Wichita-Sedgwick County Metropolitan Area Planning Department

September 30, 2020

Hector Gutierrez
1011 S. Dodge Avenue
Wichita, KS 67213

Re: **BZA2020-00041: Administrative Adjustment to reduce the Interior Side Setback from 6-feet to 5-feet on the north property line to build a new addition on the west end of an existing single-family dwelling on property zoned MF-29 Multi-Family Residential. (1011 S. Dodge Avenue)**

Legal Description: Lots 17-19, Block 1, Mary McCormick's 2nd Addition, Wichita, Sedgwick County, Kansas

Dear Applicants,

We have reviewed your request for a Zoning Adjustment to reduce the Interior Side Setback from 6-feet to 5-feet on the aforementioned property to build a 17-feet by 40-feet addition on property zoned MF-29 Multi-Family Residential.

Section V-I.2.a of the Unified Zoning Code ("UZC") allows the reduction of the Interior Side Setback by up to 20%. 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-1.6 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, east and west are zoned MF-29 and are developed with single-family residences. 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 5-feet on the aforementioned property is hereby **GRANTED**, subject to the following conditions:

1) This site shall be developed in conformance with the approved site plan. The setback reduction shall apply only to the Interior Side Yard Setback as illustration 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) 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.

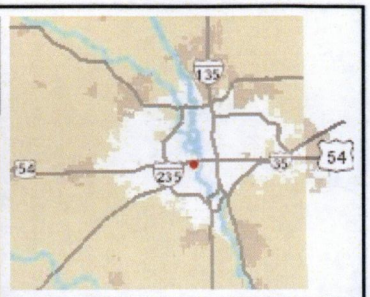
Scott Wadle, Interim Director
Metropolitan Area Planning Department

Chris Labrum, Director
Metropolitan Area Building and Construction Department

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

1011 S. Dodge





Legend

- Parcels
- Subdivisions
- Quarter Sections
- Address Labels

50 X 140

Lots 17 & 19

Block 1

Mary McCormick's Addition

0.16 acre

SITE PLAN APPROVED 9/30/20 BY

This information is not an official record, and cannot be used as such. The user should rely only upon official records available from the custodian of records in the appropriate City and/or County department. Some data provided here and used for the preparation of these maps has been obtained from public records not created or maintained by the City of Wichita.

1: 240

50 X 140