



Wichita-Sedgwick County Metropolitan Area Planning Department

July 30, 2021

Michael & Ethel J Connell
3860 N. Porter Ave.
Wichita, KS 67204

Re: BZA2021-00035: Administrative Adjustment to reduce the front yard setback by 20% from 25 feet to 20 feet on property zoned SF-5 Single-Family Residential to build garage addition on front of house at the northwest corner.

Legal Description: Lot 3, Block 6, Sherwood Glen 2nd Addition; generally located 625 feet north of West 37th Street North, one-quarter mile west of North Seneca Street (3860 North Porter Avenue)

Dear Applicant,

We have reviewed your request for a Zoning Adjustment to reduce the front yard setback on the aforementioned property. From reviewing the application, we understand that you desire to reduce the front yard setback from 25 feet to 20 feet to allow construction of an attached garage as shown on the site plan.

Section V-1.2.a of the Unified Zoning Code ("UZC") allows reducing minimum Front, Side, and Rear Setbacks (required by the property development standards of the zoning District) by up to 20 percent. This adjustment is permissible when the provisions of those sections and the Zoning Adjustment Criteria of Section V-1.6 are met.

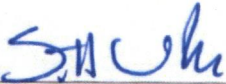
We find that the reduction of the setbacks as proposed meets the provisions of Section V-1.2.a and the four criteria required by Section V-1.6 as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed reduction of the front yard setback 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 residential uses; street visibility will be unchanged for neighboring properties.
- 3) Compatibility with existing or permitted uses on abutting sites: Abutting sites are zoned SF-5 Single-Family Residential and are developed with single-family dwelling units.
- 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 front yard setback from 25 feet to 20 feet to allow construction of an attached garage as shown on the site plan 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 front yard setback 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.

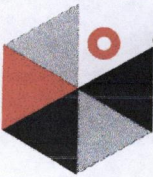


Scott Wadle, Director
Metropolitan Area Planning Department



Chris Labrum, Director
Metropolitan Area Building and Construction
Department

cc: MABCD
Cindy Claycomb, CM District VI
Ana Lopez, CSR District VI



PAGE	OF
JOB #:	
DATE:	
DESIGNED BY:	
CHECKED BY:	

SOFFITS - 24"
WALLS - 9" FROM STEM WALL
6" TALL STEM WALLS

16'-6"

14'-0"

28'-0"

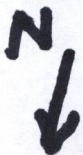
24'-0"

4
12

Ridge Height *
56 1/2" ± 1/2"

26'-3"

* Top Plate to Top of Ridge Beam



SITE PLAN

APPROVED 7/30/2021 BY Blmorga





SCALE 1"=40'

- Ⓐ - "ARMSTRONG" capped rebar set
- - #4 rebar found
- Ⓑ - "Baughman" capped rebar found
- - 1" iron pipe found
- M - measured distance
- P - plat distance
- *house dimensions are along extended building lines

SITE PLAN

APPROVED

7/30 BY 2021

FRIAR LANE
(ASSUMED BEARING)
M 248.96 N67°55'50"E

SE COR LOT 20
BLK 1

NE COR LOT 1
BLK 1, SHERWOOD
GLENN FOURTH

NE COR LOT 15
BLK 5

LOT 1

LOT 2

LOT 3

LOT 4

PORTER AVENUE

#3860

PC COR LOT 6
BLK 6