This Administrative Adjustment is associated with VAC2025-00042, which proposes to vacate a portion of the platted 50-foot building setback in the area the proposed detached garage is intended to be placed. VAC2025-00042 is scheduled for consideration by the Metropolitan Area Planning Commission on October 23, 2025.

Though the dwelling on the subject site is oriented toward North Hyacinth Lane, West 21st Street North is considered the "front" of the lot because it is the narrowest lot dimension along a street. The proposed detached garage would be constructed 18.6 feet from the south, front property line, 65 feet from the west property line, 51 feet from the east property line, and 9.6 feet from the main dwelling.

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: 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 18.6 feet from the front property line to the south and approximately 51 feet from the east property line, along North Hyacinth Lane.

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 will be considered at a public hearing to determine if there is any opposition from nearby 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 will be considered at a public hearing to determine if there is any opposition from nearby 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 detached 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) All conditions of approval for VAC2025-00042 shall be met.

3) The Administrative Adjustment is contingent upon approval of VAC2025-00042.

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
Maggie Ballard, City Council District VI
Ana Lopez, CSR District VI



Geographic Information Services
Sedgwick County... working for you

Date: 9/5/2025

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My Map

Sedgwick County, Kansas

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