Wichita-Sedgwick County Metropolitan Area Planning Department

August 25, 2025

Robert Carter
7909 W. 85th Street North
Valley Center, KS 67147

Re: **BZA2025-00055:** Administrative Adjustment in the County to permit an accessory structure (outbuilding) in front of the principal structure on less than 5 acres on property zoned RR Rural Residential District, located on the south side of West 85th Street North and within one-half mile west of North Ridge Road (7909 W. 85th Street North).

Legal Description: BEG 2338.3 FT W NE COR NE1/4 S 322.67 FT W 135 FT N 322.67 FT E 135 FT TO BEG SEC 33-25-1W

Dear Applicant:

We have reviewed your request for a Zoning Adjustment to permit an accessory structure (outbuilding) in front of the principal structure on 0.96 acres. The proposed outbuilding would be 30 feet by 50 feet and located approximately 150 feet from the front property line, 30 feet from the east property line, approximately 85 feet from the west property line, and 7 feet from the nearest structure on-site. The principal structure is located on the back one-third of the site and the only developable land is between the principal dwelling and the street.

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 outbuilding to be front of a principal structure on a private lot as shown on the 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 the structure being placed in front of the house. The proposed building meets all principal structure setbacks per the RR District.

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 land. The proposed structure meets all principal structure setbacks.

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 outbuilding 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) The applicant shall obtain a building permit within one year of the Administrative Adjustment approval. The site shall conform to all codes including but not limited to zoning, building, health, and fire.

3) 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.

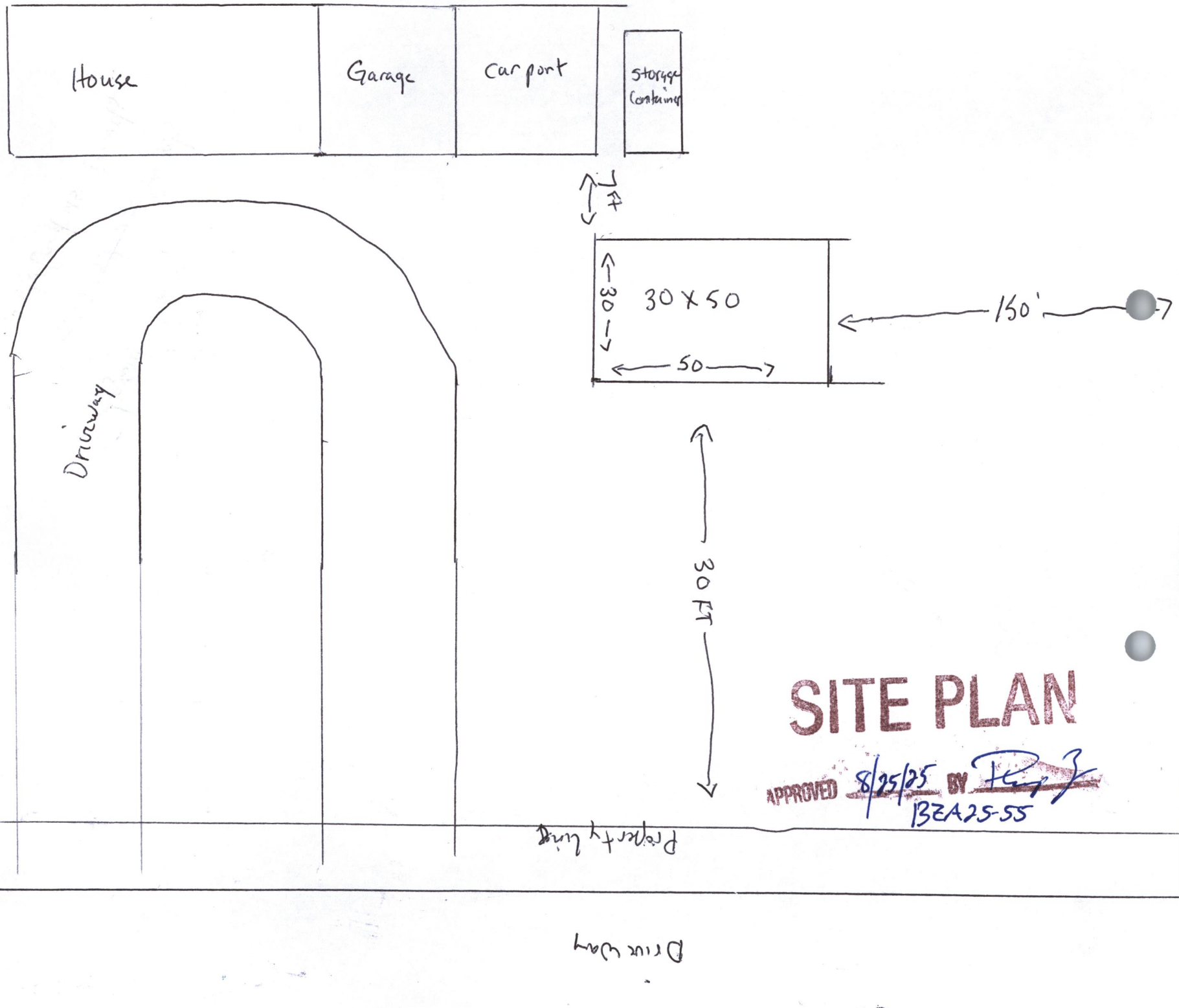
The "Development Application" sign should now be removed from the property.

Scott Wadle, Director
Metropolitan Area Planning Department

J.R. COX JR.

Chris Labrum, Director
Metropolitan Area Building and Construction Department

cc: MABCD
Ryan Baty, BoCC District 4


House
Garage
Carport
Storage Container
7 Ft
30 X 50
30
50
150'
Driveway
30 FT
Property Line
Public Way
SITE PLAN
APPROVED 8/25/25 BY
BZA25-55