CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

December 22, 2015

Thomas Taggart
2337 N. Fairview Ave.
Wichita, KS 67204

Re: **BZA2015-00069: City BZA Administrative Adjustment to permit an accessory structure in front of the primary structure in TF-3 Two-family Residential ("TF-3") zoning.**

Legal Description: Lot 20 & South 17 Feet, West 53 Feet of Lot 18 Fairview Avenue Walter Morris & Sons 2nd Addition, Wichita, Sedgwick County, Kansas; generally located on the west side of North Fairview, south of 23rd Street North (2337 N. Fairview).

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 of land. From reviewing your application, we understand that you propose to construct two accessory structures (a shed and carport) on a 0.095-acre lot. We understand that you propose to construct the accessory structures between the primary dwelling and North Fairview Avenue. Therefore, you have requested a Zoning Adjustment to permit an accessory structure to be placed in front of the principal structure on less than five acres of land.

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 the accessory structures 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 the accessory structures (a shed and carport) on a private lot. Public vehicular and pedestrian circulation will not be affected as the shed and carport 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 shed and carport being placed in front of the primary structure, as the structure will be set back over 80-feet from N. Fairview Ave.

3) Compatibility with existing or permitted uses on abutting sites: Placing the accessory structures 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 within one year.

2) The permitting of the accessory structures in front of the principal structure shall apply only to the proposed shed and carport illustrated on the approved site plan. All 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.

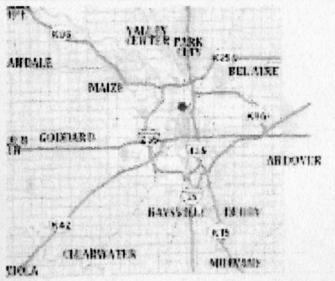
Dale Miller, Director
Metropolitan Area Planning Department

J.R. Cox Jr.
Thomas J. Stolz, Director /S/ For
Metropolitan Area Building and Construction Department

cc: J.R. Cox, Office of Central Inspection
Janet Miller, CM District VI
Martha Sanchez, CL District VI

ZON2015-00069 Admin Adjust





Legend

☐ Parcels

SITE PLAN

APPROVED 1/7/16 BY

This information is not an official record, and cannot be used as such. The user should rely only upon official records available from the custodian of records in the appropriate City and/or County department. Some data provided here and used for the preparation of these maps has been obtained from public records not created or maintained by the City of Wichita.

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