CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

April 5, 2016

Erma Cowans
1611 N Volutsia
Wichita, KS 67204

Re: **BZA2016-16: City Administrative Adjustment to allow an accessory structure in front of the principal structure on property zoned TF-3 Two-family Residential.**

Legal Description: LOTS 9 & 11, FAIRMOUNT ORCHARDS ADDITION, Wichita, Sedgwick County, Kansas; generally located north of 15th Street East on the west side of North Volutsia (1611 N. Volutsia.)

Dear Applicant:

We have reviewed your request for a Zoning Adjustment to permit an accessory structure (carport) in front of the principal structure on 0.16 acres.

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 to allow a detached accessory structure in front of a primary structure on a private lot as shown on the attached site plan. Public vehicular and pedestrian circulation will not be affected and the structure 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 structure being placed in front of the house.

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.

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 permitting of an accessory structure in front of the principal structure shall apply only to the proposed carport 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.

2) 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.

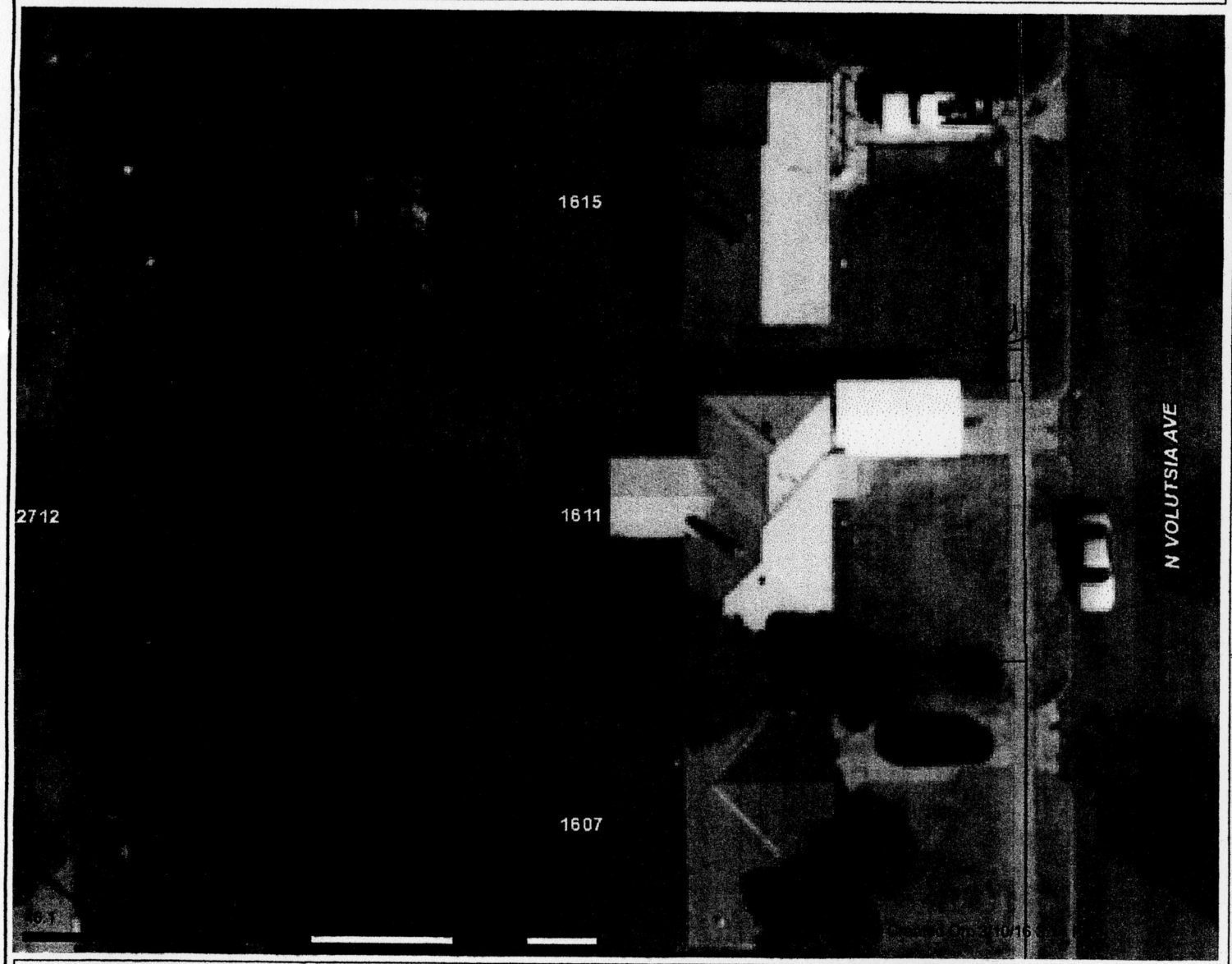
The "Development Application" sign should now be removed from the property.

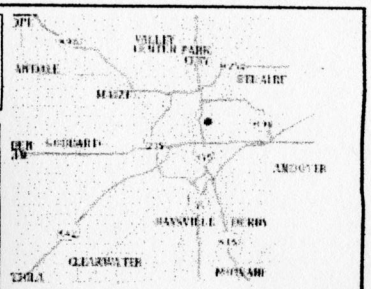
Dale Miller, Director
Metropolitan Area Planning Department

JR COX JR. /s/ for
Thomas J. Stolz, Director
Metropolitan Area Building and Construction Department

cc: JR Cox, MABCD
Lavonta Williams, CM District I
Kameelah Alexander, Community Services Representative, District I

Site Plan for 1611 N. Volutsia





Legend

- ☐ Parcels
- ☐ Subdivisions

approx 8' to back of sidewalk!

SITE PLAN

ATTACHED

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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