



**Wichita-Sedgwick County Metropolitan Area Planning Department**

April 19, 2022

Debbie Haddock  
250 North Old Manor  
Wichita, KS 67208

**Re: BZA2022-00018: City Administrative Adjustment for height of an accessory structure in SF-5 Single-Family Residential zoning (separate application to be filed for accessory apartment), generally located within one half mile east of North Oliver and within 100 feet south of East Second Street North (250 N Old Manor)**

**Legal Description: Lot 37, Block 4, Crown Heights 2nd Addition, Wichita, Sedgwick County, Kansas.**

Dear Applicants,

We have reviewed your request for a Zoning Adjustment to increase the maximum allowed height of an accessory structure from 21 feet to 25 feet (approximately 19%) on the aforementioned property. From reviewing the application, we understand that you desire to increase the maximum allowed height of the accessory structure to allow for a new garage/Accessory Apartment (separate application to be filed in the future).

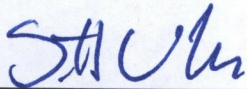
Section V-I.2.f of the Unified Zoning Code ("UZC") allows increasing the maximum building height (required by the property development standards of the zoning district) by up to 20 percent. These adjustments are permissible when the provisions of those sections and the Zoning Adjustment Criteria of Section V-I.6 are met. We find that increasing the maximum allowed height of an accessory structure as proposed meets the provisions of Section V-I.2.f and the four criteria required by Section V-1.6 as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: Construction of a new accessory structure with a 25-foot ridge height should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity as right-of-way and driveways are not affected.
- 2) Impact on existing uses in surrounding areas: There will be no impact on the existing uses in surrounding areas as a result of the new construction; street visibility will be unchanged for neighboring properties.
- 3) Compatibility with existing or permitted uses on abutting sites: Abutting sites are zoned SF-5 Single-Family which allows increasing building height by up to 20% and will not have a negative impact on existing or permitted uses.
- 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.

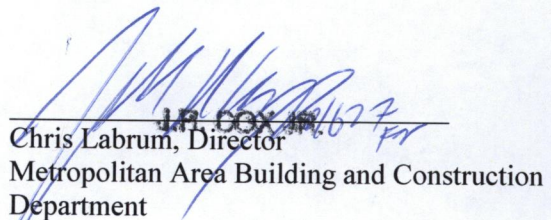
Our signatures below indicate that a Zoning Adjustment to increase the building height for the accessory structure on the aforementioned property to 25 feet is hereby **GRANTED**, subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site plan.
- 2) If the accessory structure is intended to be an Accessory Apartment, as defined by the UZC, the applicant will acquire a Conditional Use to allow the Accessory Apartment prior to construction.
- 3) The applicant shall obtain a building permit and complete construction within one year of the Administrative Adjustment approval. The site shall conform to all codes including but not limited to building, health and fire.
- 4) The increase in height for the accessory structure (garage/Accessory Apartment) shall apply only to new garage/Accessory Apartment as submitted on the approved site plan. All other structures or additions on the subject property shall conform building development permitted by the SF-5 Single-Family Residential zoning district unless a separate Zoning Adjustment or Variance is granted.
- 5) 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.



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Scott Wadle, Director  
Metropolitan Area Planning Department

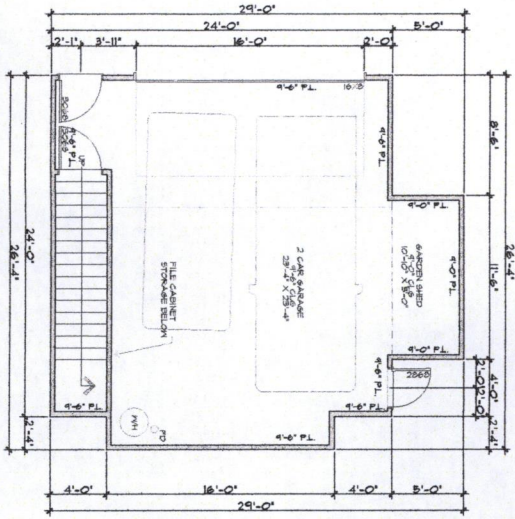


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Chris Labrum, Director  
Metropolitan Area Building and Construction  
Department

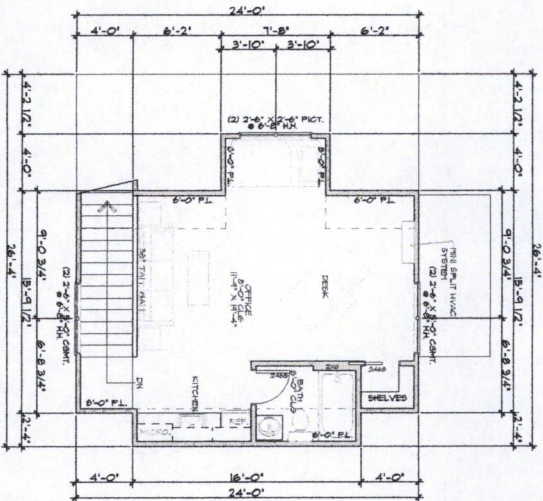
cc: MABCD  
Brandon Johnson, CM District I  
Tasha Hayes, CSR District I

**SITE PLAN**  
 APPROVED 4/20/28 BY NW

1 EXIST./DEMO. PLAN  
 1/4" = 1'-0"



2 FOUNDATION PLAN  
 1/4" = 1'-0"



3 PROPOSED MAIN LEVEL  
 1/4" = 1'-0"

4 PROPOSED UPPER LEVEL  
 1/4" = 1'-0"

	DATE: 5/20/23 PLAN: 5/20/23
	RELEASE:
<p><b>HADDOCK RESIDENCE</b>          DETACHED GARAGE/OFFICE</p> <p>250 N. OLD MANOR ROAD          WICHITA, KANSAS</p>	
<p><b>PLAN INFORMATION:</b></p> <p>THIS PLAN IS THE PROPERTY OF THE ARCHITECT AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY, OR FOR ANY CONSTRUCTION COSTS, ARISING FROM THE USE OF THIS PLAN, UNLESS SUCH DAMAGE OR INJURY IS CAUSED BY THE ARCHITECT'S NEGLIGENCE OR WILLFUL MISFEASANCE.</p>	
<p><b>NOTES:</b></p> <p>1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES.</p>	
<p><b>OWNER:</b></p> <p>THE HADDOCK RESIDENCE</p>	
<p><b>ARCHITECT:</b></p> <p>THE DESIGN</p>	
<p><b>SCALE:</b></p> <p>1/4" = 1'-0"</p>	
<p><b>DATE:</b></p> <p>5/20/23</p>	

A1

# SITE PLAN

APPROVED 4/20/22 BY MW

Lot 37

EXISTING  
DRIVEWAY

EXISTING CONSTRUCTION

PROPOSED SITE PLAN  
1" = 10'-0"

