Wichita-Sedgwick County Metropolitan Area Planning Department

December 2, 2025

LaDonna & Ron Moon
14717 E. 77th Street North
Wichita, KS 67228

Re: **BZA2025-00078:** Administrative Adjustment in the County to permit an accessory structure in front of the principal structure on property zoned RR Rural Residential District, located on the south side of East 77th Street North and within one-quarter mile east of North 143rd Street East (14717 E. 77th Street North).

Legal Description: N 330 FT E 300 FT NW1/4 NW1/4 EXC N 30 FT FOR RD. SEC 1-26-2E, 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 2.0661 acres. The closest front edge of the proposed accessory structure would be 85 feet from the center line of East 77th Street North, which matches the required 85-foot County major roadway setback for a Section Line Road as set forth in Section III-E.1.(e).(3). The proposed setback also meets all zoning setbacks from various property lines. The site currently has an existing accessory structure in front of the primary structure. According to County records, this other accessory structure was constructed in 1980 and predates zoning regulations.

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 meets the minimum 85-foot major road setback for Section Line Roads 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) 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

Chris Labrum, Director
Metropolitan Area Building and Construction Department

cc: MABCD
Pete Meitzner, BoCC District 1

268-4521 MAPD-
Planning Dept

Permission to place accessory structure in front of House on lot under 5 acres



SITE PLAN

APPROVED 12/1/25 BY

BZA25-78