CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

November 4, 2013

Nancy Sebastian
3320 S. Meridian Avenue
Wichita, KS 67217

Re: **BZA2013-46: City Administrative Adjustment to allow an accessory structure (detached garage) in front of the principal structure on property zoned SF-5 Single-family Residential ("SF-5").**

Legal Description: Lots 1 and 2, Block 2, Lesters Addition; generally located at the northeast corner of South Meridian and West Heuett Street.

Dear Applicant:

We have reviewed your request for a Zoning Adjustment to permit an accessory structure in front of the principal structure on 0.43 acre. From reviewing your application, we understand that you propose to construct a 30-foot by 40-foot detached garage on the aforementioned property. We understand that you propose to construct the accessory structure closer to West Heuett than the primary dwelling. From the drawing submitted, the proposed accessory structure will be located 38 feet from the lot's south property line, approximately ten feet in front of the primary 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 accessory structure on a private lot with the structure located 38 feet from the south property line, as shown on the attached site plan. Public vehicular and pedestrian circulation will not be affected as the garage 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 38-feet from the public street which is greater than the standard front yard setback in "SF-5".

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 whose front yard set backs are approximately 20 feet.

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 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.

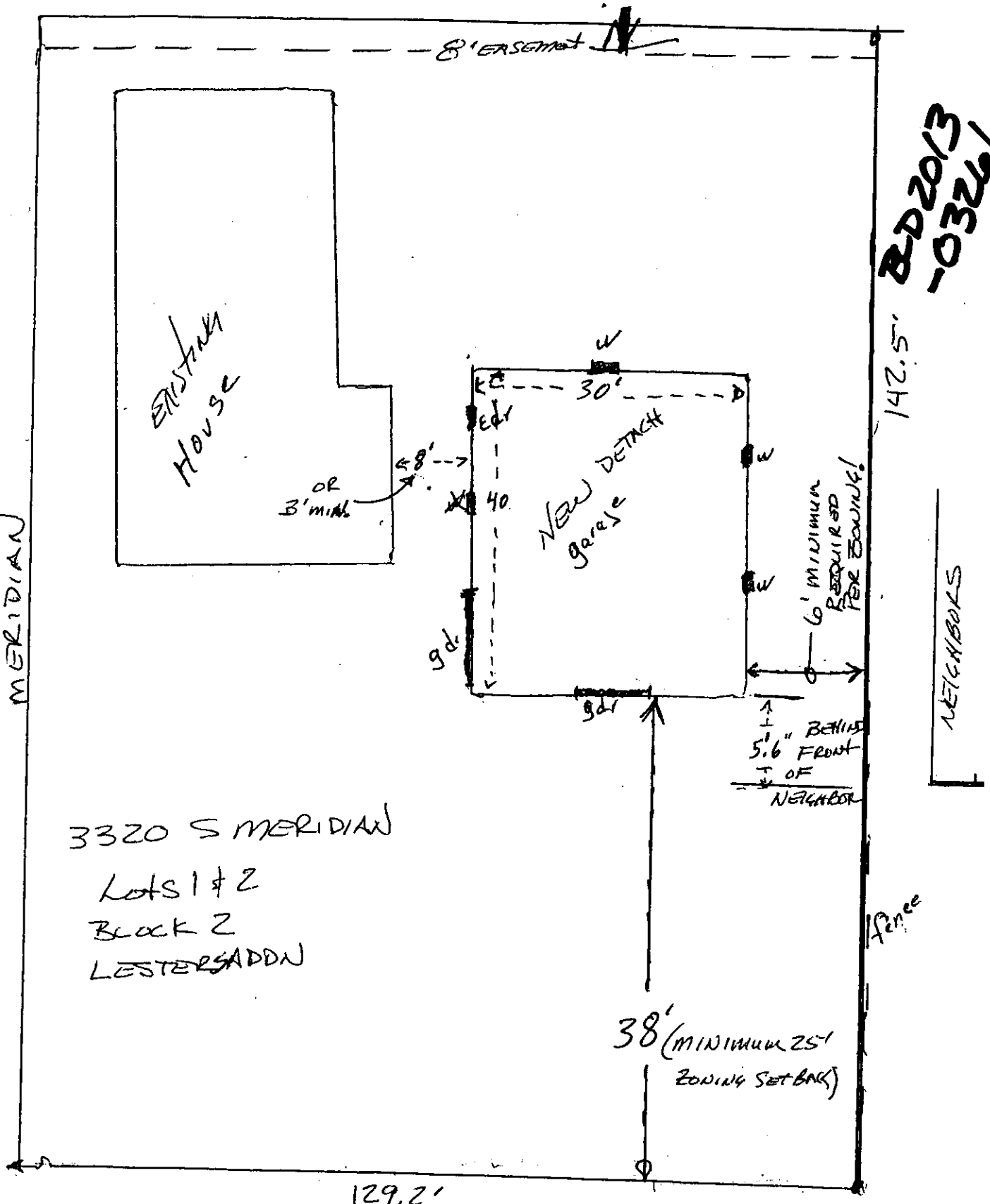
3) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.

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

John L. Schlegel
MAPD Director

Tom J. Stolz
MABCD Director

cc: J.R. Cox, MABCD
Paul Hays, MABCD
Jeff Blubaugh, CM District IV
Kelli Geier, NA District IV



BD2013-0326

SITE PLAN

APPROVED 11-4-2013 BY