Wichita-Sedgwick County Metropolitan Area Planning Department

Salvador Palma Ramos
1831 S. Grove St.
Wichita, KS 67211

August 17, 2026

Re: **BZA2026-00077:** 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 Grove Street and within one-quarter mile north of East Mount Vernon Road (1831 S. Grove Street).

Legal Description: Even Lots 26-32, Block 15, Linwood Park Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant:

We have reviewed your request for a Zoning Adjustment to permit an Accessory Structure (carport) in front of the principal structure on 0.32 acres. The proposed carport would be 20 feet by 11 feet and be placed over a portion of the existing driveway, providing 3 feet of separation from the garage and house. The proposed carport would be 26 feet from the front property line, which does not encroach into the front setback. We understand that the undeveloped property to the south is under the same ownership. Therefore, as a Zoning Lot, there is no interior side setback along the south line of Lot 28.

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 behind the front setback.

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. The dwelling on the abutting lot to the south is approximately 66 feet away from the proposed carport location.

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.

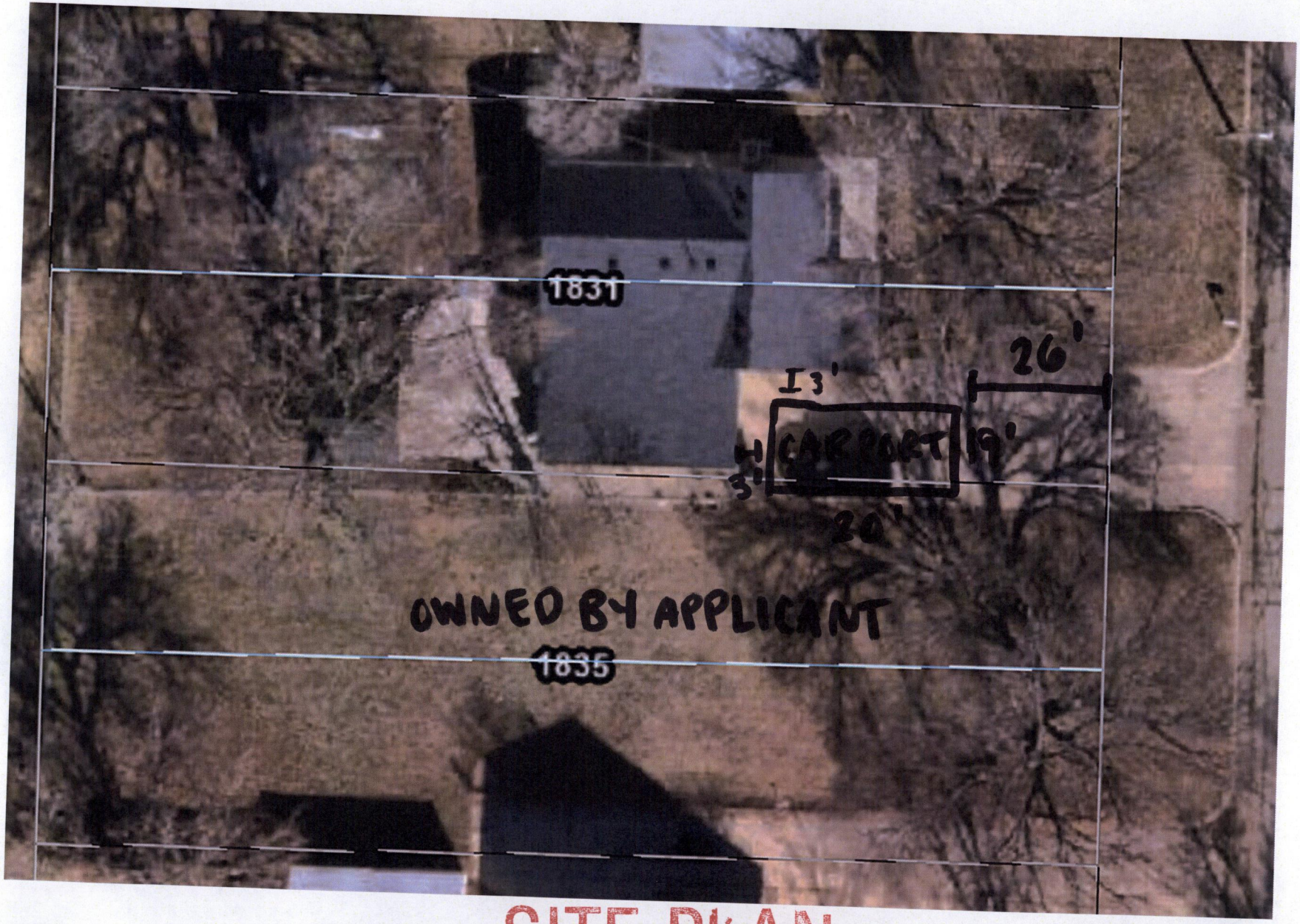
The "Development Application" sign should now be removed from the property.

Scott Wadle, Director
Metropolitan Area Planning Department

J.R. COX JR.

Chris Labrum, Director
Metropolitan Area Building and Construction Department

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



SITE PLAN

APPROVED 8/17/26 BY

BZA26-77