



Wichita-Sedgwick County Metropolitan Area Planning Department

May 22, 2026

Mike Alexenko
887 Eldorado Dr.
Superior, Co 80027

James Gearhart
1111 N. Coachhouse
Wichita, KS 67235

Re: BZA2026-00043: Administrative Adjustment in the County to permit an accessory structure in front of the principal structure on property less than five acres, zoned RR Rural Residential District, located on the east side of North Oliver Street (N. 47th Street East) and within one-quarter mile north of East 85th Street North (8650 North Oliver Street).

Legal Description: Lot 3, block A, Porter Estates Addition, Sedgwick County, Kansas.

Dear Applicant:

We have reviewed your request for a Zoning Adjustment to permit an accessory structure in front of the principal structure on 4.3 acres. The closest front edge of the proposed accessory structure would be greater than 100 feet from the center line of North 47th Street East (North Oliver Street), which exceeds the required 100-foot County major roadway setback for an Arterial Street as set forth in Section III-E.1.e.(3). The proposed setback also meets all zoning setbacks from various property lines. The site is currently undeveloped, but the site plan illustrates future construction of a single-family dwelling with a detached garage and detached studio. The detached studio is the proposed accessory structure that would be in front of the principal structure.

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:

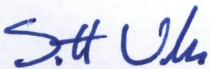
- 1) Impact on safety and convenience of vehicular and pedestrian circulation: This request is to allow an accessory structure to be front of a principal structure on a private lot as shown on the attached site plan. The structure exceeds the minimum 100-foot major road setback for Arterial Streets in the County. Public vehicular and pedestrian circulation will not be affected, and the structure will not interfere with traffic circulation patterns.
- 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 large lot single family residences and agricultural fields.
- 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.

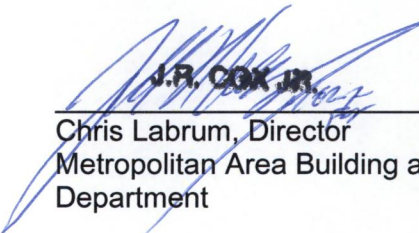
Our signatures below indicate that a Zoning Adjustment to permit an accessory structure to be placed in front of the principal structure on less than five acres of land for the aforementioned property is hereby GRANTED, subject to the following conditions:

- 1) The permitting of an accessory structure in front of the principal structure shall apply only to the proposed structure 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) Construction of the Principal structure must commence first or in combination with detached structures as illustrated on the site plan.
- 3) 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.

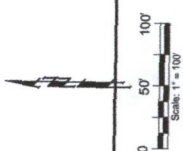


Scott Wadle, Director
Metropolitan Area Planning Department


J.R. COX JR.

Chris Labrum, Director
Metropolitan Area Building and Construction
Department

cc: MABCD
Ryan Baty, BoCC District 4



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[illegible]

Preliminary Plan- Not for Construction

General Notes:

1. Staking dimensions are shown for representation only.
2. This drawing does not represent a boundary. Easements and setbacks shown have been taken from the owner's known sources. It shall be the Builder's responsibility to verify that the final location of the house conforms to all applicable setbacks and easements.
3. Any changes in elevations shown on this plan must be approved by the Developer or his Authorized Representative.
4. The Builder or their subcontractor(s) shall contact the Engineer in advance with any discrepancies.