



Wichita-Sedgwick County Metropolitan Area Planning Department

February 9, 2001

Walter J. & Patricia A. Rohling
7821 Evergreen
Derby, KS 67037

FILE COPY

Re: BZA2001-00005: An administrative adjustment to permit an accessory structure to be placed in front of the principle structure on less than five acres of land.

Legal Description: Lots 7, 8, & 9 Prairie Acres Addition, Sedgwick County, Kansas (7821 Evergreen).

Dear Mr. & Mrs. Rohling:

We have reviewed your request for an Administrative Adjustment to permit an accessory structure to be placed in front of the principle structure on less than five acres of land. You state in your application that you desire to construct a storage building for the storage of a pickup and fifth-wheel trailer and that the storage building needs to be located in front of the principle structure in order to allow easy access to the building from the street in order to prevent damage to the building and vehicles when backing the vehicles into the storage building.

The Unified Zoning Code allows an Administrative Adjustment that would permit an accessory structure to be placed in front of the principle structure on less than five acres of land. We find that permitting an accessory structure in front of the principal structure on your property meets the four conditions required by Section V-1.6 of the Unified Zoning Code as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: This request is for an approximately 50' x 60' storage building on a three acre residential lot for the storage of private vehicles. Public vehicular and pedestrian circulation will not be affected.
- 2) Impact on existing uses in surrounding areas: There should be no negative impact on the existing uses in surrounding areas as a result of the accessory structure being placed in front of the principal structure. The accessory structure will be located 240 west of the principle structure, and it will not be readily discernible that the accessory structure is in front of the principle structure. Additionally, the accessory structure will be screened by evergreens from existing uses in surrounding areas.

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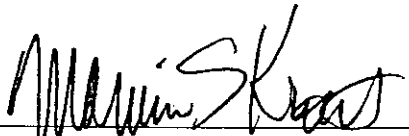
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- 3) Compatibility with existing or permitted uses on abutting sites: Existing residential lots on abutting sites are developed with similarly-sized storage buildings; therefore, the requested use is compatible with uses on abutting sites.
- 4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way, therefore, there should not be a 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 an Administrative Adjustment to permit an accessory structure to be placed in front of the principle structure on less than five acres of land for the aforementioned property is hereby GRANTED, subject to the following conditions:

- 1) The site shall be developed in general conformance with the site plan submitted as part of this application.
- 2) Any violation of these conditions shall render the Administrative Adjustment null and void.

The zoning adjustment sign may now be removed from the property.



Marvin S. Krout
Planning Director



Glen Wiltse
Code Enforcement Director

Attachment

cc: Glen Wiltse, Sedgwick County Code Enforcement

