CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

March 11, 2020

Juan P. Sanchez
2921 S. Vine
Wichita, KS 67218

Re: **BZA2020-00011: Administrative Adjustment to reduce the interior side yard setback to five-feet on property zoned SF-5 Single-Family Residential**

Legal Description: LOT 22, Block A, Gene Douglas Matlock Addition, Wichita, Sedgwick County, Kansas; generally located north of W. 31st St. S and east of South Glenn Street (2927 S Vine Street)

Dear Applicants,

We have reviewed your request for an Administrative Adjustment to reduce the interior side yard setback on the aforementioned property. From reviewing the application, we understand that you desire to reduce the interior side yard setback by 20 percent to remove the non-conforming interior side setback of the primary structure and allow construction of a privacy fence on the north property line.

Section V-I.2.a of the Unified Zoning Code ("UZC") allows reducing the interior side yard setback by 20% This adjustment is permissible when the provisions of Sec. V-I.2.a and the Zoning Adjustment Criteria of Section V-I.6 are met. We find that the reduction of the setbacks 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: The location of the proposed interior side yard setback will have no impact on the safety and convenience of vehicular and pedestrian circulation in the right-of-way.

2) Impact on existing uses in surrounding areas: There will be no impact on the existing uses in surrounding areas; street visibility will be unchanged for neighboring properties.

3) Compatibility with existing or permitted uses on abutting sites: Abutting sites are zoned SF-5 and developed with single-family dwellings. The reduction of the interior side yard setback will not have a negative impact on existing or permitted uses.

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 reduce the interior side yard setback for 2927 S. Vine Street to 4.8 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 applicant shall obtain a building permit, if required 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) The setback reduction shall apply only to the north interior side yard 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.

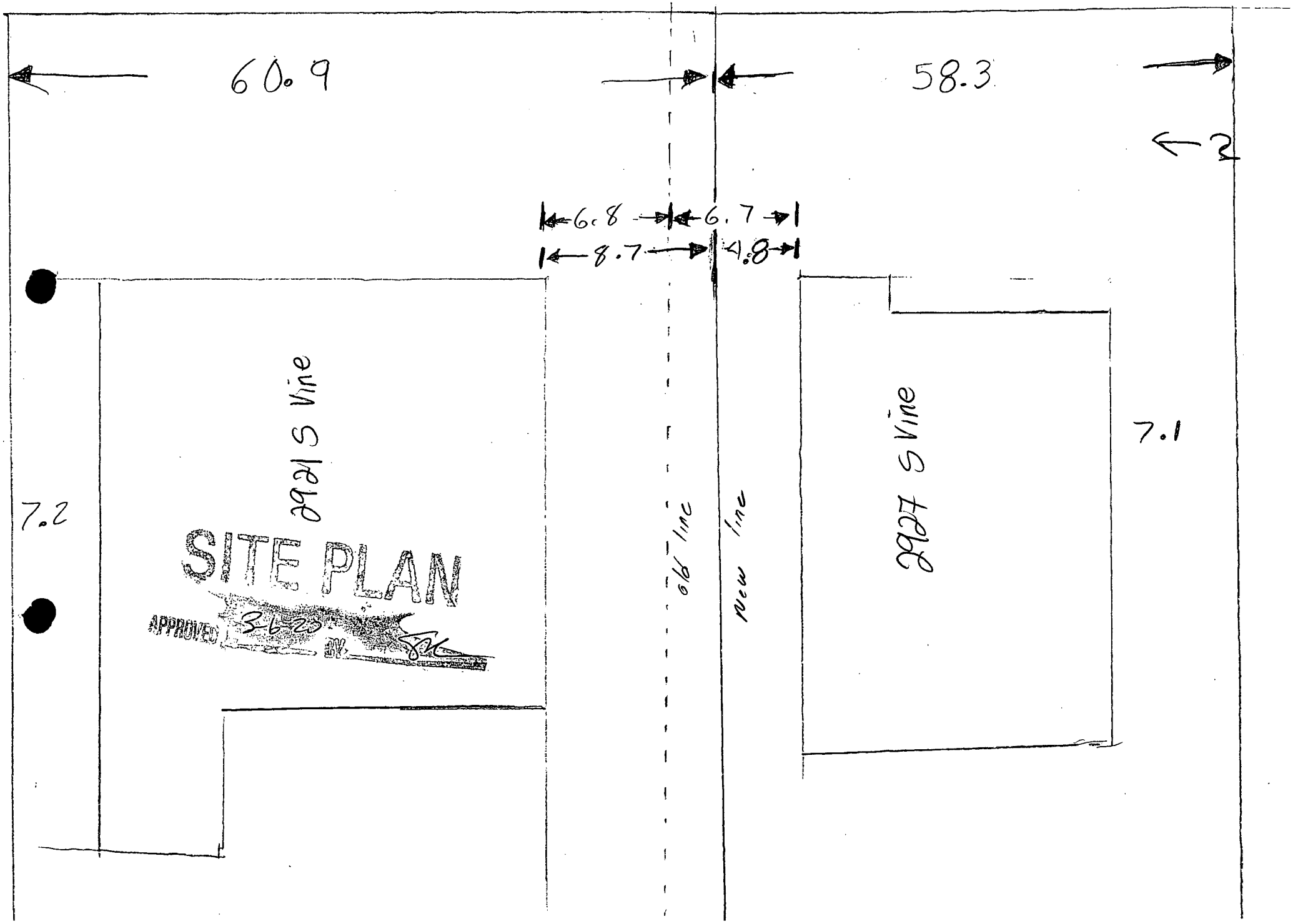
4) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.

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

Scott Knebel, Interim Director
Metropolitan Area Planning Department

Chris Labrum, Director
Metropolitan Area Building and Construction Department

cc: MABCD
Jeff Blubaugh, CM District IV
Rebecca Fields, Community Service Representative, District IV


60.9
58.3
2
6.8
6.7
8.7
4.8
7.2
7.1
921 S Vine
927 S Vine
old line
new line
SITE PLAN
APPROVED 3-6-23