



Wichita-Sedgwick County Metropolitan Area Planning Department

May 10, 2012

Heather Rice
1443 N. Perry Ave.
Wichita, KS 67203

Re: BZA2012-26: City Administrative Adjustment to allow an accessory structure in front of the principle structure on SF-5 Single-family Residential ("SF-5") zoned property, generally located west of Perry and north of 13th Street North (1443 N. Perry).

Legal Description: BEG INTSEC S LN 150 FT LOT 15 & WLY LI AVI RR TH NE 72.33 FT W 40.95 FT NW 162.7 FT M-L TO RIV SW TO S LN 150 FT LOT 15 E TO BEG & ABAND. AVI RR ADJ ON E HANNA SUB., Wichita, Sedgwick County, Kansas.

Dear Applicant,

We reviewed your request for a Zoning Adjustment to allow an accessory structure in front of the principle structure on the aforementioned property. From reviewing the application, we understand that you placed an accessory structure, a car port, 38 feet from the front property line and in front of the primary structure. The Zoning Code requires accessory structure placement behind primary structures.

Section V-I.2.n of the Unified Zoning Code ("UZC") allows an administrative adjustment to place an accessory structure in front of a primary structure. This adjustment is permissible when the provisions of that section and the Zoning Adjustment Criteria of Section V-I.6 are met. We find that placement of the accessory structure as proposed meets the four criteria required by Section V-I.6 as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The accessory structure location should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity because right-of-way, the driveway, and sidewalk will not be affected.
- 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 accessory structure location, as sufficient separation between buildings is maintained and the accessory structure conforms to setback requirements.
- 3) Compatibility with existing or permitted uses on abutting sites: The single-family residence is compatible with existing and permitted uses on abutting sites; the accessory structure location should not reduce compatibility with abutting and adjacent sites as adequate setback and separation of structures is maintained.
- 4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way. There should be no impact on the public health, safety or welfare nor will properties

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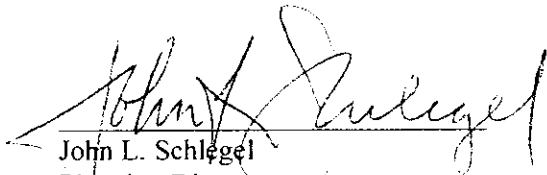
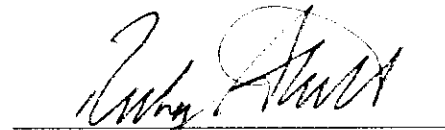
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or improvements in the vicinity be materially injured.

Our signatures below indicate that a Zoning Adjustment to allow an accessory structure in front of a primary structure is hereby granted, subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site plan.
- 2) The adjustments shall apply only to the car port accessory structure as illustrated on the approved site plan. All other structures or additions on the subject property shall conform to the locations and setbacks permitted by the Unified Zoning Code unless a separate Zoning Adjustment or Variance is granted.
- 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.


John L. Schlegel
Planning Director
Ricky Stubbs
Interim Co-superintendent of Central Inspection

cc: Rick Stubbs, Office of Central Inspection
J.R. Cox, Office of Central Inspection
Mike Gable, Office of Central Inspection
Janet Miller, CM District VI
Terry Dozal, NA District VI

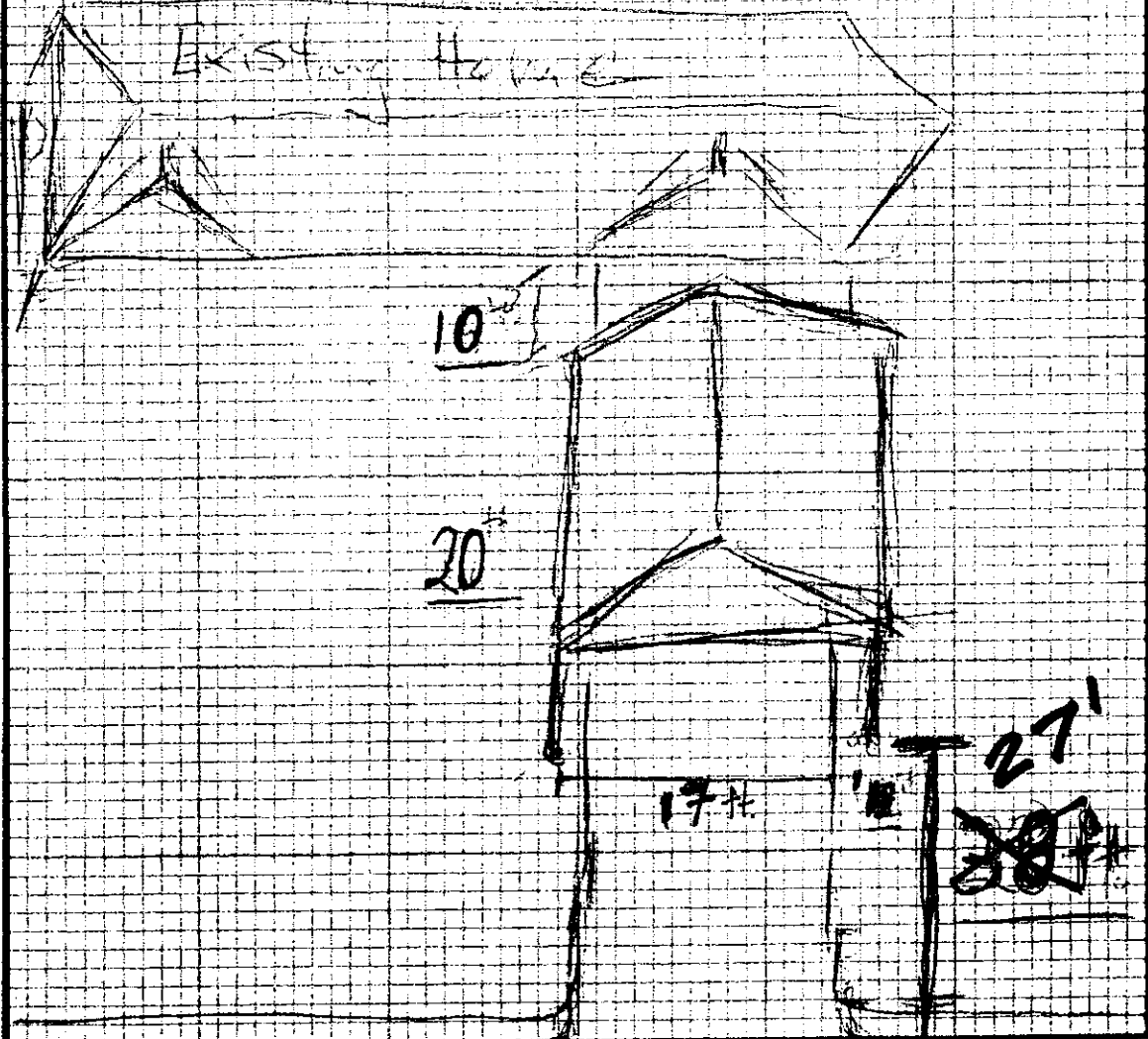
RESIDENTIAL PLOT PLAN

ADDRESS: 443 [unclear] PERMIT NO. _____

LOT(S): _____ BLK. 20 OF _____ ZONING _____

REQUIRED SETBACKS: FRONT _____ SIDE _____ SIDE _____ REAR _____

Scale: 1" = 40' 0"
Grid: 4" 0"



APPROVED

I certify that the above plat complies with applicable zoning setbacks and subdivision covenants and restrictions.

Signed: _____
(Applicant) Date: 5-17-12

White Copy - File

Yellow Copy - Applicant