Wichita-Sedgwick County Metropolitan Area Planning Department

March 17, 2026

Timmie & Patricia Pulliam
7130 West 28th Street North
Wichita, KS 67205

Re: **BZA2026-00024:** Administrative Adjustment in the City to permit an accessory structure (carport) in front of the principal structure on property zoned LI Limited Industrial District, located within one-block east of North Ridge Road, and within one-quarter mile south of West 29th Street North (7130 W. 28th Street North).

Legal Description: BEG 252.5 FT E & 200 FT S NW COR NW1/4 E 70 FT S 229.12 FT W 70 FT N 229.12 FT TO BEG SEC 3-27-1W, 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 0.358 acres. Access to the subject site is via a private drive (West 28th Street North). The principal dwelling on the site is north of the private drive, but the private drive is in between the house and the south front property line. The location of the proposed carport is in front of the principal dwelling but will not encroach into the front setback. It would be installed approximately 73 feet north of the south front 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 carport would be placed six feet north of West 28th Street North/private drive.

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 to the east and west, a vehicle storage yard to the north, and a commercial office to the south.

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.

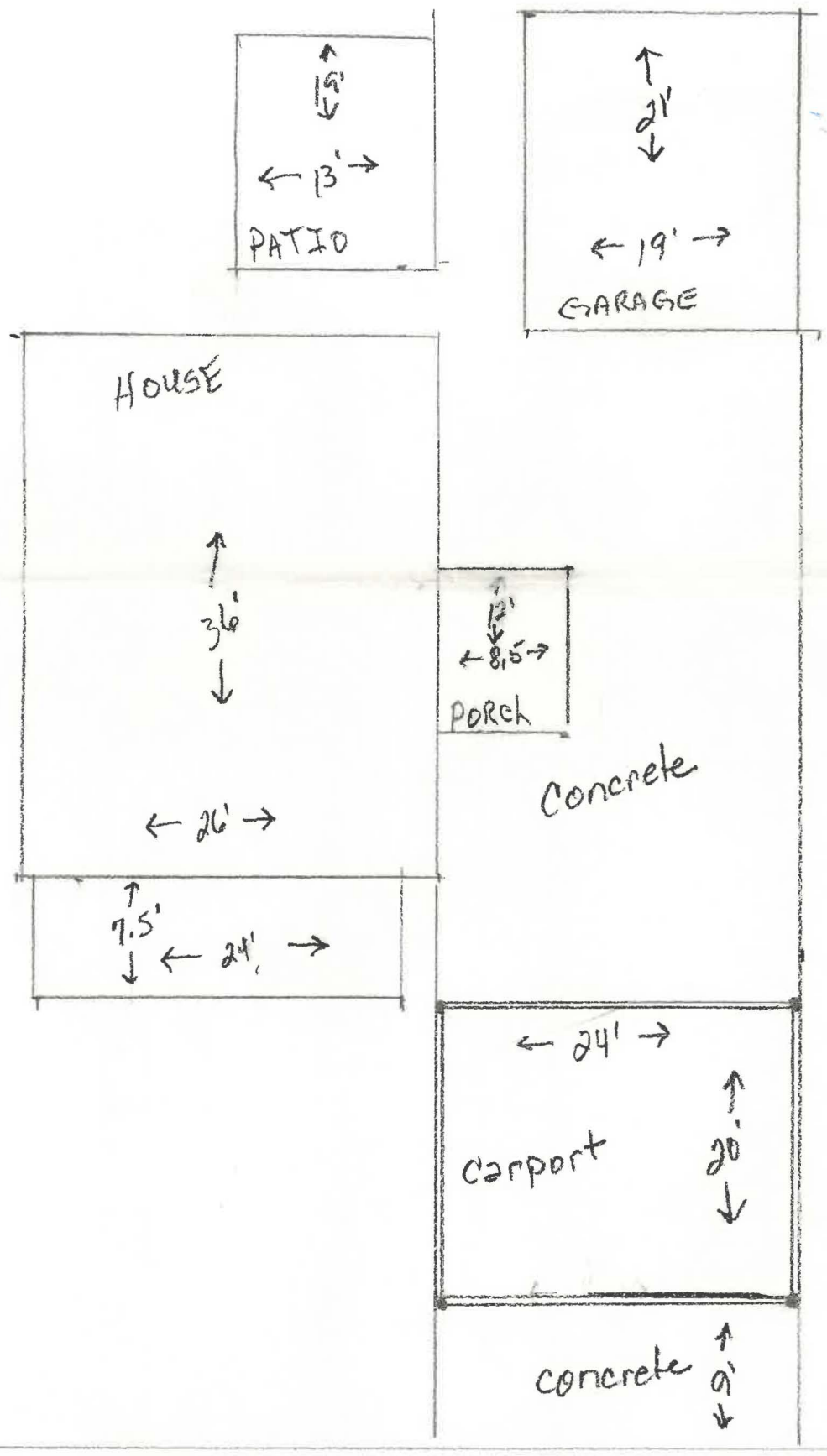
The "Development Application" sign should now be removed from the property.

Scott Wadle, Director
Metropolitan Area Planning Department

J.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



SITE PLAN

APPROVED 3/17/26 BY

BZA26-24