Wichita-Sedgwick County Metropolitan Area Planning Department

REVISED July 29, 2020

Derek Tran and Kenny Ngo
1355 N. McLean Boulevard
Wichita, KS 67203

Re: BZA2020-00021: Administrative Adjustment to reduce the Interior Side Setback from 6-feet to 3-feet on the southwest property line to build a new attached garage in the back one-half of the lot on property zoned SF-5 Single-Family Residential.

Legal Description: Lot 4, Indian Hills Addition, Sedgwick County, Kansas (1355 N. McLean Blvd.)

Dear Applicants,

We have reviewed your request for a Zoning Adjustment to reduce the Interior Side Setback from 6-feet to 3-feet on the southwest property line to build a new attached garage in the back one-half of the lot on property zoned SF-5 Single-Family Residential.

Section V-I.2.a of the Unified Zoning Code ("UZC") allows the reduction of the Interior Side Setback up to three feet when the adjusted yard area 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 Interior Side Setback reduction 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 Interior Side Setback 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 these changes. Street visibility will be unchanged for neighboring properties.

3) Compatibility with existing or permitted uses on abutting sites: The properties to the north, south and west are zoned SF-5 and are developed with single-family residences. Property east of the subject site is public right-of-way (McLean Boulevard and Indian Hills Greenway). These changes 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 Interior Side Setback from 6-feet to 3-feet on the southwest property line to build a new attached garage in the back one-half of the lot on the aforementioned property is hereby **GRANTED**, subject to the following conditions:

1) Reduction of the Interior Side Setback from 6-feet to 3-feet on the southwest property line is granted. 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) 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.

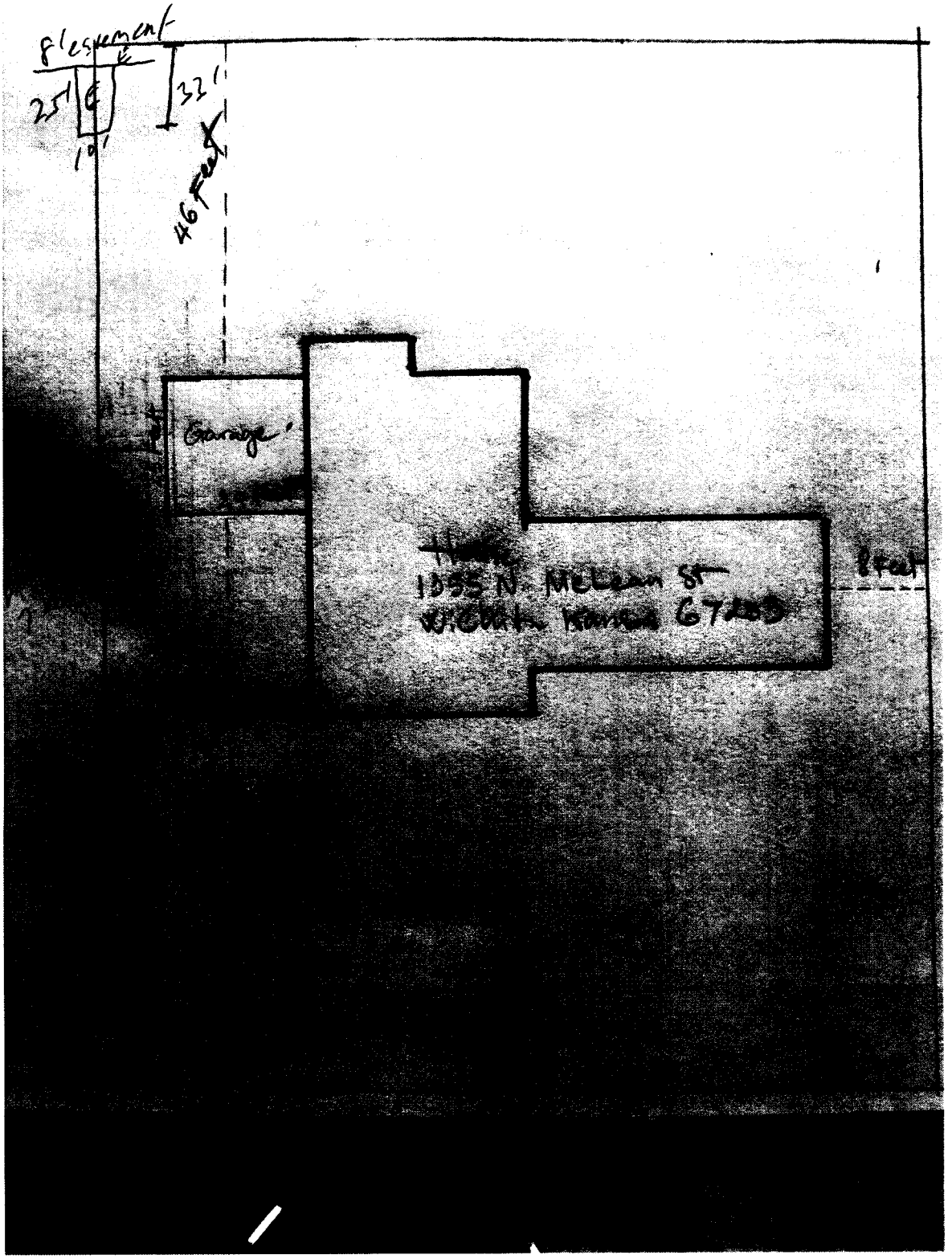
3) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment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



SITE PLAN

APPROVED 4/29/20 BY