CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

October 4, 2017

Patricia Steven
6110 E. 12th Street N.
Wichita, KS 67208

Re: BZA2017-47: City Administrative Adjustment to reduce the rear setback from 20 feet to 16 feet in TF-3 Two-Family Residential (TF-3) zoning.

Legal Description: LOT 9, BLOCK A, MCEWEN 5TH ADDITION, Wichita, Sedgwick County, Kansas. The property is generally located southwest of East 13th Street and North Woodlawn Avenue (6110 E. 12th Street)

Dear Applicant,

We reviewed your request for a Zoning Adjustment to reduce the rear setback (north property line) from 20-feet to 16-feet to build a sunroom addition to the existing residential structure. The Unified Zoning Code (UZC) requires a 20 foot rear setback in TF-3 zoning.

Section V-I.2.a of the Unified Zoning Code allows an administrative adjustment to reduce rear yard setbacks by up to 20%. We find that reducing the rear yard setback by 20% as proposed meets the four criteria required by Section V-1.6 as set out below:

1) Impact on safety and convenience of vehicular and pedestrian circulation: The building location should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity as right-of-way and driveways are not affected.

2) Impact on existing uses in surrounding areas: There will be no impact on the existing uses in surrounding areas as a result of the building location; sufficient separation between the buildings will be maintained, adequate street visibility is maintained for neighboring properties.

3) Compatibility with existing or permitted uses on abutting sites: The rear setback reduction for an expansion of a sunroom addition will be compatible with existing and permitted uses on abutting sites.

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 to the public health, safety or welfare nor will properties or improvements in the vicinity be materially injured.

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Our signatures below indicate that a Zoning Adjustment to reduce the rear setback from 20 to 16 feet is hereby granted, subject to the following conditions:

1) The site shall be developed in general conformance with the approved site plan.

2) The adjustment shall apply only to the sunroom addition 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) The applicant shall obtain a building permit and complete construction within one year of the administrative adjustment approval. The site shall conform to all codes including but not limited to building, health and fire.

4) 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.

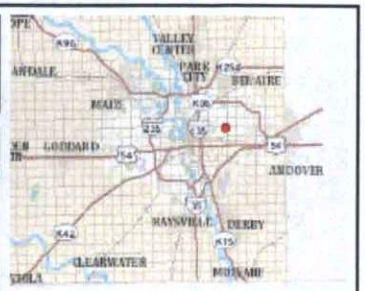
The "Development Application" sign should now be removed from the property.

Dale Miller, Director
Metropolitan Area Planning Department

Chris Labrum, Director
Metropolitan Area Building and Construction Department

cc: MABCD
Pete Meitzner, Council Member District II
Laura Rainwater, Community Services Representative District II

Administrative Adjustment



Legend

- Parcels

SITE PLAN
Approved
10/4/2017
Plan

This information is not an official record, and cannot be used as such. The user should rely only upon official records available from the custodian of records in the appropriate City and/or County department. Some data provided here and used for the preparation of these maps has been obtained from public records not created or maintained by the City of Wichita.

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