Wichita-Sedgwick County Metropolitan Area Planning Department

January 15, 2021

Nicholas and Jennifer Meyer
5938 Legion Avenue
Wichita, KS 67212

Re: **BZA2020-72: City Administrative Adjustment to allow an accessory structure in front of the principal structure on property zoned SF-5 Single-Family Residential.**

Legal Description: N 110 FT LOT 116 & 1/2 RIVER ADJACENT (Little Arkansas River, Lower Reach), VAN VIEW ADDITION, SEDGWICK COUNTY, KANSAS; generally located three-quarters of a mile north of West 53rd Street North and one-half mile east of North Meridian Avenue (5938 N. Legion Avenue)

Dear Applicant:

We have reviewed your request for a Zoning Adjustment to permit a one-story, accessory structure (storage/shop building, 40 feet X 60 feet) approximately 150 feet in front of the principal structure on 3.6 acres. Other structures on the site include agricultural outbuildings

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 storage/shop building, approximately 150 feet in front of a primary structure and approximately 60 feet from the front property line (west) 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. The structure will be compatible with other outbuildings on the site.

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 storage/shop building 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) The front of the structure shall storage/shop building, approximately 150 feet in front of a primary structure and approximately 60 feet from the front property line (west) on a private lot as shown on the attached site plan. The structure will be compatible with other outbuildings on the site.

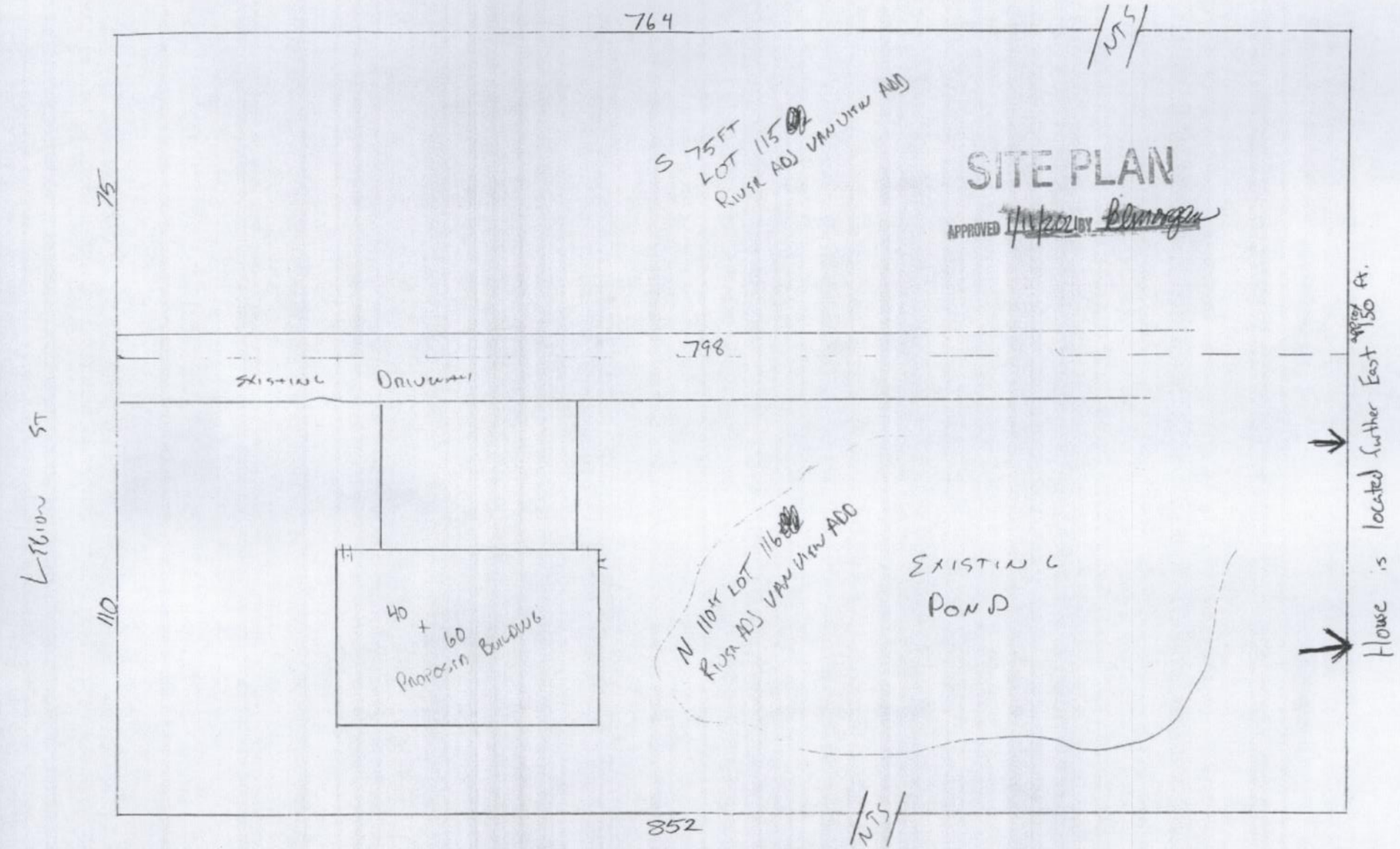
3) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment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

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

Scott Wadle, Director
Metropolitan Area Planning Department

Chris Labrum, Director
Metropolitan Area Building and Construction Department

cc: MABCD
Cindy Claycomb, CM District VI
Ana Lopez, Community Services Representative, District VI


764
N 75
S 75FT LOT 115 RUSK ADJ VAN VIEW ADD
SITE PLAN
APPROVED 1/11/2021 BY Blmorgan
798
EXISTING DRIVEWAY
LYNDON ST
110
40 + 60 PROPOSED BUILDING
N 110FT LOT 116 RUSK ADJ VAN VIEW ADD
EXISTING POND
HOUSE IS LOCATED FURTHER EAST APPROX 150 FT.
852
N 75