



Wichita-Sedgwick County Metropolitan Area Planning Department

October 27, 2000

Lynn E. and Shirley Burr
508 Hampton Rd.
Wichita, KS 67206

FILE COPY

Re: BZA2000-00046: An administrative adjustment to permit an accessory structure to be placed in front of the principle structure on less than five acres of land.

Legal Description: Lot 7, Block C, Woodlawn Village 1st Addition, Wichita, Sedgwick County, Kansas (508 Hampton).

Dear Mr. and Mrs. Burr:

We have reviewed your request for an Administrative Adjustment to permit an accessory structure to be placed in front of the principle structure on less than five acres of land. You state in your application that you propose to construct a 12'x20' skid built garden storage shed located south of the south edge of the principle structure and 40' feet north of the right-of-way of Central. In reviewing the site plan, we find that the principle structure is oriented on the corner lot such that it faces the platted side yard to the east along Hampton with the side of the principle structure facing the platted front yard to the south along Central.

The Unified Zoning Code allows an Administrative Adjustment that would permit an accessory structure to be placed in front of the principle structure on less than five acres of land. We find that permitting an accessory structure in front of the principal structure on your property meets the four conditions required by Section 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 240 square foot garden shed on a half-acre residential lot. Public vehicular and pedestrian circulation will not be affected.
- 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 accessory structure being placed in front of the principal structure, as the accessory structure will be located in the platted front yard but will have the impact of being placed in the side yard because the principle structure fronts the platted side yard.

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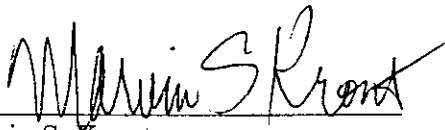
www.wichitagov.org

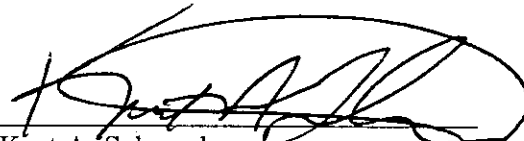
- 3) Compatibility with existing or permitted uses on abutting sites: Placing the accessory structure in front of the principal structure is within allowable adjustments and will not detract from the existing residential uses, which have accessory structures placed in similar configurations in relation to the orientation of the principle structure.
- 4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way, therefore, there should not be a 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 an Administrative Adjustment to permit an accessory structure to be placed in front of the principle 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 site plan submitted as part of this application.
- 2) Any violation of these conditions shall render the Administrative Adjustment null and void.

The zoning adjustment sign may now be removed from the property.


Marvin S. Krout
Planning Director

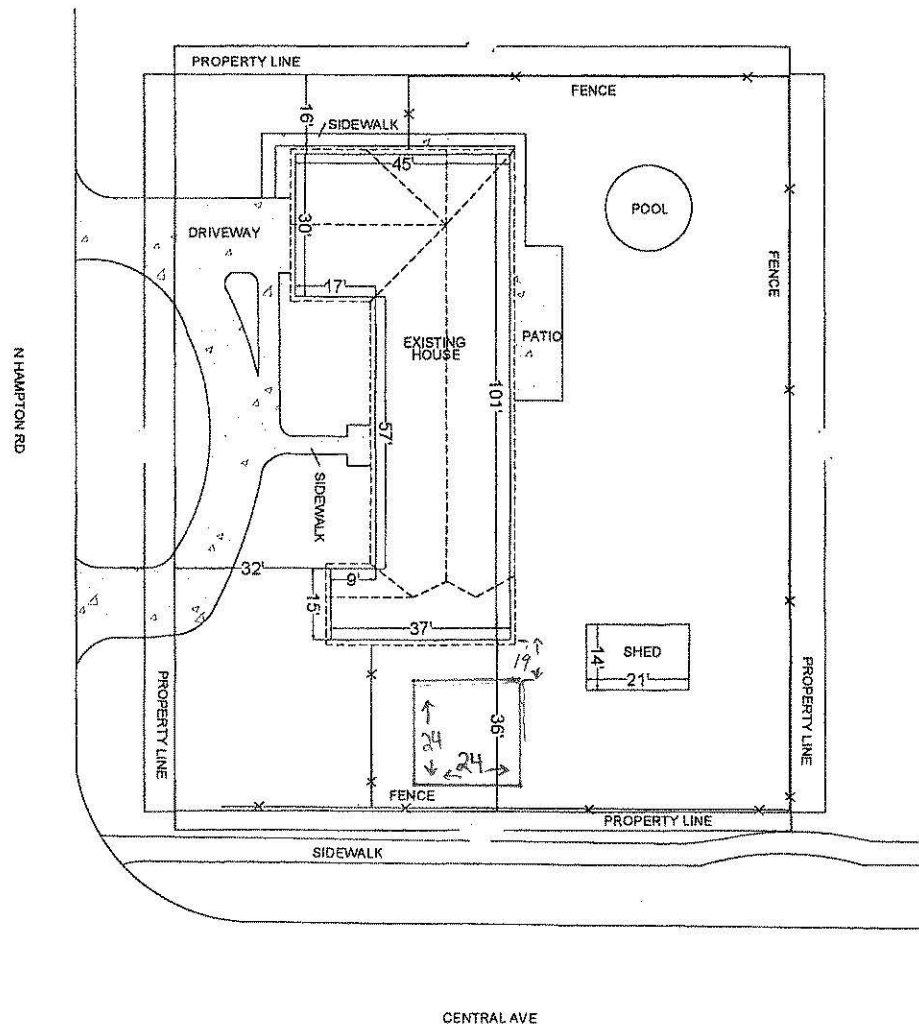

Kurt A. Schroeder
Superintendent of Central Inspection

MK/KS/sk

cc: Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
J.R. Cox, Office of Central Inspection

SITE PLAN

APPROVED 12/19/23 BY *[Signature]*
 per VAC 23-40
 modification to BZA 2000-00046



NOTES:

ADDRESS:
 508 N HAMPTON RD
 WICHITA, KS 67206

SITE PLAN

PARCEL ID: 00173391

LOT AREA: 0.45 ACRES

PLOT SIZE: 8.5' X 11"

DRAWING SCALE: 1"=40'

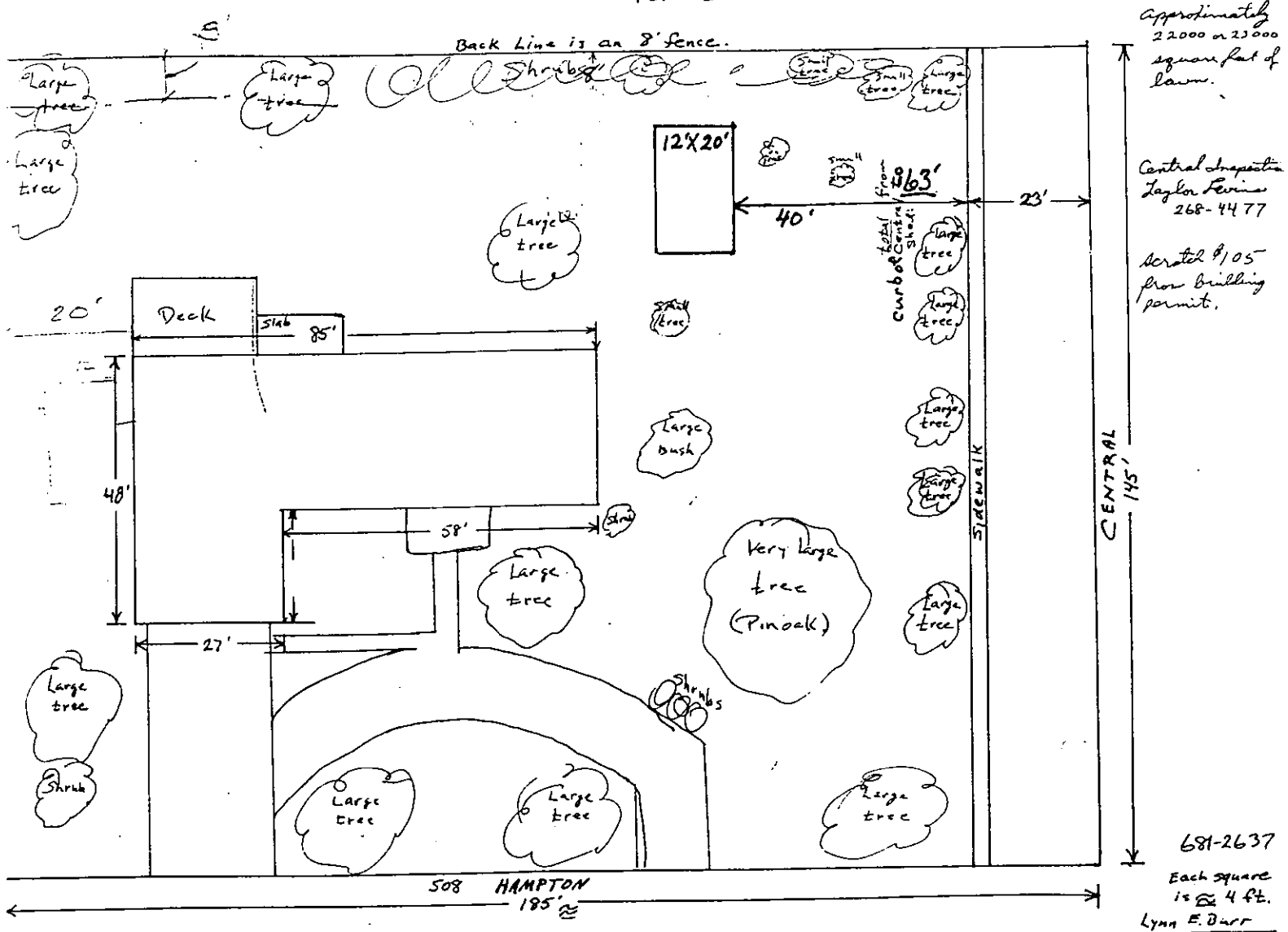


SITE PLAN

APPROVED 10-27-00 BY

[Signature]

Requested
Adjustment
for Shade



Scott/Metro Planning
10th Floor City Hall Bldg.