



Wichita-Sedgwick County Metropolitan Area Planning Department

April 8, 2016

Joel Andrews
1901 N. Chautauqua
Wichita, KS 67214

Re: BZA2016-17: City Administrative Adjustment to allow an accessory structure in front of the principal structure and allow an accessory structure to encroach into the street side setback on property zoned TF-3 Two-family Residential.

Legal Description: LOTS 46 & 48, BLOCK 2, COLLEGE TERRACE ADDITION, Wichita, Sedgwick County, Kansas; generally located on the northwest corner of East 18th Street and North Chautauqua (1901 N. Chautauqua.)

Dear Applicant:

We have reviewed your request for a Zoning Adjustment to permit an accessory structure (carport) in front of the principal structure and allow an accessory structure (carport) to encroach into the street side setback on 0.16 acres.

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. Sec. V-I.2.a of the Unified Zoning Code allows a structure, less than 300 square feet, to encroach up to 50 percent into the street side yard setback. We find that permitting an accessory structure in front of the principal structure and permitting a detached accessory structure to encroach 33 percent into the street side yard setback 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 and a detached accessory structure to encroach into the street yard setback by 33 percent 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.
- 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.

- 3) Compatibility with existing or permitted uses on abutting sites: Placing an accessory structure in front of a principal structure and allowing an accessory structure to encroach into the side yard setback are 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.

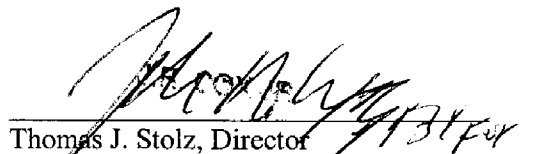
Our signatures below indicate that a Zoning Adjustment to permit an accessory structure to be placed in front of the principal structure on less than five acres of land and to permit an accessory structure to encroach into the street side yard setback by 33 percent for the aforementioned property is hereby GRANTED, subject to the following conditions:

- 1) The permitting of two accessory structures shall apply only to the proposed carports 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.



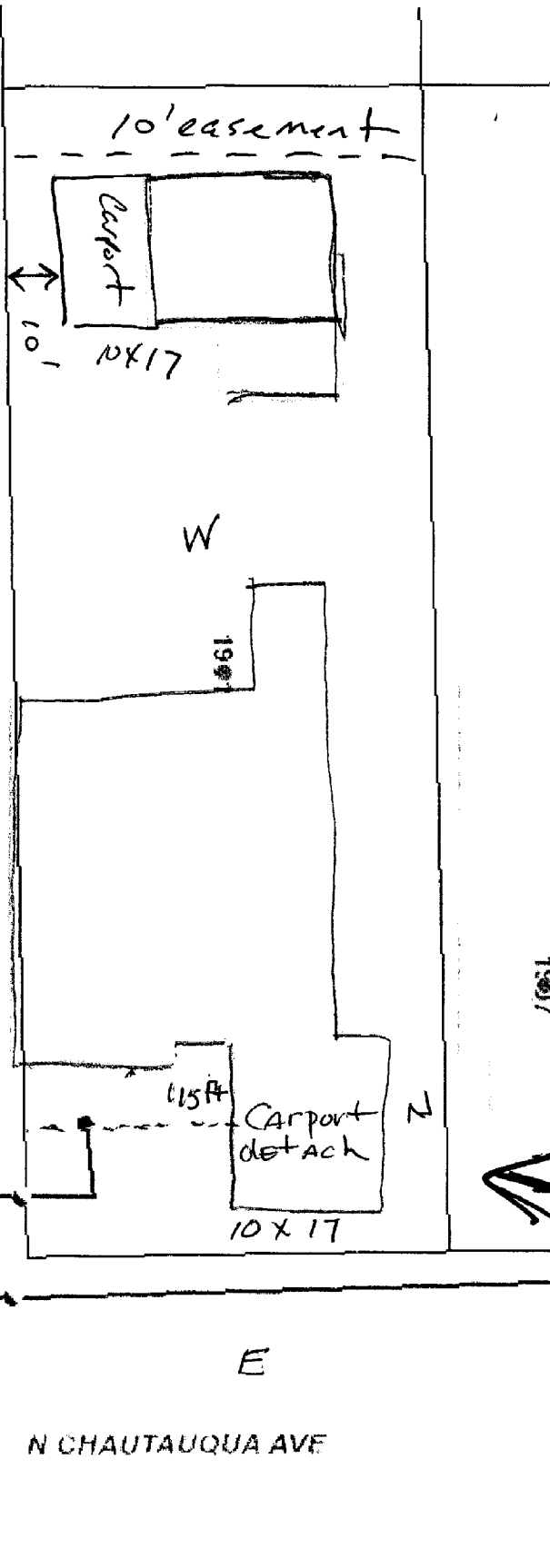
Dale Miller, Director
Metropolitan Area Planning Department



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

cc: JR Cox, MABCD
Lavonta Williams, CM District I
Kameelah Alexander, Community Services Representative, District I

E 18TH ST N



15'0"

B7A16-17

SITE PLAN

APPROVED 7/18/2016 BY *Oliver Morgan*