CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

May 4, 2020

Duane and Mary Kay Schrag
4857 N. Seneca Street
Wichita, KS 67204

Re: **BZA2020-00016: Administrative Adjustment to reduce the Street Side Setback from 15-feet to 10-feet along West 48th Street North to build a detached garage on property zoned SF-5 Single-Family Residential.**

Legal Description: North ½ Lot 3, Beulahland Addition, Sedgwick County, Kansas (4857 N. Seneca Avenue)

Dear Applicant,

We have reviewed your request for a Zoning Adjustment to reduce the Street Side Setback from 15-feet to 10 feet for a detached garage on the aforementioned property. From reviewing the application, we understand that you desire to reconstruct and expand the existing garage to encroach up to 300 square feet in the Street Side Setback.

Section V-I.2.a of the Unified Zoning Code ("UZC") allows reducing minimum Street Side Setbacks (required by the property development standards of the zoning District) by up to 50 percent when the required setback adjustment does not exceed 300 square feet. This adjustment is permissible when the provisions of the Zoning Adjustment Criteria of Section V-I.6 are met. We find that the reduction of the Street Side Setback for the detached garage as proposed meets the provisions of Section V-I.2.a and the four criteria required by Section V-I.6 as set out below:

1) Impact on safety and convenience of vehicular and pedestrian circulation: Reduction of the Street Side Setback from 15-feet to 10-feet will 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 street side building setback reduction. The existing garage is being rebuilt and expanded. Street visibility will be unchanged for neighboring properties.

3) Compatibility with existing or permitted uses on abutting sites: The properties to the north, east south and west are zoned SF-5 and are developed with single-family residences. The setback reduction 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 rights-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 Street Side Setback from 15-feet to

10-feet is hereby **GRANTED** for the aforementioned property, subject to the following conditions:

1) The Street Side Setback reduction shall apply only to the location of the detached garage 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.

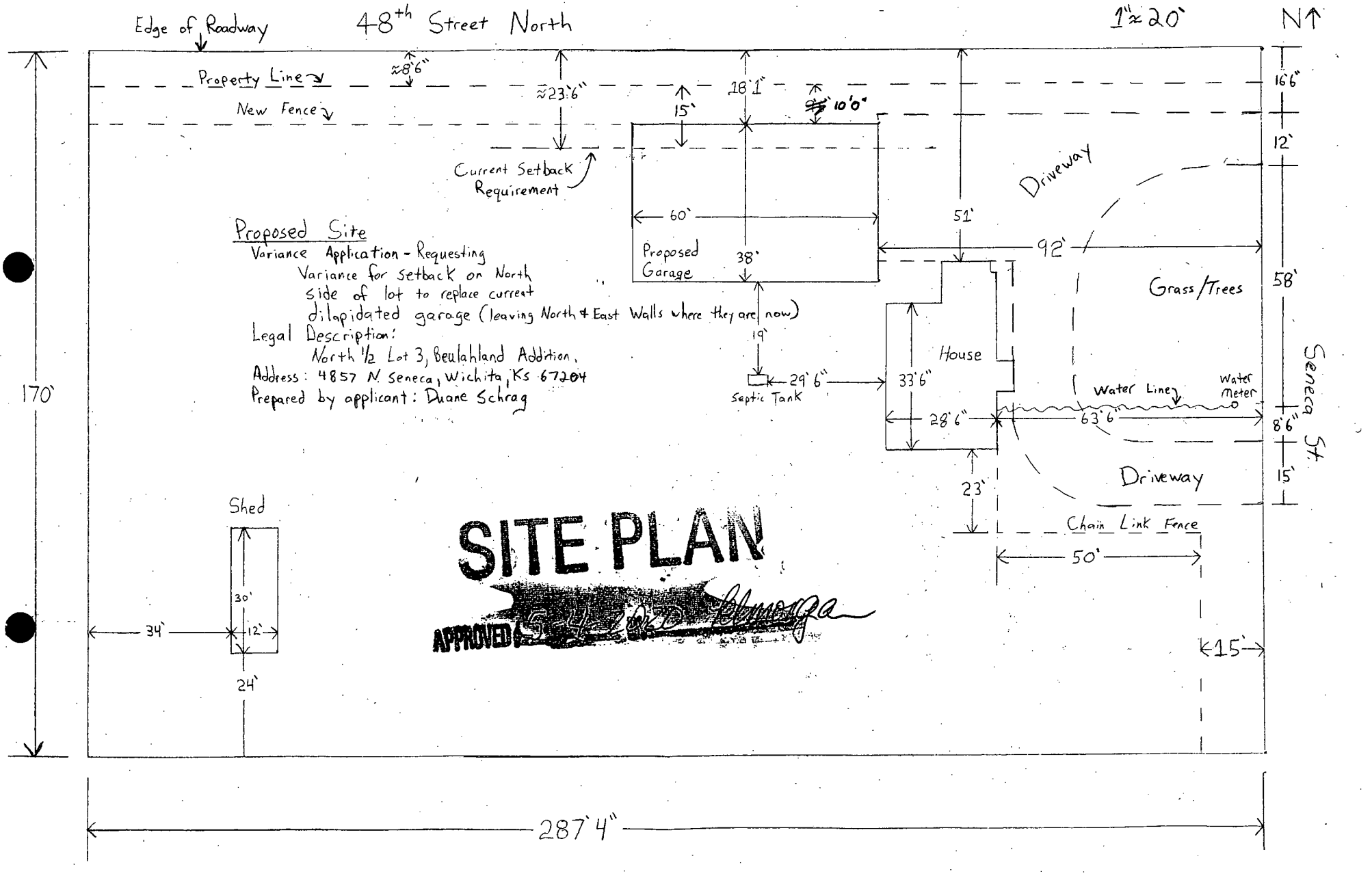
2) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment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

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

Scott Wadle, Interim Director
Metropolitan Area Planning Department

Chris Labrum, Director
Metropolitan Area Building and Construction Department

cc: MABCD
Cindy Claycomb, CM District VI
Ana Lopez, Community Service Representative, District VI


Edge of Roadway
48th Street North
1" = 20'
N
Property Line
New Fence
≈8'6"
≈23'6"
18'1"
15'
10'0"
Current Setback Requirement
Proposed Site
Variance Application - Requesting Variance for setback on North side of lot to replace current dilapidated garage (leaving North & East Walls where they are now)
Legal Description:
North 1/2 Lot 3, Beulahland Addition.
Address: 4857 N. Seneca, Wichita, Ks 67204
Prepared by applicant: Duane Schrag
Proposed Garage
60'
38'
19'
29'6"
Septic Tank
51'
92'
Driveway
Grass/Trees
House
33'6"
28'6"
63'6"
Water Line
Water Meter
Seneca St.
16'6"
12'
58'
8'6"
15'
Driveway
23'
Chain Link Fence
50'
15'
Shed
30'
34'
12'
24'
SITE PLAN
APPROVED
170'
287'4"