Wichita-Sedgwick County Metropolitan Area Planning Department

June 18, 2021

Roger Joyal
6142 N. Saint Paul Street
Wichita, KS 67204

Sturdi-Bilt Storage Barns, Inc.
3909 Stacy Road
Hutchinson, KS 67501

Re: BZA2021-25: City Administrative Adjustment to allow a detached garage in front of the principal structure on property zoned SF-5 Single-Family Residential.

Legal Description: Lots 21 & 22, Block 3, Fox Meadows Addition, Wichita, Sedgwick County, Kansas; generally located one-quarter mile west of North Meridian Avenue on the south side of West 61st Street North (6142 N. St. Paul Street)

Dear Applicant:

We have reviewed your request for a Zoning Adjustment to permit a one-story, accessory structure (detached garage, 24 feet X 40 feet) approximately 100 feet in front of the principal structure on 0.95 acre. The accessory structure is setback 25 feet from the front property line (north) and 81 feet from the street side property line (west).

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: This request is to allow a detached storage building, approximately 100 feet in front of a primary structure and 25 feet from the front property line 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 be compatible with other outbuildings on the site.

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.

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 (detached garage) 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 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 per the approved site plan.

2) The exterior materials of the accessory structure shall be compatible with the main structure and existing detached garage and have a gabled roof.

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.

Scott Wadle, Director
Metropolitan Area Planning Department

J.T. COX JR.
Chris Labrum, Director
Metropolitan Area Building and Construction Department

cc: MABCD
Cindy Claycomb, CM District VI
Ana Lopez, Community Services Representative, District VI

RESIDENTIAL PLOT PLAN

ADDRESS: 6142 N. St. Paul St. PERMIT NO.

LOT(S): 21-22 BLK. 3 OF Fox Meadows ZONING SF-5

REQUIRED SETBACKS: FRONT 25' SIDE 25' SIDE 10' easmnt REAR 10' easemnt

I certify that the above plat complies with applicable zoning setbacks and sub-division covenants and restrictions.

Signed: _____
(Applicant)

White Copy - File Yellow Copy - Applicant

Form No. 225-345 (4-85)