



Wichita-Sedgwick County Metropolitan Area Planning Department

August 7, 2017

Karen Van Emboen
1501 N. Fairmount Avenue
Wichita, KS 67208

Quality Structures Inc.
Attn: Ryan Caffrey
303 S. Kansas Avenue
Haven, KS 67543

Re: BZA2017-32: City Administrative Adjustment to allow an accessory structure in front of the principal structure on property zoned TF-3 Two-family Residential.

Legal Description: Odd Lots 127 To 141 Inc. Fairmount Ave and Even Lots 122 To 142 Inc. Holyoke Ave Fairmount Addition, Wichita, Sedgwick County, Kansas; generally located north of 14th Street East between N. Holyoke and N. Fairmount (1501 N. Fairmount)

Dear Applicant:

We have reviewed your request for a Zoning Adjustment to permit a one-story, 30-foot by 56-foot accessory structure (garage/shop) in front of the principal structure on 1.64 acres.

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 your 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 detached accessory structure 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: There should be no negative impact on the existing uses in surrounding areas as a result of the structure being placed in front of the house.

The structure will have a complimentary color scheme with solar panels on the roof that will appear black.

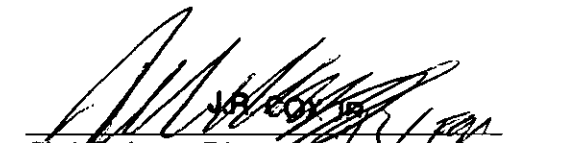
- 3) Compatibility with existing or permitted uses on abutting sites: Placing an accessory structure in front of a principal structure is within allowable adjustments and should not detract from the existing or permitted uses on abutting sites, which are single family residences and duplexes.
- 4) Effect 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 garage/shop 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.

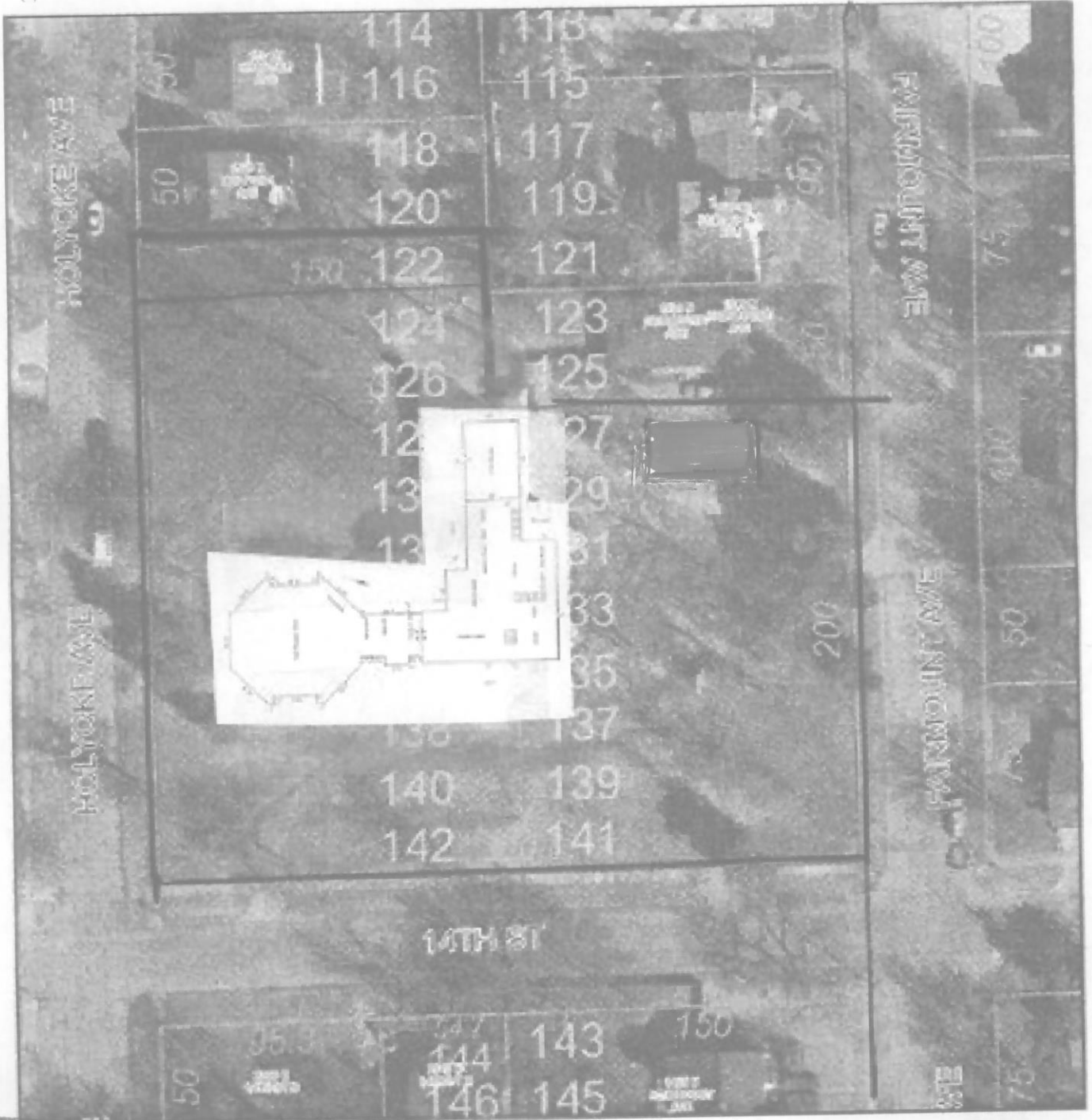

Dale Miller, Director
Metropolitan Area Planning Department



Chris Labrum, Director
Metropolitan Area Building and Construction
Department

cc: MABCD
Lavonta Williams, CM District I
Kameelah Alexander, Community Services Representative, District I

want administrative adjustments
 to waive 3d 7E 2
 to place necessary structure in front of principle structure on 2.67 acres

Proposed Building Site 



APPROVED 8/7/17


SITE PLAN

50' W of Fairmount
 18' S of property
 line on North