



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

July 8, 2014

Judith Bailey  
3334 N Eisenhower  
Wichita, KS 67205

**Re: BZA2014-45: City Administrative Adjustment to allow an accessory structure (detached garage) in front of the principal structure on property zoned SF-5 Single-family Residential ("SF-5").**

**Legal Description: W 200 FT TR BEG 860 FT N SE COR N1/2 SE1/4 N 190 FT W 1145 FT S 190 FT E TO BEG EXC S 77 FT E 285 FT SEC 34-26-1W, Wichita, Sedgwick County, Kansas; generally located southwest of Hoover Road and 33<sup>rd</sup> Street North.**

Dear Applicant:

We have reviewed your request for a Zoning Adjustment to permit an accessory structure in front of the principal structure on 0.86 acre. From reviewing your application, we understand you propose to construct a new detached garage, 24-feet by 36-feet, on the property in front of the existing residential structure. From the drawing submitted, the new detached garage structure is located approximately 25 feet west of the southwest corner of the residential 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 to allow a detached accessory structure in front of a primary structure on a private lot with the structure located approximately 72 feet from the west property line, 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.
- 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 structure being placed in front of the house,

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as the structure will be set back approximately 72-feet from west property line which is greater than the standard front yard setback in "SF-5".

- 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 site shall be developed in general conformance with the approved site plan and all permits necessary to construct the improvements shall be acquired and built within one year.
- 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, Director  
Metropolitan Area Planning Department

  
Thomas J. Stolz, Director  
Metropolitan Area Building and Construction  
Department

cc: J.R. Cox, MABCD  
Paul Hays, MABCD  
Jeff Longwell, CM District V  
Martha Sanchez, NA District V

±191'

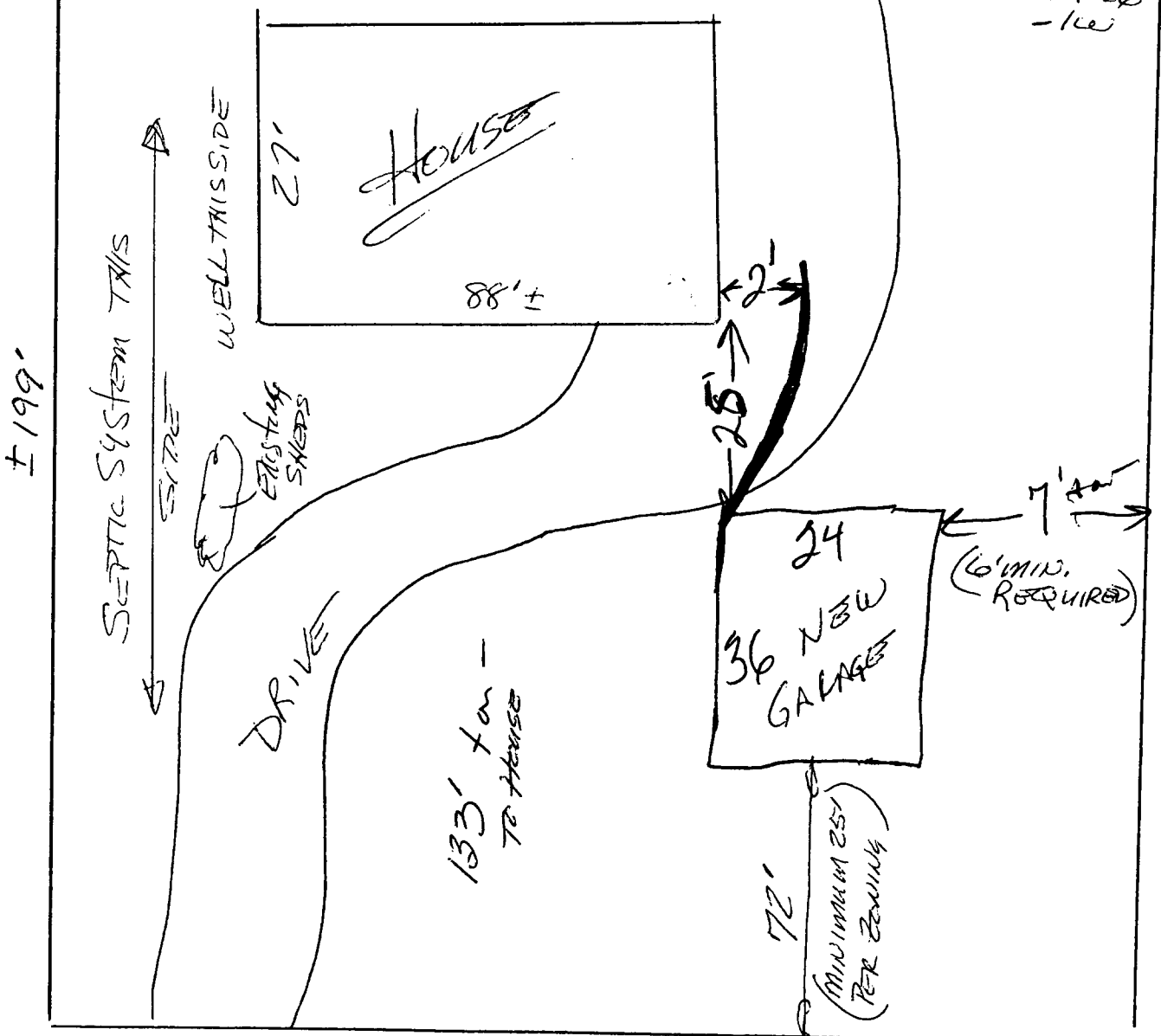
# SITE PLAN



APPROVED July 8, 2014 BY Blm

NOT TO SCALE

LEGAL: W 200' OF TRACT BEG. 860' N SE COR N 1/2 S 34 1/4  
N 190' W 1145' S 190' E TO BEG. E 285' S 77' E 285' SEC 34-26  
-1W



NEAR CONCRETE  
BRIAN NEAL  
640 7597

3334 N EISENHOWER  
WICHITA KS

10 JUNE 2014