Wichita-Sedgwick County Metropolitan Area Planning Department

August 31, 2026

Dale and Pamela Boatright
110 E Central Ave.
Greenwich, KS 67055

Elevations, LLC
Attn: John Wright
208 E. Central Ave.
Greenwich, KS 67055

Re: **BZA2026-00071:** Administrative Adjustments in the County to permit Accessory Structures in front of the Principal Structure on property less than five acres and reduce an interior side setback by from 20 feet to 10 feet (for an area not greater than 300 square feet) on property zoned RR Rural Residential District, located on the within one-half mile east of North Greenwich Avenue and one-quarter mile north of East 53rd Street North (110 East Central Ave., Greenwich).

Legal Description: Lots 12, 13, 14, & 15, Block 8, City of Greenwich Addition, Sedgwick County, Kansas.

Dear Applicant:

We have reviewed your request for Zoning Adjustments to permit the following:

1. three existing Accessory Structures in front of the Principal Structure on 0.44 acres; and
2. reduce the interior side setback from 20 feet to 10 feet (50 percent) for an area not exceeding 300 square feet.

We understand that the genesis of the Administrative Adjustments was when a building permit was sought after constructing a new Accessory Structure (detached garage). Two additional existing Accessory Structures (detached old garage and detached shed) have existed on-site prior to zoning regulations in the County. All three Accessory Structures are partially and wholly in front of the Principal Structure. We also understand that structures cannot be built behind the Principal Structure because of the location of the lateral field.

The new Accessory Structure was constructed 10 feet from the west interior side property line. The subject site is a non-conforming lot in the RR Rural Residential District because it is less than 2 acres. However, the subject site was platted prior to zoning regulations in the County. The area of encroachment into the interior side setback for the new Accessory Structure is 10 feet by 30 feet (300 square feet).

Sec. V-I.2.n of the Unified Zoning Code allows a Zoning Adjustment that would permit Accessory Structures to be placed in front of the Principal Structure on less than five acres of land. Additionally, Section V-I.2.a of the UZC allows reducing the minimum interior side setback (required by the property development standards of the zoning district) by up to 50 percent (for an area that does not exceed 300 square feet). These adjustments are permissible when the

conditions required by Sec. V-I.6 of the Code are met. We find that permitting Accessory Structures in front of the Principal Structure and reducing the interior side setback by 50 percent 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: These requests are to allow Accessory Structures to be front of a Principal Structure and reduce the interior side setback by 50 percent for 300 square feet on a private lot as shown on the attached site plan. The new Accessory Structure meets the minimum 30-foot front setback per the RR District. The other two Accessory Structures were constructed prior to zoning regulations in the County. East Central Avenue in Greenwich is not a major street (section line or arterial). Public vehicular and pedestrian circulation will not be affected, and the structures 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 structures being placed in front of the house or the reduction of the interior side setback. Two of the three Accessory Structures have existed prior to zoning regulations, and the new Accessory Structure meets the minimum 30-foot front setback per the RR District. The new Accessory Structure is closest to the neighboring property to the west, which is separated by a platted 16-foot alley and is owned by the applicant.

3) Compatibility with existing or permitted uses on abutting sites: Placing Accessory Structures 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.

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 Accessory Structure to be placed in front of the Principal Structure on less than five acres of land and reduce the west interior side setback by 50 percent for an area of 300 square feet for the aforementioned property are hereby GRANTED, subject to the following conditions:

1) The permitting of Accessory Structures in front of the Principal Structure shall apply only to the three existing structures illustrated on the approved site plan. All other new 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) The site shall be developed in general conformance with the approved site plan.

3) The applicant shall obtain a building permit within one year of the Administrative Adjustment approval. The site shall conform to all codes including but not limited to zoning, building, health, and fire.

4) The setback reduction shall apply only to the 10-foot west interior side setback as illustrated on the approved site plan. All other new structures or additions on the

subject property shall conform to the setbacks permitted by the Unified Zoning Code unless a separate Zoning Adjustment or Variance is granted.

5) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustments, 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 Adjustments are null and void.

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

Scott Wadle, Director
Metropolitan Area Planning Department

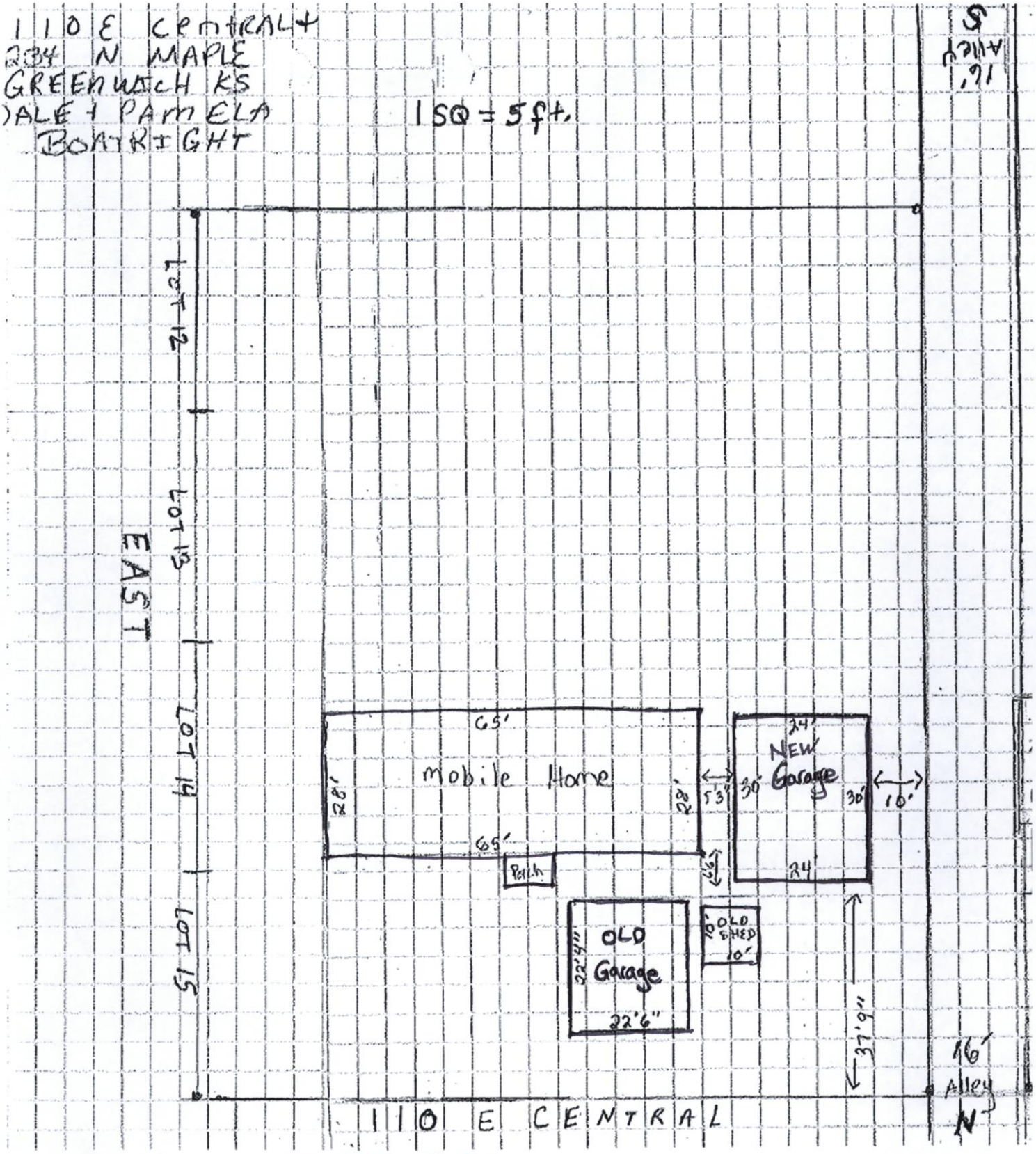
J.R. COX JR.

Chris Labrum, Director
Metropolitan Area Building and Construction Department

cc: MABCD
Pete Meitzner, BoCC District 1

110 E CENTRAL
234 N MAPLE
GREENWICH KS
DALE & PAMELA
BOWRIGHT

1SQ = 5ft.



SITE PLAN

APPROVED 8/31/26 BY
BZA26-71