



Wichita-Sedgwick County Metropolitan Area Planning Department

December 14, 2023

James and Arlene Phillips
13131 West 21st Street North
Wichita, KS 67235

Lawrence Berntsen
Triple B Construction, Inc.
119 West Ross
Clearwater, KS 67026

Re: **BZA2023-00064**: Administrative Adjustment in the County to permit an accessory structure (detached garage) in front of the principal structure on property zoned SF-20 Single-Family Residential District; generally located one-quarter mile south of West 21st Street North and within one-quarter mile east of North 135th Street West (13131 W. 21st Street North).

Legal Description: COMM NW COR NW 1/4 TH E 868 FT S 1318.19 FT FOR POB TH E 870.35 FT SWLY 36.93 FT SELY 47.5 FT SELY 121.26 FT SELY 96.8 FT SWLY 53.25 FT SWLY 99.17 FT W 199.89 FT NWLY 342.97 FT N 79.11 FT W 392.8 FT N 42.55 FT TO BEG SEC 12-27-2W

Dear Applicant:

We have reviewed your request for a Zoning Adjustment to permit an accessory structure (detached garage, 24 feet X 30 feet) in front of the principal structure on 4 acres. The accessory structure is proposed to be placed west of the main dwelling, along the driveway. The accessory structure will be setback a minimum of 28 feet from the west property line (front), 242 feet from the north property line, and 338 feet from the east property line.

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 the subject property meets the four conditions required by Sec. V-I.6 of the Unified Zoning Code as set out below:

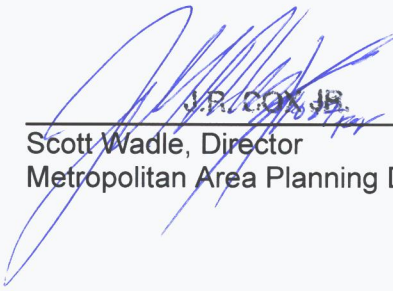
- 1) **Impact on safety and convenience of vehicular and pedestrian circulation**: Public vehicular and pedestrian circulation will not be affected, and the structure will not interfere with traffic circulation patterns because the subject property is approximately one-quarter mile south of the West 21st Street right-of-way. The proposed detached garage will be placed along the private driveway of the property owner.
- 2) **Impact on existing uses in surrounding areas**: It is not anticipated that there will be any negative impact on the existing uses in surrounding areas as a result of the structure being placed in front of the house.

- 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 and agricultural fields.
- 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 garage 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) 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.



J.P. COX, JR.
Scott Wadle, Director
Metropolitan Area Planning Department



Chris Labrum, Director
Metropolitan Area Building and Construction
Department

cc: MABCD
David Dennis, County District 3

870.35

475.36

SITE PLAN

APPROVED

12/14/23

BZA23 04

242'

13131 W
21ST ST N

24'x30'

338'

28'

199.89

342.97

13131 W 21st N

Sedgwick County, Kansas



1:564

