



Wichita-Sedgwick County Metropolitan Area Planning Department

April 6, 2022

Kenneth & Shauna Denton
6511 E. 49th Street S.
Derby, KS 67037

Re: BZA2022-00016: County administrative adjustment to allow an accessory structure in front of a principal structure on property zoned SF-20 Single Family Residential; generally located within a quarter mile east of South Woodlawn Boulevard and a quarter mile south of East 47th Street South (6511 E. 49th Street South).

Legal Description: BEGINNING at a point 1319.7 feet North and 635 feet East of the Southwest corner of the Northwest Quarter of Section 19, Township 28 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas; THENCE East parallel with the South line of the Northwest Quarter of said Section 19, a distance of 262 feet; THENCE South parallel with the West line of the Northwest Quarter of said Section 19, a distance of 299.6 feet; THENCE Northwest a distance of 300 feet to a point 1172.1 feet North and 635 feet East of the Southwest corner of the Northwest Quarter of said Section 19; THENCE North 147.6 feet to the point of BEGINNING .

Dear Applicant:

We have reviewed your request for a Zoning Adjustment to permit an accessory structure (metal garage, 30 feet X 40 feet) approximately 24 feet in front of the principal structure on 1.34 acres. The accessory structure will be setback approximately 115 feet from the front property line (north) and 60 feet from the interior 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:

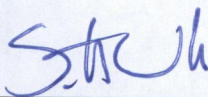
- 1) Impact on safety and convenience of vehicular and pedestrian circulation: This request is to allow a detached metal garage, approximately 24 feet in front of a primary structure. The accessory structure will be setback approximately 115 feet from the front property line (north) and 60 feet from the interior side property line (west) 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 in the area.

- 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.

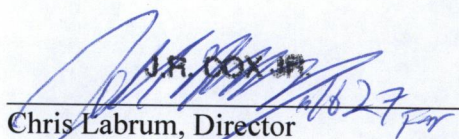
Our signatures below indicate that a Zoning Adjustment to permit an accessory structure to be placed in front of the principal structure on less than five acres of land for the aforementioned property is hereby **GRANTED**, subject to the following conditions:

- 1) The permitting of an accessory structure in front of the principal structure shall apply only to the proposed metal garage 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 applicant shall obtain a building permit and complete construction within one year of the Administrative Adjustment approval. The site shall conform to all codes including but not limited to building, health and fire.
- 3) The subject property is within the AFBP-O Air Force Base Protection Overlay District. In conformance with the AFBP-O, the height of the accessory structure shall be limited to a maximum height of 25 feet.
- 4) 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



Chris Labrum, Director
Metropolitan Area Building and Construction
Department

cc: MABCD
Jim Howell, BOCC District V

CALCULATED
NW COR NW/4
SEC 19 T28S R2E

C 1339.01 N00°39'57"W

WOODLAWN BOULEVARD

C 1319.7 N00°39'57"W

CALCULATED
SW COR NW/4
SEC 19 T28S R2E

49TH STREET SOUTH

60'

Point of
Beginning

C 634.58 N88°41'45"E

M 261.80 N88°40'01"E, &1

D 262'

M 147.98 N00°35'13"W

D 147.6'

Project
Building

Driveway

Backyard

Lower Driveway

Garage

Deck

House

Patio

M 300.46 S00°33'10"E
D 299.6'

C 301.37
D 300'
M 301.10 N60°54'36"E

SITE PLAN

APPROVED 4/20/22 BY MW

- Ⓐ - "ARMSTRONG" capped rebar set
- - pinched iron pipe found
- ⊙ - 3/4" iron pipe found
- ⊙ - 1/2" iron pipe found
- M - measured distance
- D - deed distance
- C - calculated distance



SCALE 1"=60'