



Wichita-Sedgwick County Metropolitan Area Planning Department

April 12, 2012

Bassam Mattar
26 N. Sagebrush Cir.
Wichita, KS 67230

J.T. Seglem
2331 Tara Falls Ct.
Wichita, KS 67207

Re: BZA2012-23: City Administrative Adjustment to allow an accessory structure in front of the principal structure on property zoned SF-5 Single-family Residential ("SF-5").

Legal Description: Lots 1 and 2, Block 1, Orchard at Shadybrook Farm Addition, Wichita, Sedgwick County, Kansas; generally east of 143rd East and south of Central (26 N. Sagebrush Cir.).

Dear Applicants:

We have reviewed your request for a Zoning Adjustment to permit an accessory structure in front of the principal structure on less than five acres. From reviewing your application, we understand that you propose to construct a detached garage on the aforementioned property. We understand that you propose to construct the accessory structure closer to Sagebrush than the primary dwelling. Therefore, you have requested a Zoning Adjustment to permit an accessory structure to be placed in front of the principal 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 your property meets the four conditions required by Sec. V-I.6 of the Unified Zoning Code as set out below:

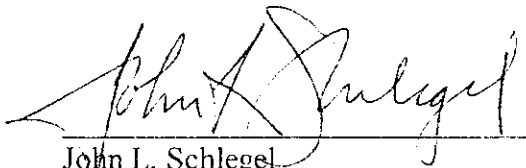
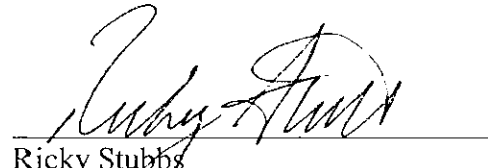
- 1) Impact on safety and convenience of vehicular and pedestrian circulation: This request is for a detached garage on a private lot. Public vehicular and pedestrian circulation will not be affected as the garage will provide space for the property owner's personal property and will not interfere with 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 garage being placed in front of the house, as the structure will be set back 30-feet from the public street.
- 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 primarily 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 site shall be developed in general conformance with the approved site plan, and all permits necessary to construct the improvements shall be acquired.
- 2) The permitting of an accessory structure in front of the principal structure shall apply only to the proposed 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.
- 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
Co-interim Superintendent of Central Inspection

cc: Rick Stubbs, Office of Central Inspection
J.R. Cox, Office of Central Inspection
Mike Gable, Office of Central Inspection
Pete Meitzner, CM District II
Antione Sherfield, NA District II

