



Wichita-Sedgwick County Metropolitan Area Planning Department

March 16, 2026

Craig Ebert
4639 West Whitehall Street
Wichita, KS 67212

Re: BZA2026-00022: Administrative Adjustment in the City to permit an accessory structure (carport) in front of the principal structure on property zoned SF-5 Single-Family Residential District, located one-quarter mile west of West Zoo Boulevard and one-block south of West 13th Street North (4639 W. Whitehall St.).

Legal Description: Lot 11, Block B, Replat of Part of R.A. Morris Gardens Addition, Wichita, Sedgwick County, Kansas.

Dear Applicants:

We have reviewed your request for a Zoning Adjustment to permit an accessory structure (carport) in front of the principal structure on 0.233 acres. The subject site is at the end of a cul-de-sac, the house constructed south of the curved front property line, and a driveway creating a right-angle from West Whitehall Street to the attached garage. We understand the application is requesting to place a 12-foot by 20-foot carport 9 feet from the north property line, 10 feet from the west property line, and no closer than 14 feet from the curved-front property line. This would place the carport closer to the front property line than the house.

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 carport would be placed parallel to the north property line and would not interfere with sight lines of any nearby driveways.
- 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.
- 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 dwelling on the abutting lot to the north is approximately 75 feet away from the proposed carport location.

- 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) 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.A. COX JR.
Chris Labrum, Director
Metropolitan Area Building and Construction
Department

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



SITE PLAN

APPROVED 3/6/26 BY [Signature]
BZA26-22 1 of 2

House

4639 W Whitehall ST
67212



Legend

- Case Tracking
- Zoning Cases
- Parcels
- Andover Parcels
- Lot and Block
- Old Town
- Delano Overlay District
 - NO
 - YES
- Address Labels Non Prime 2025
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3
- Sedgwick_Buffered_Mosaic.sic
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3

SITE PLAN

APPROVED

3/16/26 BY *[Signature]*
BB#26-22 2562

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