



FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

June 7, 2001

Mark M. Haralson
218 S. Evergreen
Wichita, KS 67209

Re: BZA2001-00031: 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 29, Evergreen Place Addition, Wichita, Sedgwick County, Kansas (218 S. Evergreen).

Dear Mr. Haralson:

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 desire to construct a 16'x 30' detached carport on your property in front of your house such that the carport extends the front line of the house. Your further state in your application that the shape; roof line, pitch, and height; materials; and colors of the carport will match your house.

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:

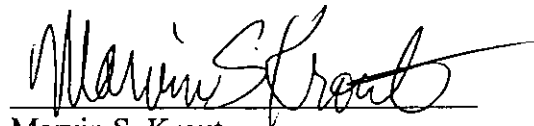
- 1) Impact on safety and convenience of vehicular and pedestrian circulation: This request is for a 16'x30' detached carport on a one acre residential lot for the storage of private vehicles. Public vehicular and pedestrian circulation will not be affected.
- 2) Impact on existing uses in surrounding 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. The accessory structure will be located such that is setback over 50 feet from the right-of-way, and the orientation of residential structures on adjacent lots is such that sight lines from those structures will not be adversely impacted by the proposed carport.

- 3) Compatibility with existing or permitted uses on abutting sites: A detached carport is a compatible land use with existing and permitted residential uses on abutting sites.
- 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.

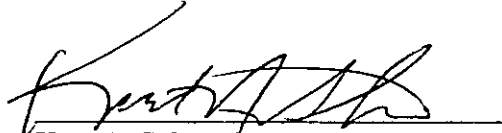
Our signatures below indicate that an Administrative Adjustment to permit an accessory structure to be placed in front of the principle structure on less than five acres of land for the aforementioned property is hereby GRANTED, subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site plan.
- 2) The accessory structure shall match the character of the house in terms of materials and color and roof pitch.
- 3) 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

Enclosure

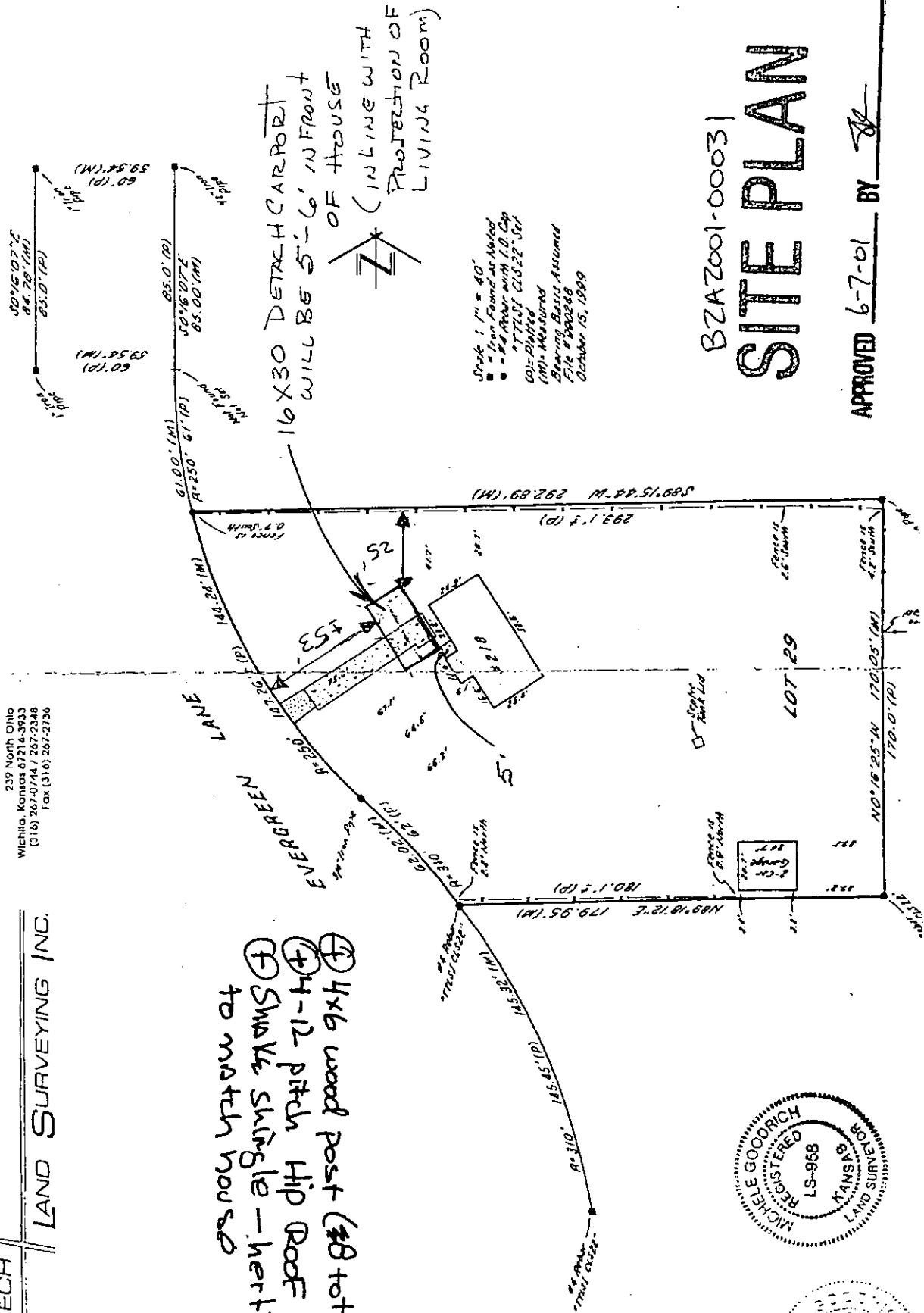
cc: Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
J.R. Cox, Office of Central Inspection

ERRA TECH

LAND SURVEYING INC.

239 North Ohio
Wichita, Kansas 67214-3933
(316) 267-0744 / 267-2348
Fax (316) 267-2736

④ 4x6 wood post (#8 total)
④ 4-12 pitch hip roof
④ Shingle - heritage style
to match house



Scale: 1" = 40'
• Iron found as noted
• 1/2" Arrow with 1.0 Cap
• TTYT CLS 22-50
• CD: Dotted
• (M): Measured
• Bearing Basis Assumed
• File # 240248
• October 15, 1999

BZAZ001-0003 SITE PLAN

APPROVED 6-7-01 BY

