Wichita-Sedgwick County Metropolitan Area Planning Department

May 22, 2023

Tammy Shipman
3121 South Everett Avenue
Wichita, KS 67217

Re: **BZA2023-00036: Administrative Adjustment in the City to permit an accessory structure (carport) in front of the principal structure on property zoned SF-5 Single-Family Residential, located within one-block north of West 31st Street South and two-blocks east of South West Street (3121 South Everett Avenue).**

Legal Description: Lot 19, Block 8, Southwest Village 2nd Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant:

We have reviewed your request for a Zoning Adjustment to permit an existing accessory structure (carport, 18 feet X 20 feet) in front of the principal structure on 0.21 acres. The accessory structure will be setback approximately 15 feet from the front property line (east).

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 an existing carport to remain in front of a primary structure 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 because the existing carport does not have any side panels that obstruct sight lines.

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 as it is not enclosed.

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 existing 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 carport shall remain unenclosed. Side panels and/or front gates shall not be installed at any point in the future.

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.R. COX JR.

Chris Labrum, Director
Metropolitan Area Building and Construction Department

cc: MABCD
Jeff Blubaugh, City Council District IV
Brooke Kauchak, CSR District IV

SITE PLAN

3121 SOUTH EVERETT AVE.

N

4'-5" SEPARATION BETWEEN HOUSE AND CARPORT

15'-0" FROM CARPORT TO PROPERTY LINE

SITE PLAN

APPROVED 5/22/23 BY

BZA2023-36