Wichita-Sedgwick County Metropolitan Area Planning Department

September 9, 2022

Maria Chavez
2243 N Jeanette Ave
Wichita, KS 67204

Daniel Guebara
2616 Bobwhite Ln
Wichita, KS 67204

Rosario Ibarra
2547 N Jackson Ave
Wichita, KS 67204

Re: **BZA2022-00034: Administrative Adjustment in the City to allow an accessory structure in front of a principal structure and front setback reduction on property zoned TF-3 Two-Family Residential located two blocks east of North Arkansas Avenue and one-half mile north of West 21st Street North (2547 N Jackson Ave).**

Legal Description: Lots 382, 384, and 386 Rosenthal's Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant:

We have reviewed your request for a Zoning Adjustment to permit an accessory structure in front of the principal structure in addition to a front setback adjustment to reduce the front setback from 25 feet to 22 feet. Upon review of the case, it was discovered that the subject property was already approved for an accessory structure to be permitted in front of the principal structure per Administrative Adjustment BZA2019-00050. Additionally, the Zoning Administrator has interpreted that any structure permitted to be in front of the principal structure by Administrative Adjustment approval is allowed to be constructed within the front setback. Therefore, there is no need to request the adjustment for the front setback to be reduced.

Because it is determined that neither request is necessary, a full refund of the application fee has been processed. Since Mr. Guebara paid the application fee, the refund will be processed back to him in the form of a check. You can anticipate receiving the check by the end of the month. If you have any questions about the refund, please contact Amber Bias in the Planning Department at 316-268-4305 or abias@wichita.gov.

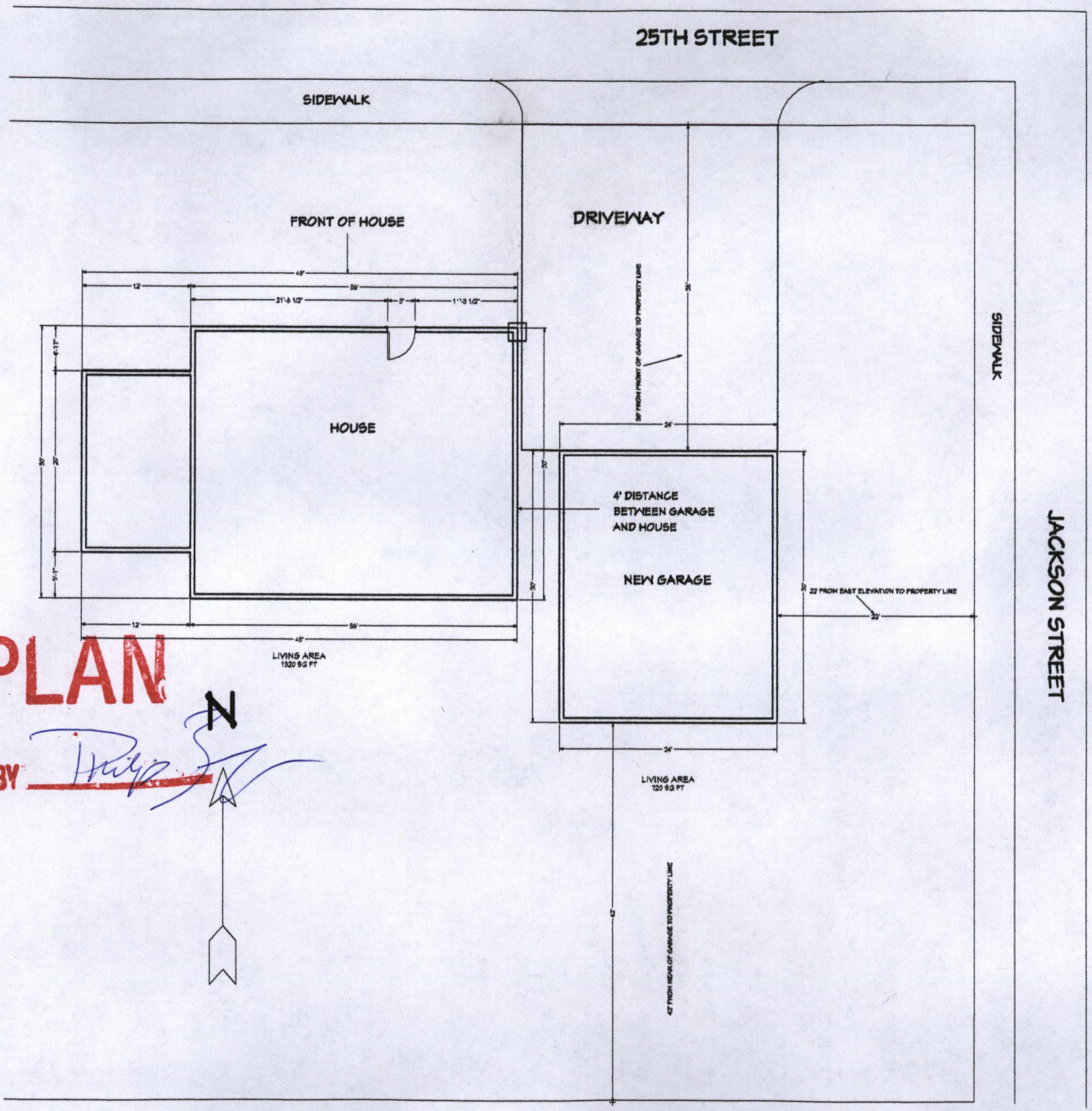
The "Development Application" sign should now be removed from the property.

Scott Wadle, Director
Metropolitan Area Planning Department

J.R. COX JR.

Chris Labrum, Director
Metropolitan Area Building and Construction Department

cc: MABCD
Maggie Ballard, City Council District VI
Ana Lopez, CSR District VI



SITE PLAN

APPROVED 9/7/2022 BY

SHEET TITLE:	Site Plan 2547 N Jackson
PROJECT DESCRIPTION:	Detached Garage Build
DRAWINGS PROVIDED BY:	Daniel Guebara InnoCon Construction LLC
DATE:	08/02/2022
SCALE:	1/4"=5'
SHEET:	A-1

NO.	DESCRIPTION	BY	DATE

1st Floor