



Wichita-Sedgwick County Metropolitan Area Planning Department

April 16, 2025

Don and Debra Seely
14326 W. Southwest Blvd.
Clearwater, KS 67026

Re: **BZA2025-00022**: Administrative Adjustment in the County to permit a portion of an accessory structure (detached garage) in front of the principal structure on property zoned RR Rural Residential District, located on the north side of West Southwest Boulevard (K-42) and within one-half mile west of South 135th Street West.

Legal Description: Lot 12, Nusz Acres Addition, Sedgwick County, Kansas.

Dear Applicant:

We have reviewed your request for a Zoning Adjustment to permit a portion of an accessory structure (detached garage) in front of the principal structure on 1.93 acres. The accessory structure will be located behind the 30-foot zoning front setback and conforms to the required 125-foot setback from the center line of Southwest Boulevard (K-42).

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: This request is to allow a new detached garage where a portion of the building will be in front of a primary structure on a private lot as shown on the attached site plan. Public vehicular and pedestrian circulation will not be affected, and the structure will not interfere with traffic circulation patterns.
- 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 a portion of the structure being placed in front of the house as it meets all principal and major roadway setbacks.
- 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 a mixture of single family residences and agricultural uses. The garage does not encroach into any required building setback.
- 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.

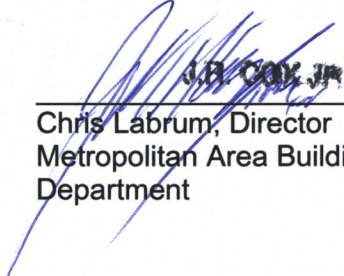
Our signatures below indicate that a Zoning Adjustment to permit a portion of an accessory structure to be placed in front of the principal structure on less than five acres of land for the aforementioned property is hereby GRANTED, subject to the following conditions:

- 1) The permitting of a portion 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.

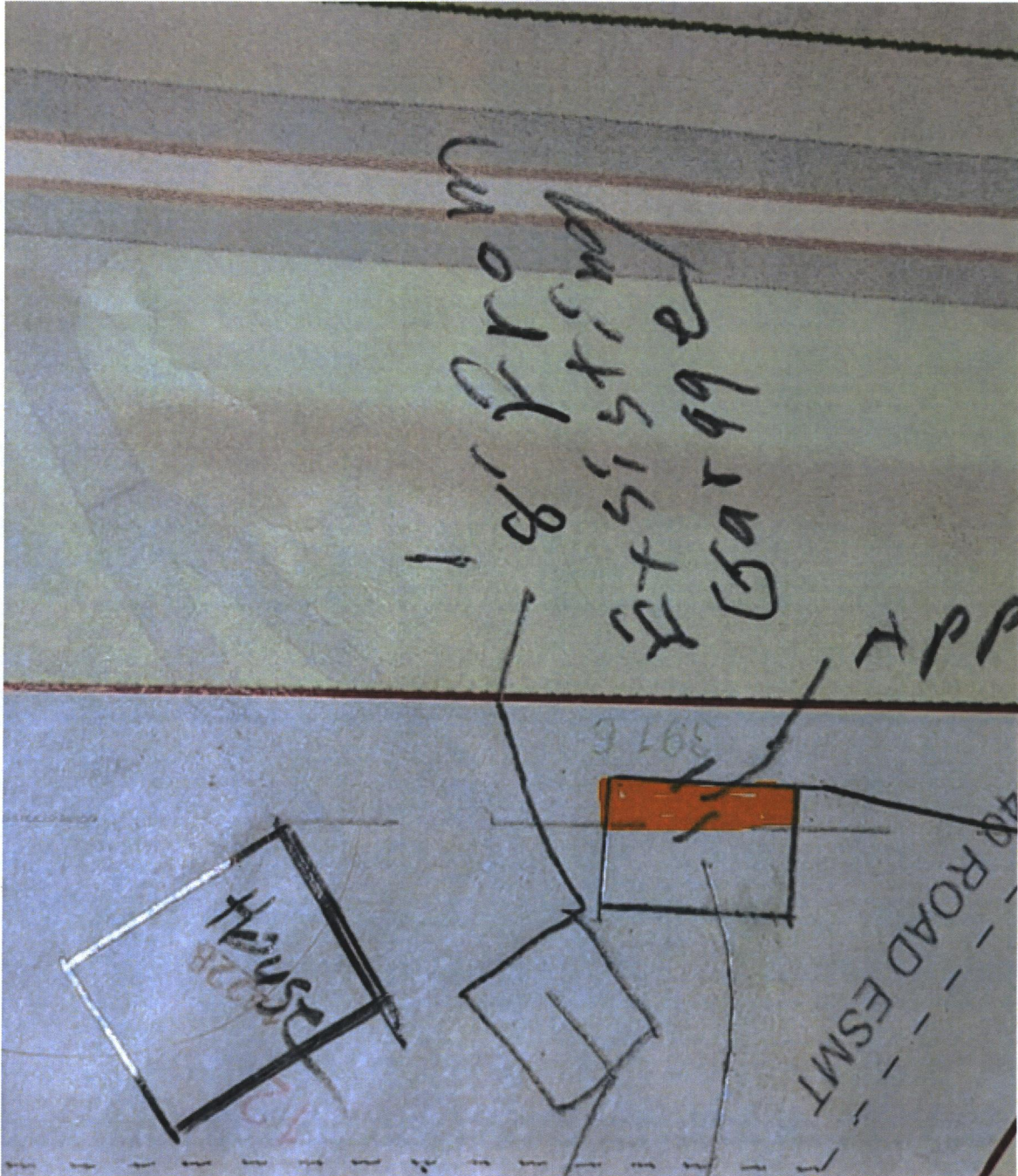


Scott Wadle, Director
Metropolitan Area Planning Department



Chris Labrum, Director
Metropolitan Area Building and Construction
Department

cc: MABCD
Stephanie Wise, BoCC District 3



SITE PLAN

APPROVED 4/6/25 BY *[Signature]*
BZA 25-22