Wichita-Sedgwick County Metropolitan Area Planning Department

December 16, 2020

Brian Brimer
1465 N. Woodrow Avenue
Wichita, KS 67203

McKenna Company
Attn: Mark McKenna
1817 Sharon Court
Winfield, KS 67156

Re: BZA2020-00064 City administrative adjustment to street side yard setback on property zoned SF-5 Single-Family Residential from 15 feet to 13 feet in the back half of the lot (less than 100 sq. ft.) to build new garage on same pad; generally located at the northwest corner of Woodrow Avenue and Weaver Avenue (1465 N Woodrow)

Legal Description: Lots 39 and 41, Woodrow Avenue Supplemental Plat, Woodrow Place Addition, Wichita, Sedgwick County, Kansas

Dear Applicant,

We have reviewed your request for a Zoning Adjustment to reduce the Street Side Setback from 15-feet to 13-feet to rebuild and enlarge a detached one-car garage on the aforementioned property. From reviewing the application, we understand that you desire remove the existing garage, which was a non-conforming structure, and build a new, larger detached garage on the same concrete pad.

Section V-I.2.a of the Unified Zoning Code ("UZC") allows reducing minimum Street Side Yard Setback (required by the property development standards of the zoning District) by up to 20 percent. 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 Yard Setback for the detached garage 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: Reduction of the Street Side Yard Setback from 15-feet to 13-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 building setback reduction. 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 13-feet is hereby **GRANTED** for the aforementioned property, subject to the following conditions:

1) The Street Side Yard 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.

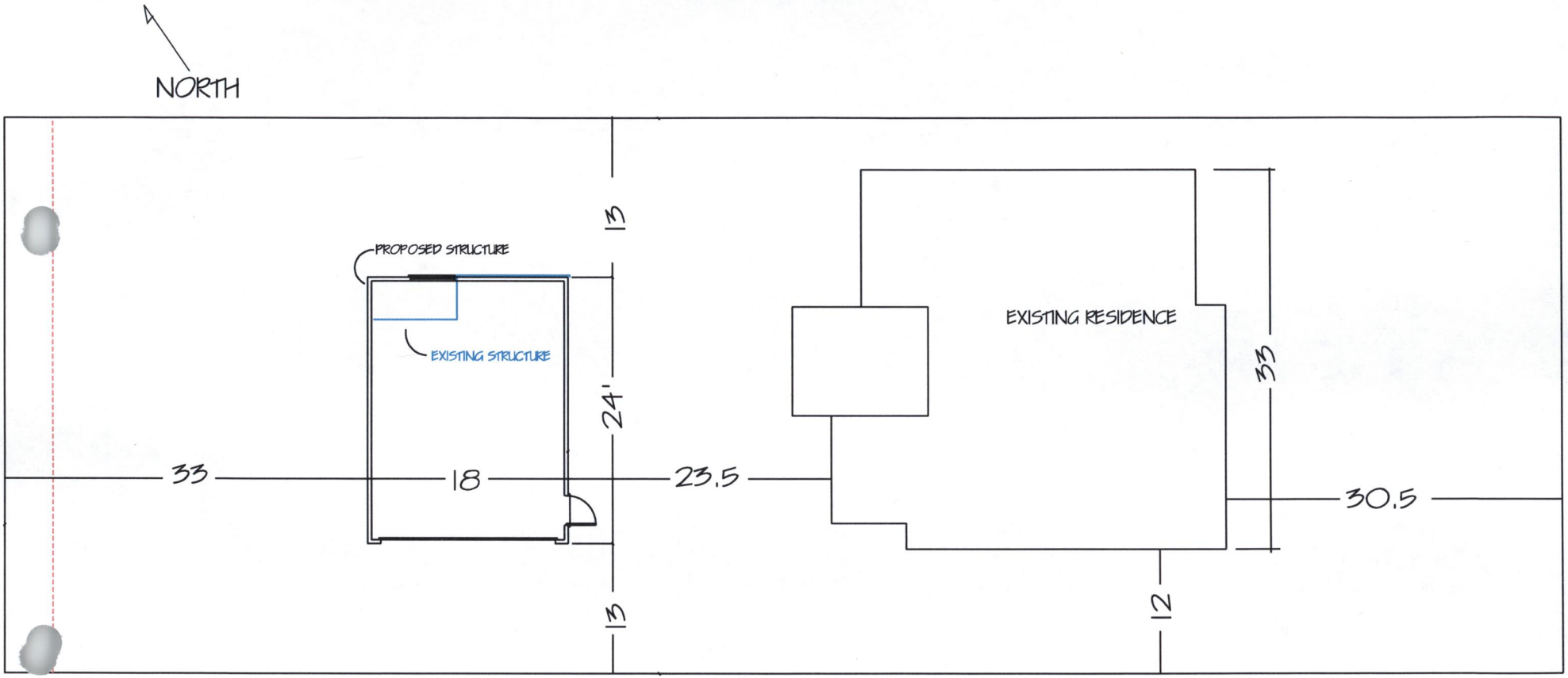
2) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment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

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

Scott Wadle, 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



WEAVER

SITE PLAN

APPROVED 12/16/2020