



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

May 31, 2024

David and Ann Capps
2019 South Reed Dr.
Wichita, KS 67218

Re: **BZA2024-00032**: Administrative Adjustment in the City to permit an accessory structure (shed) in front of the principal structure on property zoned SF-5 Single-Family Residential District located within one-block south of East Mount Vernon Road and two blocks east of South George Washington Boulevard (2019 S. Reed Drive).

Legal Description: Lot 4, Block B, Mount Vernon Heights Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant:

We have reviewed your request for a Zoning Adjustment to permit accessory an structure (shed, 20 feet X 28 feet) in front of the principal structure on 0.33 acres. The shed will be setback approximately 7.5 feet from the north, interior property line and approximately 20 feet from the front property line to the east. The subject site has a curved front property line which functions as both the front and side yards.

Sec. V-1.2.n of the Unified Zoning Code allows a Zoning Adjustment that would permit accessory structures to be placed in front of the principal structure on less than five acres of land, when the conditions required by Sec. V-1.6 of the Code are met. We find that permitting the accessory structure in front of the principal structure on the subject property meets the four conditions required by Sec. V-1.6 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 proposed shed will be approximately 7.5 feet from the north, interior property line and approximately 20 feet from the front property line to the east.
- 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. The subject site is unique in that it has a curved front property line. The proposed location of the shed simultaneously functions as part of the front and side yards.
- 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 to the north and northeast and a vegetated creek bed to the east, owned by the City of Wichita. The proposed shed will be screened by the house and not visible to the single-family dwellings to the south and west.

- 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 accessory structure in front of the principal structure shall apply only to the proposed shed 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.



Scott Wadle, Director
Metropolitan Area Planning Department



J.R. COX JR.
Chris Labrum, Director
Metropolitan Area Building and Construction
Department

cc: MABCD
Mike Hoheisel, City Council District III
Rebecca Johnson, CSR District III

North ↑

75' ESMT

20'

18'


20'4"

4'

← Reed DR. →

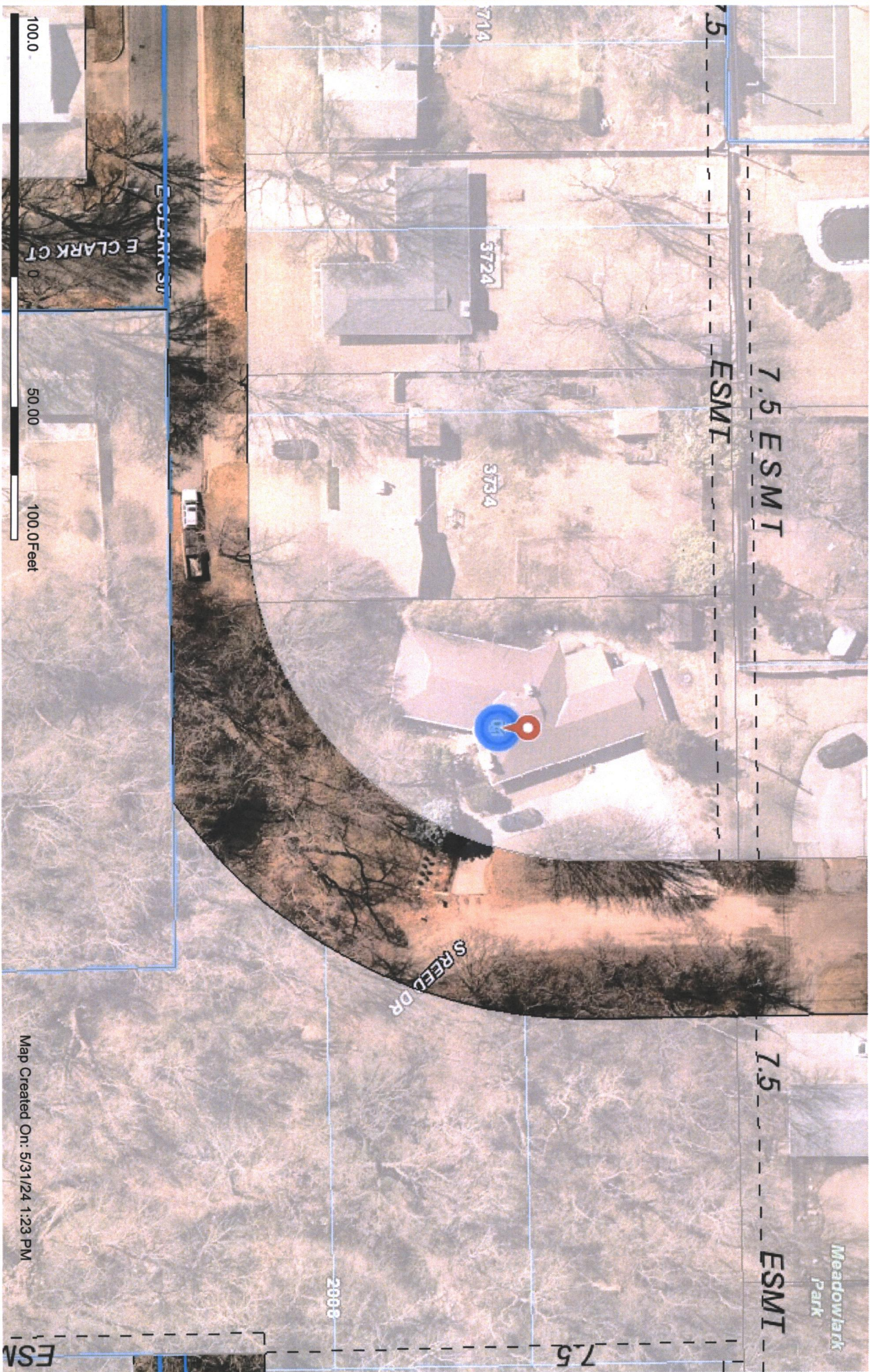
2019

SITE PLAN

APPROVED 5/31/24 BY 

BEA 24-32

McCarty

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