Wichita-Sedgwick County Metropolitan Area Planning Department

December 26, 2025

Joe and Ridavy Branco
835 S. Clifton Ave.
Wichita, KS 67218

Re: **BZA2025-00086:** Administrative Adjustment in the City to permit an accessory structure (carport) in front of the principal structure on property zoned TF-3 Two-Family Residential District, located on the west side of South Clifton Avenue and within one-block north of East Lincoln Street (835 S. Clifton Ave.).

Legal Description: South 20 feet of Lot 171, all of Lot 173, and North 10 feet of Lot 175, Clifton Ave., Indiana Subdivision in Vincennes Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant:

We have reviewed your request for a Zoning Adjustment to permit an accessory structure (carport, 10 feet X 20 feet) in front of the principal structure on 0.1585 acres. The site does not have any platted setbacks. The carport would be setback approximately 7 feet from the front property line. Therefore, the encroachment into the 25-foot front setback would be a total of 18 feet.

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 permit a carport to be placed in front of a primary structure on a private lot as shown on the attached site plan. Vehicular and pedestrian circulation will not be affected, and the structure will not interfere with traffic circulation patterns provided that the proposed carport adheres to the conditions of approval that prohibit it from having side panels that would obstruct sight lines.

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 with the condition that is not be enclosed.

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. Though the carport would encroach into the setback, the conditions of approval prohibit it from being enclosed, which minimize the visual impact of the structure.

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 as illustrated on the approved site plan. All other structures (including replacement of the carport with a new one) 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 carport shall not be enclosed. Side panels and/or front gates shall not be installed at any point in the future.

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.

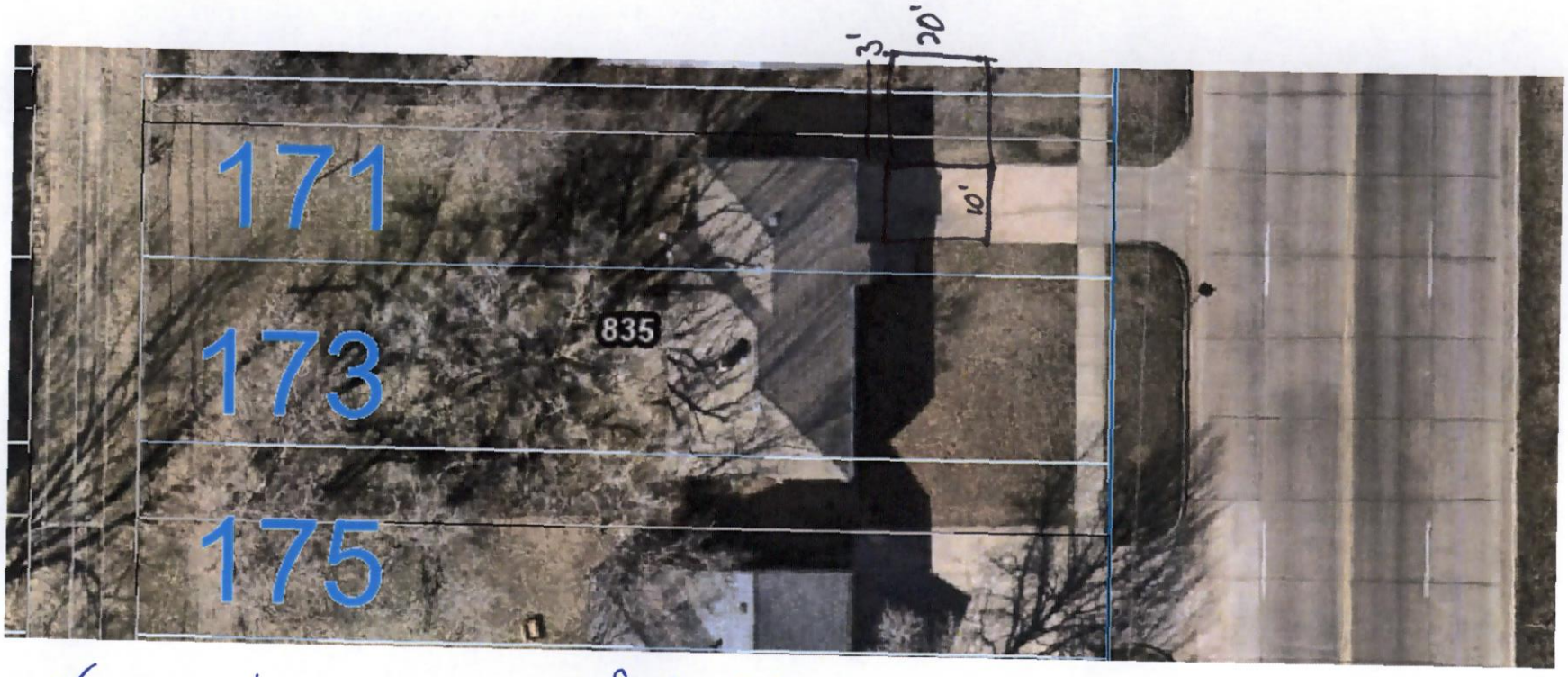
The "Development Application" sign should now be removed from the property.

Scott Wadle, Director
Metropolitan Area Planning Department

J.B. COX JR.

Chris Labrum, Director
Metropolitan Area Building and Construction Department

cc: MABCD
Mike Hoheisel, City Council District III
Rebecca Johnson, CSR District III



Variance to place carport in front of House.

MAPD - Planning Dept.

10' x 20' Car Port

we wish to put the carport in front of the house to keep the car from the hail and the heat and snow.

SITE PLAN

APPROVED 12/26/25 BY

BZA25-86