



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

November 28, 2023

Gregory R. Hockett  
1723 South Greenwood Ave.  
Wichita, KS 67211

**Re: BZA2023-00061:** Administrative Adjustment in the City to permit an accessory structure (garage) in front of and between the principal structure and the front setback on property zoned TF-3 Two-Family Residential District located at 1723 South Greenwood Avenue.

**Legal Description:** Lots 17 and 19, Hotchkins & Wheelers Subdivision, Wichita, Sedgwick County, Kansas.

Dear Applicant:

We have reviewed your request for a Zoning Adjustment to permit an accessory structure (detached garage, 20 feet X 28 feet) in front of and between the principal structure and the front setback on 0.161 acres. The accessory structure will be setback approximately 28 feet from the front property line (east) and 7 feet from the south property line.

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 detached garage will be approximately 28 feet from the front property line to the east.
- 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 detached 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) 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.

  
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Scott Wadle, Director  
Metropolitan Area Planning Department

  
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Chris Labrum, Director  
Metropolitan Area Building and Construction  
Department

cc: MABCD  
Mike Hoheisel, City Council District III  
Rebecca Johnson, CSR District III

