CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

January 8, 2021

Randall Kehres
15000 W. Hannah Street
Clearwater, KS 67026

Re: BZA2020-00070: Administrative Adjustment to reduce the interior side yard setback from 20-feet to 16-feet on property zoned RR Rural Residential.

Legal Description: Lot 2, Dove Haven Addition, Sedgwick County, Kansas; generally located northeast of South 151st Street West and West 71st Street South (15000 W. Hannah Street)

Dear Applicant,

We have reviewed your request for a Zoning Adjustment to reduce the interior side yard setback on the aforementioned property to build a 40-feet by 60-feet post building on the west property line. From reviewing the application, we understand that you require a reduction in the interior side yard setback to accommodate the structure on the lot.

Section V-I.2.a of the Unified Zoning Code ("UZC") allows reducing minimum interior side yard setback by up to 20% as required by the property development standards of the zoning district. 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 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: The location of the proposed interior side yard setback reduction 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 and street visibility will be unchanged for neighboring properties.

3) Compatibility with existing or permitted uses on abutting sites: Abutting sites are zoned RR Rural Residential and are developed with single-family residences on large lots (4 to 5.5 acres). 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 by 20 % from 20- feet 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 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) The setback reduction shall apply only to the interior side yard setback for the new post building 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.

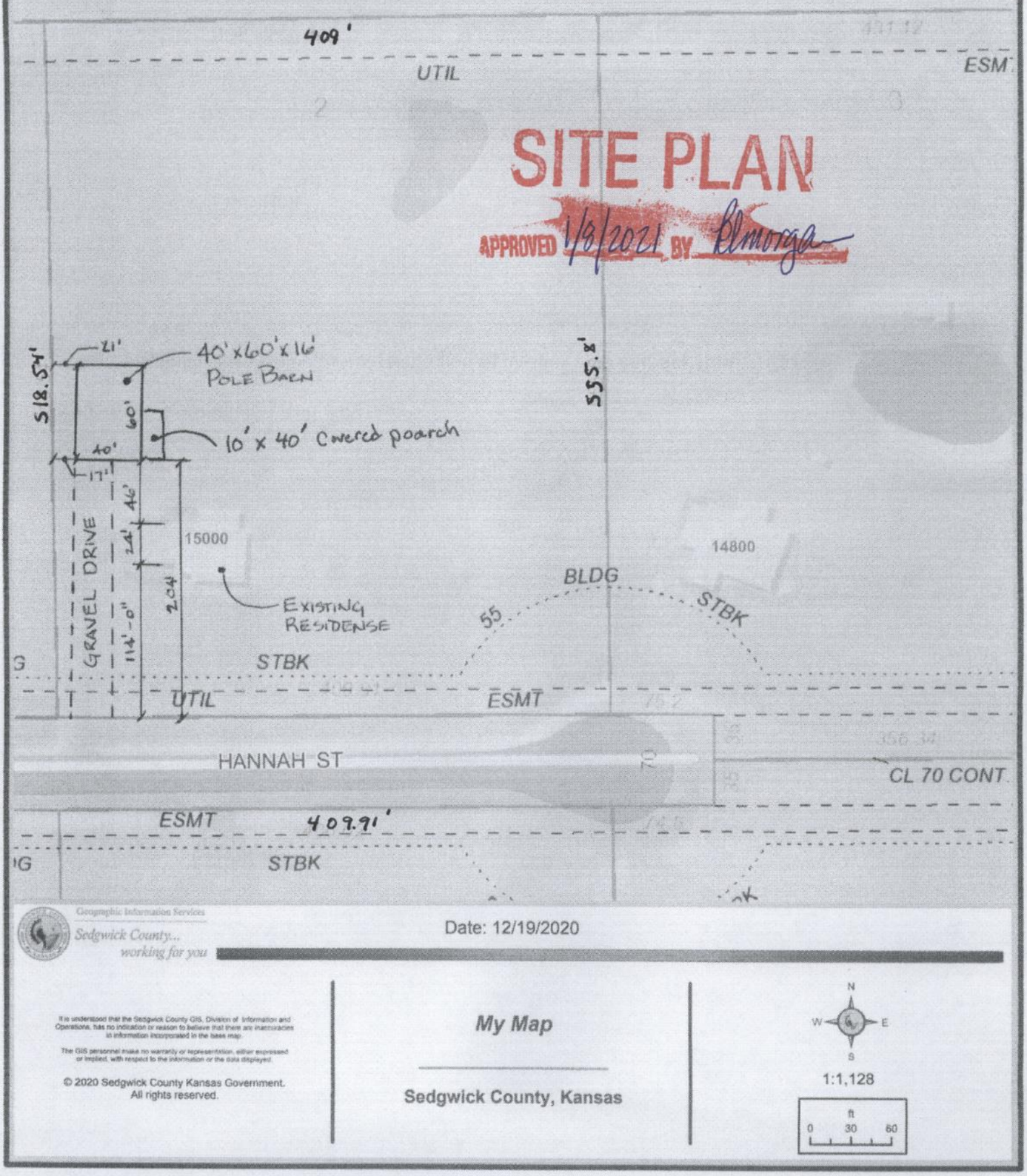
The "Development Application" sign should now be removed from the property.

Scott Wadle, Director
Metropolitan Area Planning Department

Chris Labrum, Director
Metropolitan Area Building and Construction Department

cc: MABCD
David Dennis, BoCC District 3

TITLE: Administrative Adjustment, Reduction of interior side setback from 20' to 16'
15000 W. Hannah St. Clearwater, KS 67026
Applicants: Randall and Paula Kehres



Geographic Information Services
Sedgwick County... working for you

Date: 12/19/2020

It is understood that the Sedgwick County GIS, Division of Information and Operations, has no indication or reason to believe that there are inaccuracies in information incorporated in the base map.

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My Map

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