



Wichita-Sedgwick County Metropolitan Area Planning Department

January 22, 2018

Judy E. Cooper
1130 N. Wood Ave.
Wichita, KS 67212

Re: BZA2018-03: City Administrative Adjustment to allow an accessory structure in front of the principal structure on property zoned SF-5 Single-Family Residential.

Legal Description: THAT PART LOTS 16-17 BEG NW COR LOT16 E 117.5 FT TO PT 34.5 FT W OF NE COR SWLY 175.36 FT TO PT ON CUR NWLY ALG CUR 98.54 FT TO SW COR LOT 16 N 121 FT M-L TO BEG BLOCK 13 WESTLINK VILLAGE 5TH. ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS (1130 N. Wood Avenue)

Dear Applicant:

We have reviewed your request for a Zoning Adjustment to permit a one-story, accessory structure (storage/shop building) eight feet in front of the principal structure on 0.33 acre.

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 eight (8) feet in front of a primary structure (27 feet behind the 30 foot platted setback) 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 church parking.

- 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.

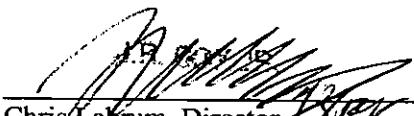
Our signatures below indicate that a Zoning Adjustment to permit an accessory structure to be placed in front of the principal structure on less than five acres of land for the aforementioned property is hereby GRANTED, subject to the following conditions:

- 1) The permitting of an accessory structure in front of the principal structure shall apply only to the proposed storage/shop building 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 front of the structure shall be eight (8) feet in front of the primary structure and have a separation of six (6) feet from the main structure and eight (8) feet from the east property line. The exterior building material of the accessory structure shall be compatible with the main structure.
- 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.



Dale Miller, Director
Metropolitan Area Planning Department



Chris Labrum, Director
Metropolitan Area Building and Construction
Department

cc: MABCD
Bryan Frye, CM District V
Laura Rainwater, Community Services Representative, District V



City of Wichita Map Print



- Legend**
- FIRM Panels
 - Base Flood Elevations
 - Cross Sections
 - Flood Way
- Flood Zones**
- 0.2 PCT ANNUAL CHANCE FLOOD
 - A; AE; AH; AO
 - X AREA OF SPECIAL CONSIDERATION

58.7 0 29.35 58.7 Feet

Map Created On: 1/19/18 10:51 AM

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SITE PLAN

APPROVED 1/22/2019 [Signature]