



Wichita-Sedgwick County Metropolitan Area Planning Department

May 19, 2023

Brian G. Fisher
5762 North Charles Street
Wichita, KS 67204

Re: BZA2023-00031: Administrative Adjustment in the City to permit an accessory structure (shed) in front of the principal structure between detached garage and platted setback on property zoned SF-5 Single-Family Residential located at 5762 North Charles Street.

Legal Description: Lot 1 and 40 feet of vacated street to the North, Block 3, Leewood Heights 4th Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant:

We have reviewed your request for a Zoning Adjustment to permit an accessory structure (shed, 16 feet X 12 feet) in front of the principal structure on 1.17 acres. The accessory structure will be placed between the existing detached garage and the 30-foot platted building setback. The accessory structure will be setback approximately 45 feet from the front property line (west) and 6 feet from the detached garage structure.

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:

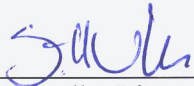
- 1) Impact on safety and convenience of vehicular and pedestrian circulation: Public vehicular and pedestrian circulation will not be affected, and the structure will not interfere with traffic circulation patterns because the proposed shed will be 45 feet from the front property line to the west.
- 2) Impact on existing uses in surrounding areas: It is not anticipated that there will be any negative impact on the existing uses in surrounding areas as a result of the structure being placed in front of the house.
- 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.

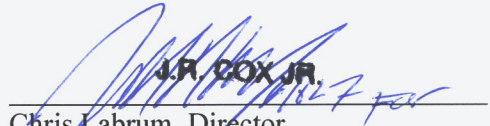
Our signatures below indicate that a Zoning Adjustment to permit an accessory structure to be placed in front of the principal structure on less than five acres of land for the aforementioned property is hereby GRANTED, subject to the following conditions:

- 1) The permitting of an accessory structure in front of the principal structure shall apply only to the proposed shed 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.

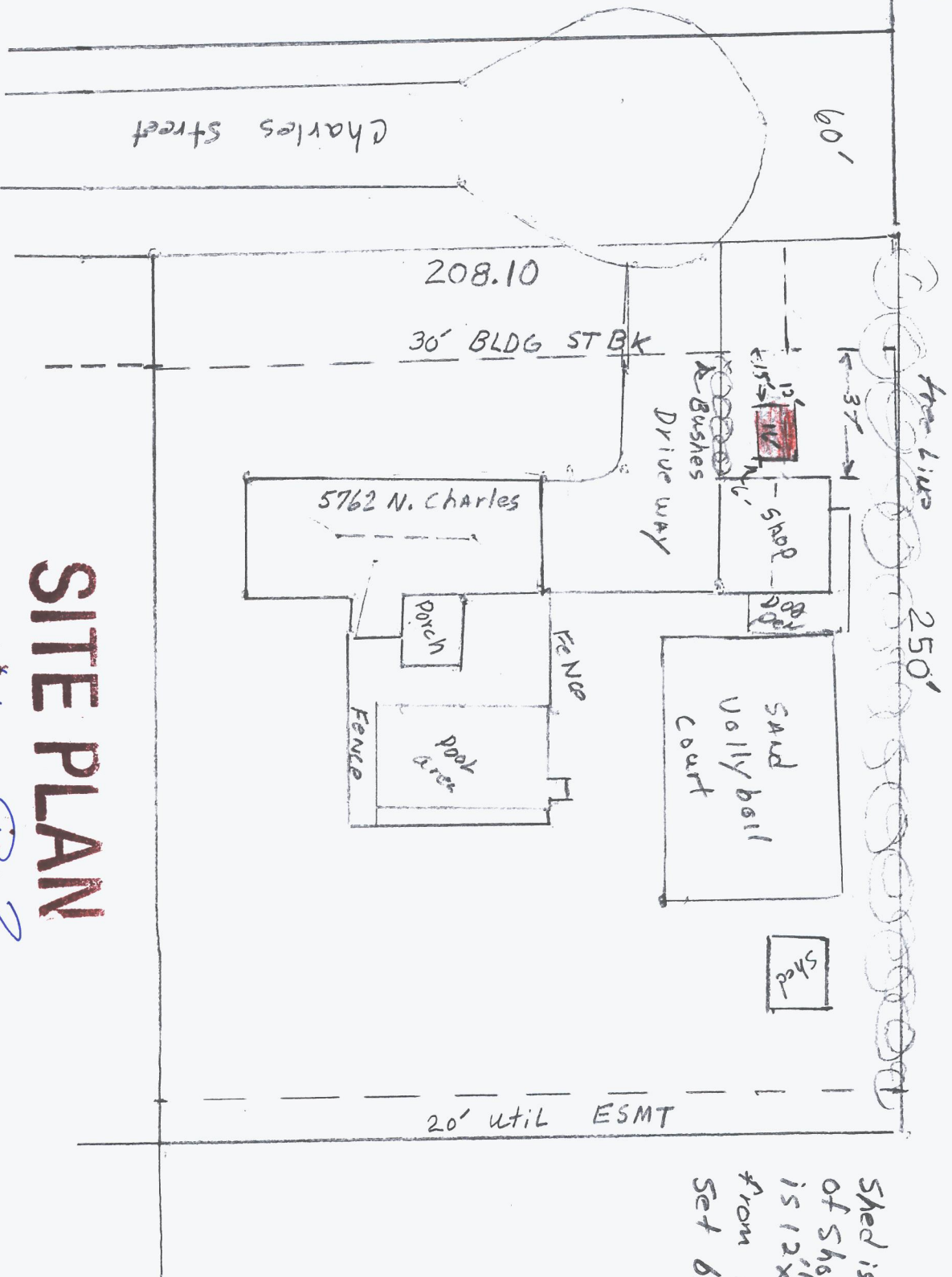


Scott Wadle, Director
Metropolitan Area Planning Department



Chris Labrum, Director
Metropolitan Area Building and Construction
Department

cc: MABCD
Maggie Ballard, City Council District VI
Ana Lopez, CSR District VI



SITE PLAN

APPROVED

6/19/23

W

Handwritten signature

BZA23-81

Shed is 6' West of Shop. Shed is 12x16, 15- from Road 30' Set back.