CITY OF WICHITA

August 27, 2007

**Wichita-Sedgwick County Metropolitan Area Planning Department**

Teri Morgan
7901 S. 143rd St. E.
Derby, KS 67037

**Re: BZA2007-00039: An administrative adjustment to permit an accessory structure to be located in front of the principle structure on less than five acres of land.**

**Legal Description: The North 188.6 feet of the South 658.6 feet of the East 464.4 feet of the Southwest Quarter of Section 2, Township 29 South, Range 2 East of the 6th Principal Meridian, Sedgwick County, Kansas (7901 S. 143rd St. E.).**

Dear Ms. Morgan:

We have reviewed your request for an Administrative Adjustment to permit an accessory structure to be located in front of the principle structure on less than five acres of land. You state in your application that the old principal structure was located in front of the accessory structure, but that principal structure has since been removed. You state that you desire to construct a new principal structure farther away from the road. The new site of the principal structure is located behind the existing accessory structure.

The Unified Zoning Code allows an Administrative Adjustment that would permit an accessory structure to be placed in front of the principle structure on less than five acres of land. We find that permitting an accessory structure in front of the principal structure on your property meets the four conditions required by Section 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 for the placement of a principal structure behind an existing accessory structure, because the property owners desire to place the new principal structure farther away from the gravel road, which runs along the front property line. Public vehicular and pedestrian circulation will not be affected.

2) Impact on existing uses in surrounding areas: There should be no negative impact on the existing uses in surrounding areas as a result of the accessory structure being placed in front of the principal structure. The accessory structure is currently located 113-feet west of the

front property line and the principle structure will be 51-feet south west of the existing accessory structure. Due to the placement of the structures and the natural screening, it will not be readily discernible that the accessory structure is in front of the principle structure.

3) Compatibility with existing or permitted uses on abutting sites: Existing residential lots on abutting sites are developed with similarly-sized storage buildings; therefore, the requested use is compatible with uses on abutting sites.

4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way, therefore, there should not be a 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 an Administrative Adjustment to permit an accessory structure to be placed in front of the principle structure on less than five acres of land for the aforementioned property is hereby GRANTED, subject to the following conditions:

1) The site shall be developed in general conformance with the site plan submitted as part of this application.
2) Any violation of these conditions shall render the Administrative Adjustment null and void.

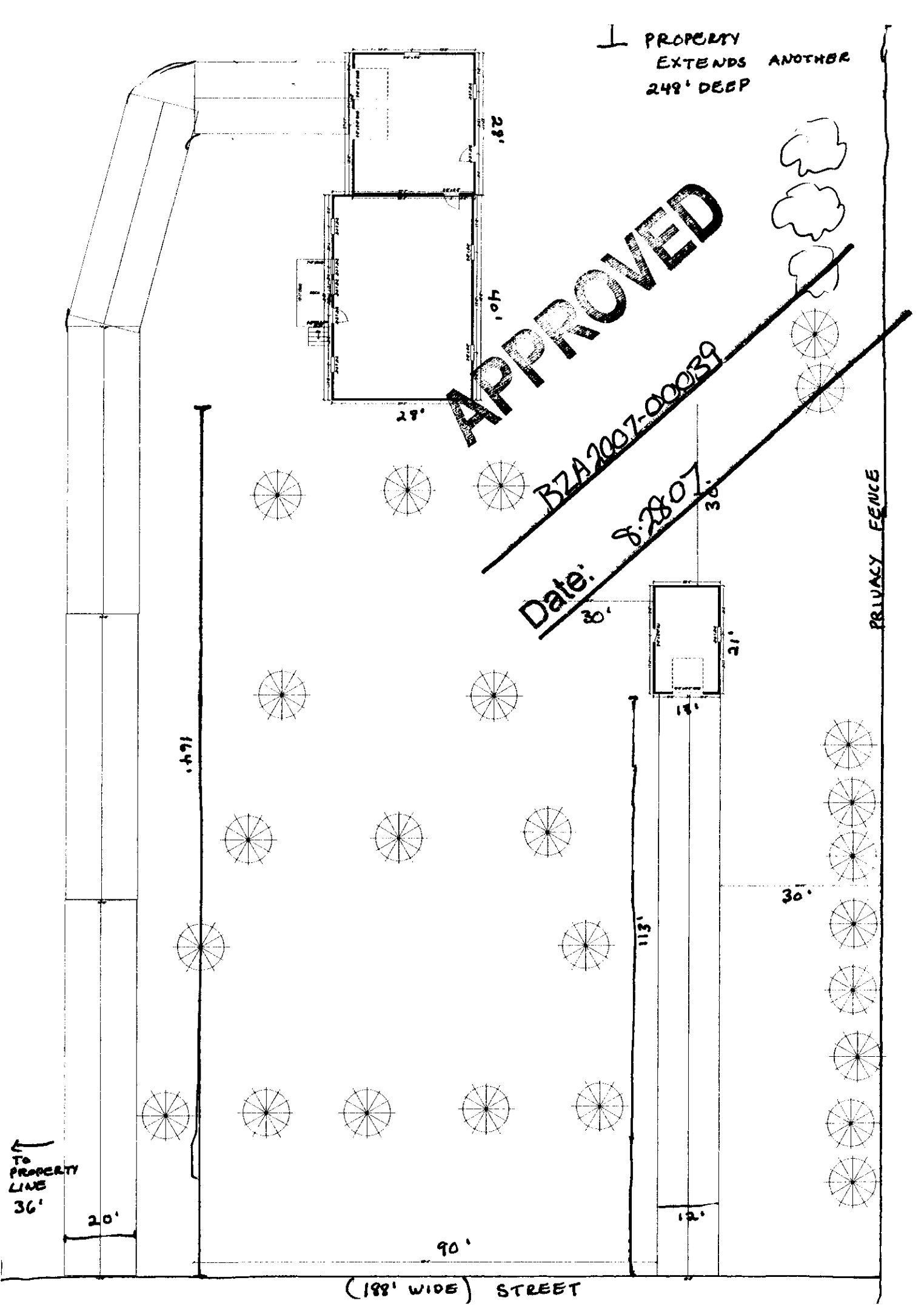
The zoning adjustment sign may now be removed from the property.

John L. Schlegel
Planning Director

Glen Wiltse
Code Enforcement Director

Attachment

cc: Glen Wiltse, Sedgwick County Code Enforcement


PROPERTY EXTENDS ANOTHER 248' DEEP
APPROVED
BZA2007-000139
Date: 8.28.07
28'
40'
28'
30'
8'
21'
18'
PRIVACY FENCE
164'
113'
30'
12'
90'
20'
TO PROPERTY LINE 36'
(188' WIDE) STREET