CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

September 2, 2011

Kansas District Council of the Assemblies of God
City Church
Pastor Tom Garrelts
2643 N. Amidon
Wichita, KS 67204

Re: **BZA2011-00044: City Administrative Adjustment to allow an accessory structure to be set nearer to the street than the principal structure (but over 100' from right-of-way) on property zoned SF-5 Single-family Residential ("SF-5").**

Legal Description: North half of Lot 29; Gilder's Riverside Addition, Wichita, Sedgwick County, Kansas; generally located on the east side of Amidon Avenue 150 feet south of 26th Street North (2646 N. Amidon).

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 storage shed on a 0.34-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 Amidon Avenue, with the proposed accessory structure being setback 100-feet from Amidon 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 storage shed on a private lot. Public vehicular and pedestrian circulation will not be affected as the shed will provide space for the property owner's personal 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 100-feet from N. Amidon 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 shed 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

Need Planning Dept. Administrative Adjustment to allow this accessory structure because it is closer to front lot line than house. Yet, it is 115' back from front lot line because house it set back so far. Also, North neighbor car wash is much closer to front lot line.

City Church

Zoned SF-5



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