Wichita-Sedgwick County Metropolitan Area Planning Department

October 9, 2025

Nathan Berning
301 S. Kennedy Lane
Wichita, KS 67235

Re: **BZA2025-00062:** Administrative Adjustment in the City to permit an accessory structure (shop) in front of the principal structure on property zoned SF-5 Single-Family Residential District, located on the south side of West Maple Street and one-quarter mile east of South 151st Street West (301 S. Kennedy Lane).

Legal Description: Lot 5, Maple Hill Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant:

We have reviewed your request for a Zoning Adjustment to permit an accessory structure (shop) in front of the principal structure on 0.74 acres. Though the dwelling on the subject site is oriented toward South Kennedy Lane, West Maple Street is considered the "front" of the lot because it is the narrowest lot dimension along a street. The proposed shop must adhere to the 25 feet front zoning setback from the north line. There are not platted setbacks on the subject lot. Though the site plan does not provide a dimension, an approximate measurement shows that it would be approximately 40 feet from the north property line.

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 shop is approximately 40 feet from the front property line to the north and approximately 92 feet from the east property line, along South Kennedy 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 proposed would be constructed behind an existing privacy fence and behind the rear plane of the house.

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, with similar detached structures.

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 shop 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.

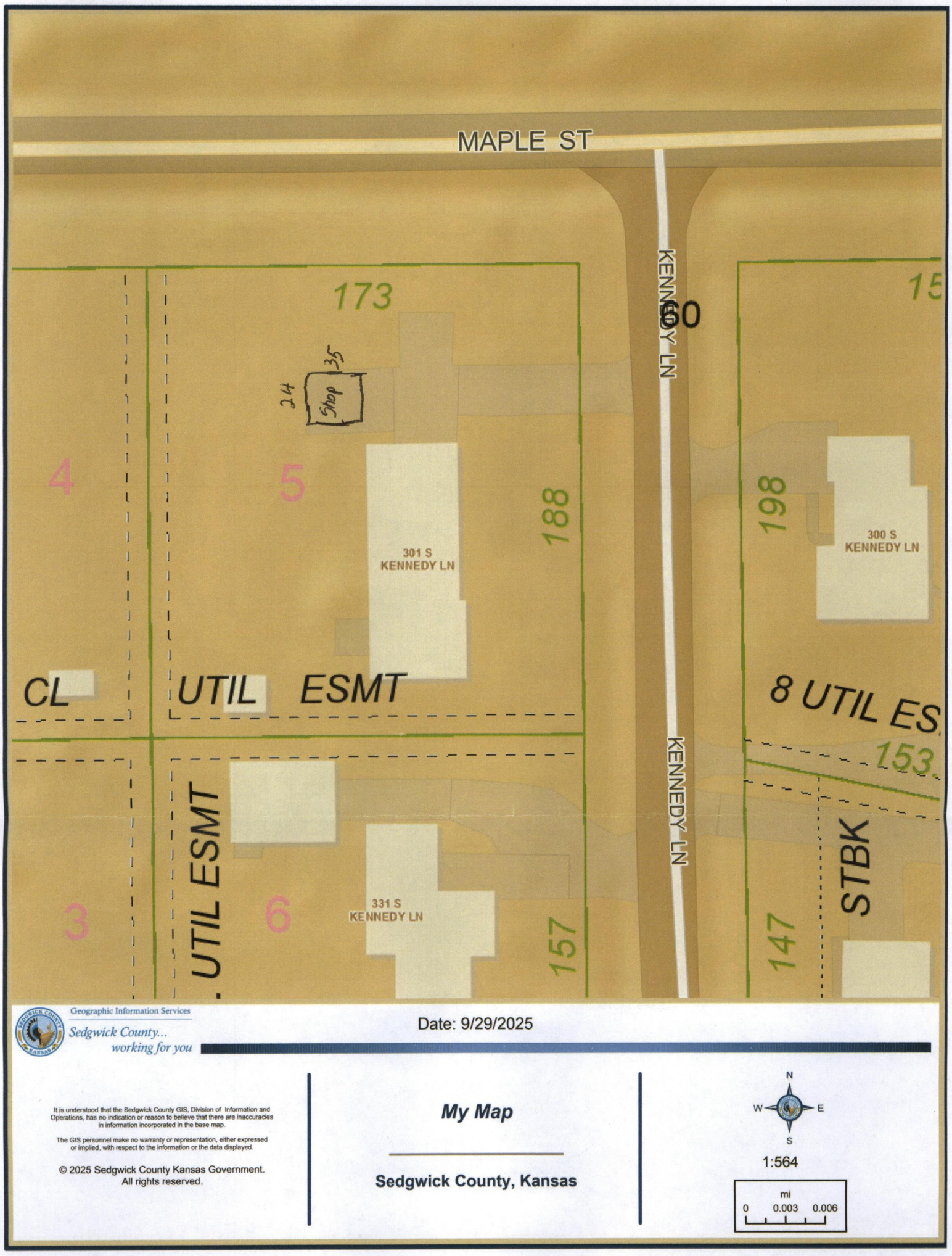
2) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment 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
Dalton Glasscock, City Council District IV
Brooke Kauchak, CSR District IV



SITE PLAN

APPROVED 10/9/25 BY

BZA 25-65