Wichita-Sedgwick County Metropolitan Area Planning Department

December 26, 2025

Gary and Jacquelyn Schmidt
1102 E. Marion St.
Wichita, KS 67216

Re: **BZA2025-00088:** Administrative Adjustment in the City to permit an accessory structure (carport) in front of the principal structure on property zoned SF-5 Single-Family Residential District, located two blocks south of East Pawnee Avenue and one-block east of South Washington Avenue (1102 E. Marion St.).

Legal Description: Lots 98, 100, 102, and 104, EXCEPT the north 15 feet of Lot 98, Wabash Ave., Now Ida Ave., Wabash Avenue Subdivision in the Beals' Addition, Wichita, Sedgwick County, Kansas.

Dear Applicants:

We have reviewed your request for a Zoning Adjustment to permit an accessory structure (carport) in front of the principal structure on 0.303 acres. Though the dwelling on the subject site is oriented toward East Marion Avenue, South Ida Avenue is considered the "front" of the lot because it is the narrowest lot dimension along a street. There are no platted setbacks on the subject lot. The proposed carport would encroach into the 25-foot west, front zoning setback by 6 feet. The site plan indicates there would be at least 16 feet between the carport and the front property line and 36 feet from the south, street side setback.

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 proposed carport is approximately 19 feet from the front property line along South Ida Avenue to the west and 36 feet from the south property line, along East Marion Street.

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, which acts like the side yard.

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, with similar detached structures.

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 carport 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.

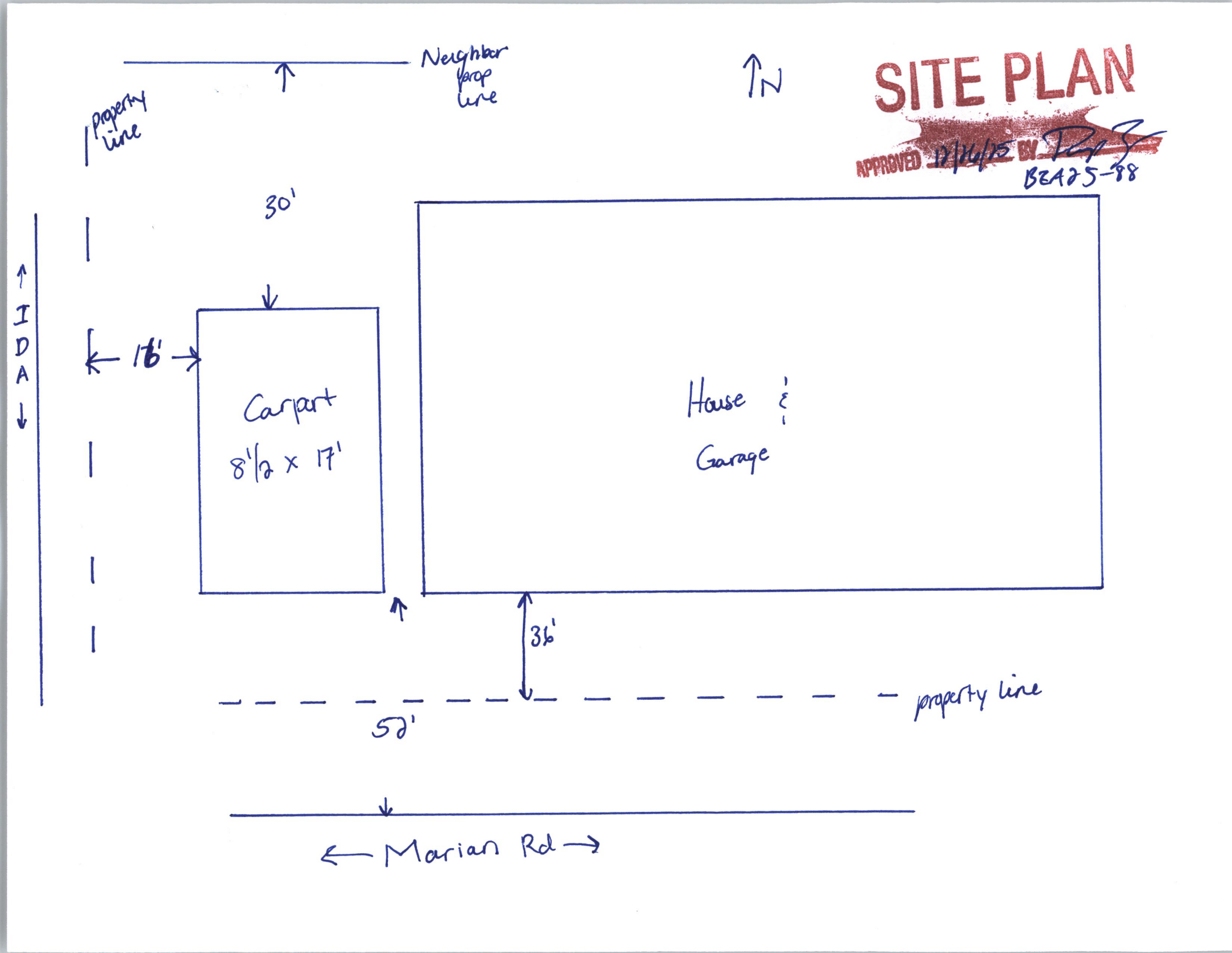
2) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment 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
Mike Hoheisel, City Council District III
Rebecca Johnson, CSR District III


Neighbor prop line
property line
N
SITE PLAN
APPROVED 12/16/15 BY
BZA25-88
30'
IDA
16'
Carport
8'1/2 x 17'
House &
Garage
36'
property line
50'
Marian Rd