



**Wichita-Sedgwick County Metropolitan Area Planning Department**

September 23, 2019

Jeffry R. Hart  
1025 N. Illinois  
Wichita, KS 67203

Alice L. Hart  
536 N. Fairway  
Wichita, KS 67212

**Re: BZA2019-37: City Administrative Adjustment to allow an accessory structure in front of the principal structure on property zoned SF-5 Single-Family Residential.**

**Legal Description: LOTS 5 & 6, BLOCK 5, GOLDEN GARDENS ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS (1025 N. Illinois Street)**

Dear Applicant:

We have reviewed your request for a Zoning Adjustment to permit an accessory structure (carport) 25 feet in front of the main structure and 19 feet behind the front property line on 0.44 acre.

Sec. V-1.2.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-1.6 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-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 to allow a detached accessory structure 25 feet in front of a primary structure (19 feet behind the 25 feet front 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 daycare/playground to the north and a commercial parking lot to the south.

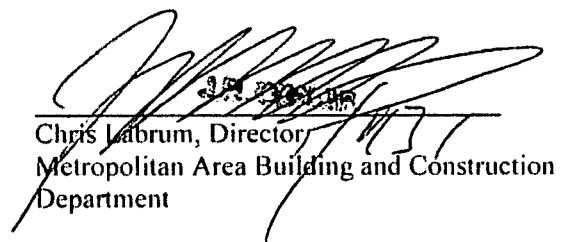
- 4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way. There will be no negative impact on the public health, safety or welfare, nor will properties or improvements in the vicinity be materially injured.

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) The detached accessory structure shall be located 25 feet in front of a primary structure (19 feet behind the 25 feet front setback). The exterior building material of the accessory structure shall be compatible with the main structure. The accessory structure shall be limited for motor vehicles. No parking of recreational vehicles, boats or trailers shall be allowed.
- 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  
Cindy Claycomb, CM District VI  
Ana Lopez, Community Services Representative, District VI



# City of Wichita Map Print



**1 SITE PLAN**  
 APPROVED 9/23/2019  
 [Handwritten Signature]



This information is not an official record, and cannot be used as such. The user should rely only upon official records available from the custodian of records in the appropriate City and/or County department. Some data provided here and used for the preparation of these maps has been obtained from public records not created or maintained by the City of Wichita.