



Wichita-Sedgwick County Metropolitan Area Planning Department

October 25, 2013

Arland Eastwood
846 N. 311th Street West
Garden Plain, KS 67050

Re: BZA2013-41: County Administrative Adjustment to allow an accessory structure in front of the principal structure on property zoned RR Rural Residential ("RR").

Legal Description: N 335 FT W 555 FT SW1/4 EXC RD ON W SEC 18-27-3W

Dear Applicant:

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 an 18-foot by 40-foot shed structure on the aforementioned property. We understand that you propose to construct the accessory structure approximately ten feet closer to North 311th Street West than the primary dwelling. From the drawing submitted, the proposed accessory structure will be located 230 feet from the lot's west property line and approximately 206 feet from the south property line.

Sec. V-I.2.n of the Unified Zoning Code allows a Zoning Adjustment to permit an accessory structure in front of the principal structure on less than five acres, 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 shed on a private lot. Public vehicular and pedestrian circulation will not be affected as the structure 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 impact on the existing uses in surrounding areas as a result of the structure being placed in front of the house, as the structure exceeds the 35-foot building setback from the public street.
- 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.

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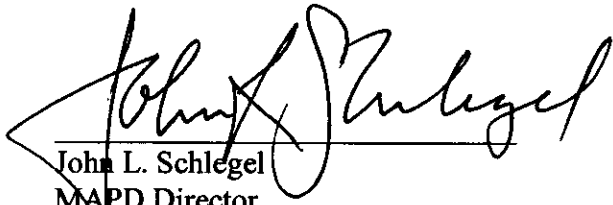
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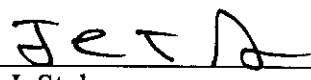
- 4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way. There will be no negative impact on the public health, safety or welfare, nor will properties or improvements in the vicinity be materially injured.

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 site shall be developed in general conformance with the approved site plan, and all permits necessary to construct the improvements shall be acquired and built within one year.
- 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
MAPD Director


Tom J. Stolz
MABCD Director

cc: J.R. Cox, MABCD
Paul Hays, MABCD
Kelly Dixon, MABCD
Karl Peterjohn, District 3

BZA2013-00041

846 N 311th Street West

APPROVED

10-31-2013

BY

Blumorgan

SITE PLAN



- ☐ Hist Dist
- ☐ Old Del Dist
- ☐ NO
- ☒ YES
- ☐ Prop Parc
- ☐ BOC Road
- ☒ State
- ☒ US Fe
- ☒ Inter
- ☒ KTA
- ☒ Arter
- ☒ Collec
- ☒ Minor
- ☒ Ramp
- ☒ Rail
- ☐ Quar
- ☐ Water
- ☒ Street
- ☐ Coun Distr
- ☐ Jeffery
- ☐ Lavon
- ☐ Michael
- ☐ James
- ☐ Janet
- ☐ Pete M
- ☐ Hist
- ☒ REGION
- ☒ STATE
- ☒ STATE
- ☒ Hist
- ☒ Envir
- ☐ Zonin
- ☐ Parks

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