



Wichita-Sedgwick County Metropolitan Area Planning Department

November 29, 2021

Professional Home Management
Attn: Tina Young
5025 E. Kellogg Dr., Ste. 100
Wichita, KS 67218

Re: BZA2021-00068: Administrative Adjustment to reduce the north interior side yard setback from six feet (6) to five (5) feet on property zoned TF-3 Two-Family Residential to allow construction of a garage addition.

Legal Description: LOT 7 BLOCK 2 1ST. ADD. TO SOUTHWEST VILLAGE, Wichita, Sedgwick County, Kansas; generally located one block east of South Meridian Avenue and one-half block south of West Pawnee Avenue on the east side of South St. Clair Avenue (2444 S. St. Clair Ave.)

Dear Applicant,

We have reviewed your request for a Zoning Adjustment to reduce the north interior side yard setback on the aforementioned property. From reviewing the application, we understand that you desire to reduce the interior side yard setback from six (6) feet to five (5) feet to allow construction of a garage addition.

Section V-1.2.a of the Unified Zoning Code ("UZC") allows reducing the minimum interior side yard setback by up to 20 percent. This adjustment is permissible when the provisions of this section 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:

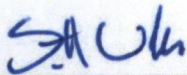
- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed reduction of north interior side yard setback will have no impact on the safety and convenience of vehicular and pedestrian circulation in the right-of-way.
- 2) Impact on existing uses in surrounding areas: There 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 north interior side yard setback from six (6) feet to five (5) feet is hereby GRANTED, subject to the following conditions:

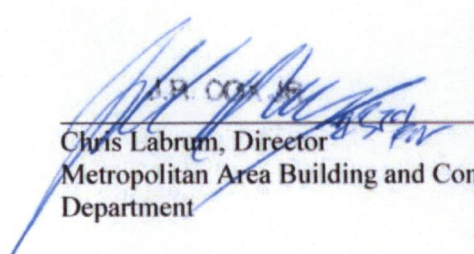
- 1) The site shall be developed in general conformance with the approved site.

- 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 north interior side 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
Jeff Blubaugh, CM District IV
Rebecca Fields, CSR District IV

APPROVED 11-29-2024 *klmorge*



A north arrow pointing to the left, labeled "NORTH". Below it is a dimension line with diagonal end caps, labeled "10'".

PREPARED
BY
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