CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

April 22, 2011

Henry and Dorothy Gray
4949 N. Bison
Wichita, KS 67204

Re: **BZA2011-00019: Administrative Adjustment to allow a detached accessory structure to be placed in front of the primary structure on less than five acres in SF-5 Single-family Residential ("SF-5") zoning.**

Legal Description: Lot 1; Block D, Beulahland 3rdAddition, Wichita, Sedgwick County, Kansas; generally located southwest of North Seneca and West 49th Street North (4949 N. Bison Ave.)

Dear Applicants:

We have reviewed your request for a Zoning Adjustment to permit an accessory structure in front of the principal structure on less than five acres. From reviewing your application, we understand that you propose to construct a detached garage on a 0.46-acre lot. According to the Unified Zoning Code Article III, Section E.1.e.6, the front setback (front of the property) shall be provided along the shorter street frontage. We understand that you propose to construct the accessory structure between the primary dwelling and North Bison Avenue, on a double frontage lot with the shorter frontage along North Bison Avenue. Therefore, you have requested a Zoning Adjustment to permit an accessory structure to be placed in front of the principal structure.

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 your 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 for a detached garage on a private lot. Public vehicular and pedestrian circulation will not be affected as the garage will provide sufficient space for parking vehicles on the property and will not interfere with traffic circulation patterns.

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 garage being placed in front of the house, as the structure will be set back 17-feet from N. Bison Ave. and 21-feet from N. Alexander Ave.

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 primarily 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; therefore, there should 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 site shall be developed in general conformance with the approved site plan, and all permits necessary to construct the improvements shall be acquired.

2) The permitting of an accessory structure in front of the principal structure shall apply only to the proposed garage 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.

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.

John L. Schlegel
Planning Director

Kurt A. Schroeder
Superintendent of Central Inspection

cc: Kurt Schroeder, Office of Central Inspection
J.R. Cox, Office of Central Inspection
Paul Hays, Office of Central Inspection
Janet Miller, CM District VI

1
4965
117881
BEULAHLAND 4TH ADD

308.27

N ALEXANDER AVE

60

174±

182.66

2
4947
117882

177.30

2.1FT

17FT

N BISON AVE

5353B

1
4949
118069

BACK YARD

FRONT YARD

BEULAHLAND 3RD ADD

150

APPROVED

A"

18
4930
118084

BZA2011-00019

2
4937
334484

216.19

96

150

116

1
4960
11804

2
4950
118048

A

3
4940
118049

116

118

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