



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

April 10, 2024

Ryan Stuhlsatz and Alicia Gregg-Stuhlsatz
508 North Armour Drive
Wichita, KS 67206

Re: **BZA2024-00013**: Administrative Adjustment in the City to permit accessory structures (detached garage and a portion of a pool) in front of and between the principal structure and the front setback on property zoned SF-5 Single-Family Residential District located at 508 North Armour Drive.

Legal Description: Lot 6, Block G, Woodlawn Village 1st Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant:

We have reviewed your request for a Zoning Adjustment to permit accessory structures (detached garage, 28 feet X 65 feet; and a portion of a pool) in front of and between the principal structure and the front setback on 0.5 acres. The detached garage will be setback approximately 7 feet from the front property line (south) and approximately 65 feet from the west property line. This request is concurrent with VAC2024-00010 to vacate a portion of the platted 50-foot setback along East Central Avenue, reducing it from 50 feet to 7 feet.

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 structures 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 structures will not interfere with traffic circulation patterns because the proposed detached garage will be approximately 7 feet from the front property line to the south and approximately 65 feet from the west property line, along North Armour Drive.
- 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 structures being placed in front of the house. Three other detached garages have been permitted to be placed between homes and East Central Avenue along this one-half mile portion of East Central Avenue.
- 3) **Compatibility with existing or permitted uses on abutting sites**: Placing accessory structures 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. Three other detached garages have been permitted to be placed between homes and East Central Avenue along this one-half mile portion of East Central Avenue.

- 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.

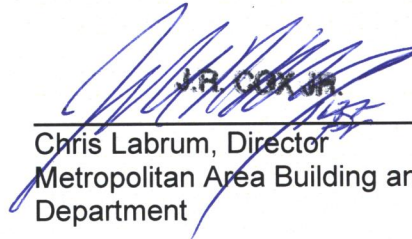
Our signatures below indicate that a Zoning Adjustment to permit accessory structures to be placed in front of the principal structure on less than five acres of land for the aforementioned property is hereby GRANTED, subject to the following conditions:

- 1) The permitting of accessory structures in front of the principal structure shall apply only to the proposed detached garage and portion of the pool 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

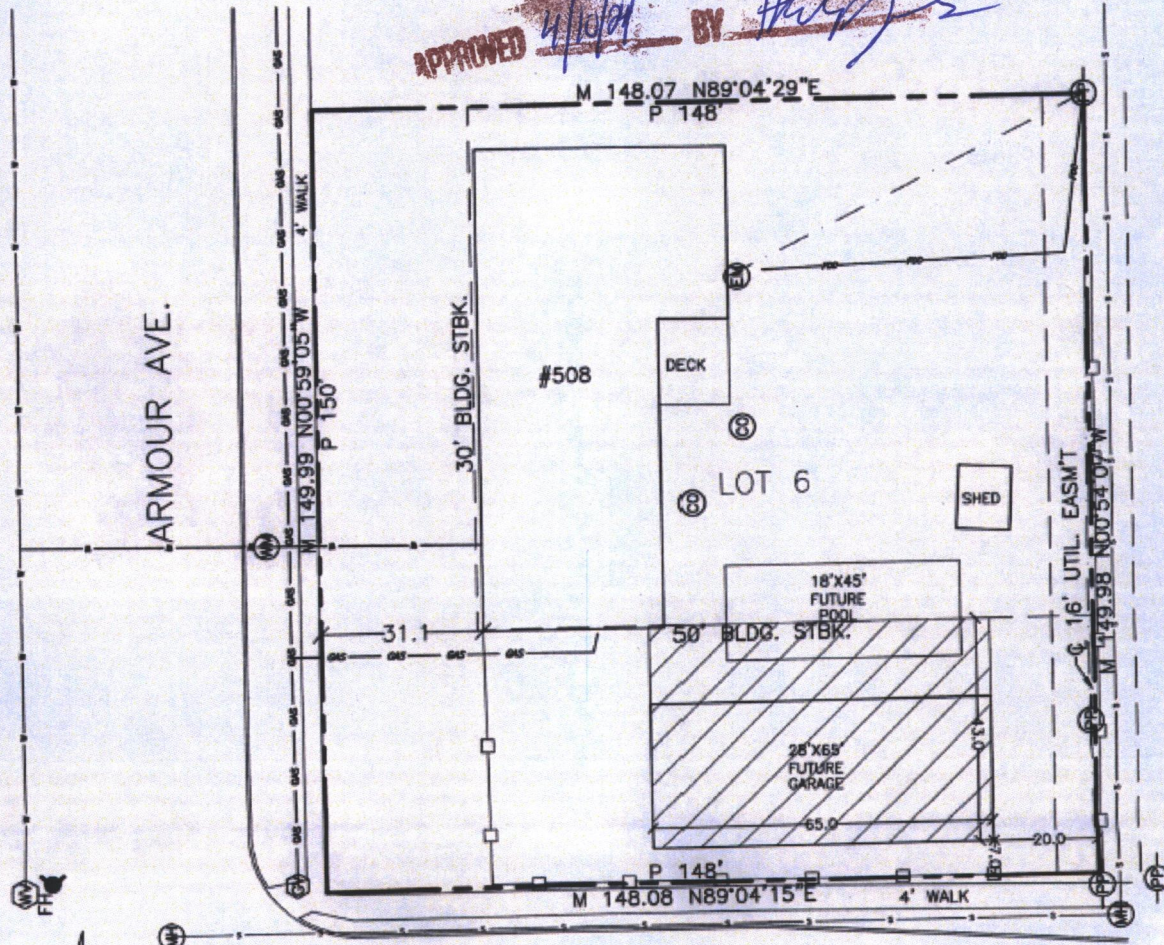
cc: MABCD
Brandon Johnson, City Council District I
Camerson Jackson, CSR District I

SITE PLAN

LEGAL DESCRIPTION: Lot 6, Block G, First Addition to Woodlawn Village, Wichita, Kansas

SITE PLAN

APPROVED 4/10/04 BY [Signature] BEA24-13



CENTRAL AVE.

SCALE 1"=50'

- ⊙ - electric meter
- ⊙ - gas meter
- ⊙ - water valve
- ⊙ - water meter
- ⊙ - manhole
- ⊙ - sewer clean out
- ⊙ - power pole
- ⊙ - fire hydrant

- — — — — subject property line
- — — — — adjacent property line
- — — — — easement line
- — — — — setback line
- — — — — wood privacy fence
- — — — — fiber optic line
- — — — — overhead electric line
- — — — — water line
- — — — — sanitary sewer line
- — — — — gas line

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