CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

June 18, 2018

David and Stephanie Conrad
852 N. Amidon
Wichita, KS 67203

Re: **BZA2018-00037: Administrative Adjustment to adjust the south interior side yard building setback in TF-3 Two-Family Residential zoning.**

Legal Description: Lots 42-44, Amidon Avenue, Riverside Addition, Wichita, Sedgwick County, KS (852 N. Amidon Ave.)

Dear Applicants,

We have reviewed your request for a Zoning Adjustment to reduce the south interior side yard setback on rear half of the lot to two feet – six inches on the aforementioned property to locate a 15-foot by 15-foot shed.

Section V-I.2.a of the Unified Zoning Code ("UZC") allows reducing minimum interior side setbacks (required by the property development standards of the zoning district) by up to 20 percent. This adjustment is permissible when the provisions of those sections and the Zoning Adjustment Criteria of Section V-I.6 are met. We find that the reduction of the interior side setback as proposed meets the provisions of Section V-I.2.a and the four criteria required by Section V-1.6 as set out below:

1) Impact on safety and convenience of vehicular and pedestrian circulation: Construction of a new shed 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 new construction; street visibility will be unchanged for neighboring properties.

3) Compatibility with existing or permitted uses on abutting sites: Sites to the west, north, south and east are zoned TF-3 Two-Family Residential developed with residences and a public park. The setback reductions will not have a negative impact on existing or permitted uses.

4) Effect on public health, safety or welfare: 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 the proposed adjustment for an interior side yard setback for the aforementioned property in the TF-3 zoning district and is hereby **GRANTED**, subject to the following conditions:

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

2) 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.

3) This administrative adjustment is valid only if the minor street permit is approved.The applicant shall provide an executed copy of the minor street permit MSP #18015 for the case file.

4) The setback reduction shall apply only to the setback as illustrated on the approved site plan. All other structures or additions on the subject property shall conform to the setbacks permitted by the Unified Zoning Code unless a separate Zoning Adjustment or Variance is granted.

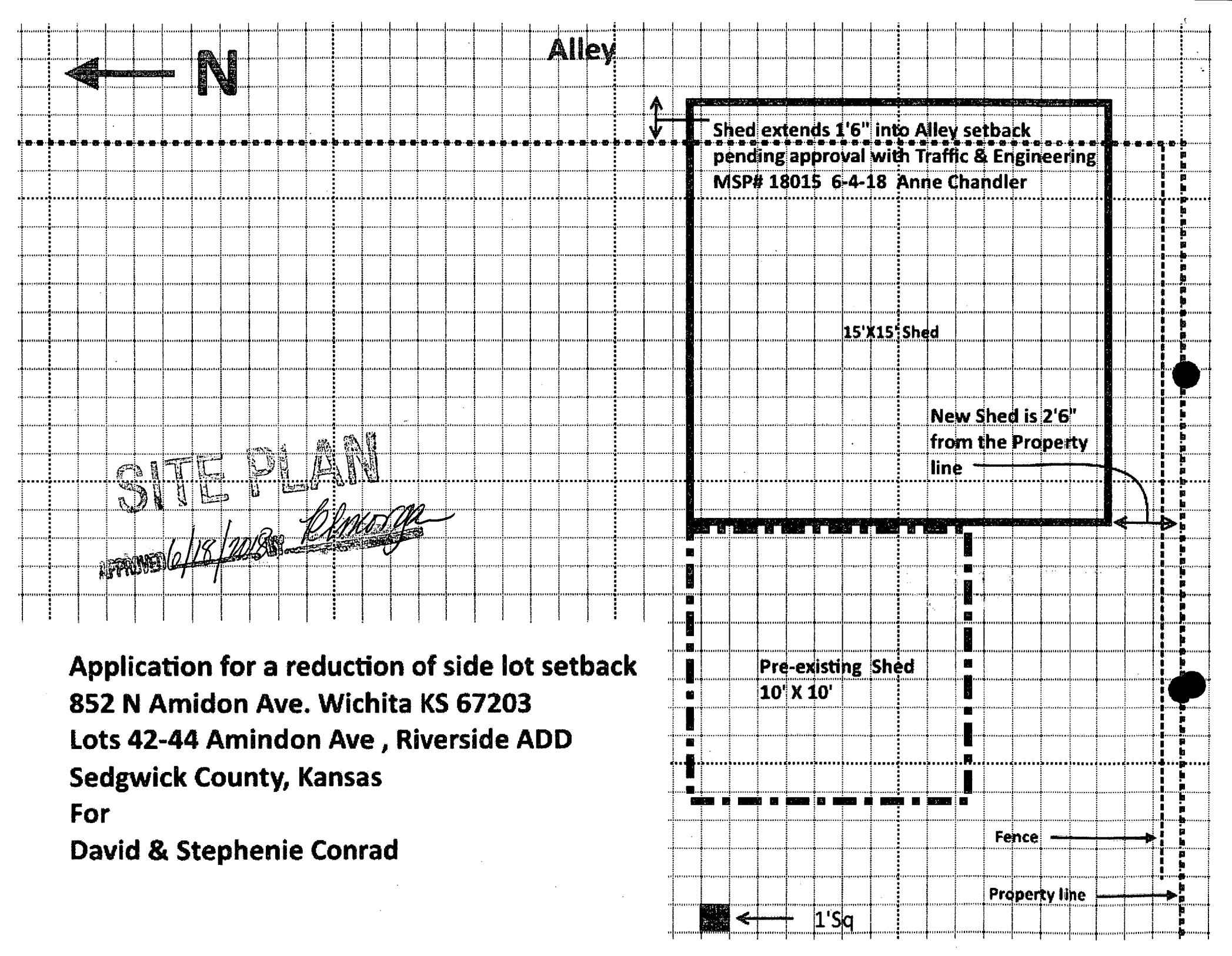
5) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment 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
Cindy Claycomb, CM District VI
Brandon Findley, Community Service Representative, District VI



Application for a reduction of side lot setback
852 N Amidon Ave. Wichita KS 67203
Lots 42-44 Amindon Ave , Riverside ADD
Sedgwick County, Kansas
For
David & Stephenie Conrad