Wichita-Sedgwick County Metropolitan Area Planning Department

October 1, 2021

Grace Hazell
1457 N. Grove Avenue
Wichita, KS 67214

Re: **BZA2021-00051: Administrative Adjustment to reduce the rear yard setback from 10-feet to 8-feet from the center-line of the alley on property zoned TF-3 Two-Family Residential to allow construction of a 12-foot by 24-foot shed.**

Legal Description: LOT 141 & N 20 FT LOT 143 TYLER NOW GROVE LOGAN ADDITION, Wichita, Sedgwick County, Kansas; generally located on the west side of North Grove Avenue and one block north of East 13th Street North (1457 North Grove Avenue)

Dear Applicant,

We have reviewed your request for a Zoning Adjustment to reduce the rear yard setback on the aforementioned property. From reviewing the application, we understand that you desire to reduce the rear yard setback from 10-feet to 8-feet from the center-line of the alley to allow construction of a 12-foot by 24-foot shed.

Section V-I.2.a of the Unified Zoning Code ("UZC") allows reducing the minimum interior side yard setback and rear yard setback (required by the property development standards of the zoning district) by up to 20 percent. These adjustments are permissible when the provisions of those sections and the Zoning Adjustment Criteria of Section V-I.6 are met. 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 setbacks 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 proposed reduction of the rear 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 TF-3 Two-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 rear yard setback from 10-feet to 8-feet from the center-line of the alley is hereby GRANTED, subject to the following conditions:

1) The site shall be developed in general conformance with the approved site.

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 rear 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
Brandon Johnson, CM District I
Tasha Hayes, CSR District I

UPDATED SITE PLAN FOR BZA2021-00051 -1457 N GROVE AVE

Revised

SITE PLAN

APPROVED 10-6-2021 BY RJMorgan