



**Wichita-Sedgwick County Metropolitan Area Planning Department**

May 10, 2022

PBP Management  
Attn: Chris Lee  
2102 E 21<sup>st</sup> Street North  
Wichita, KS 67226

**Re: BZA2022-00020: Administrative Adjustment to reduce rear setback by 50% adjacent to a reserve in Two-family Residential (TF-3) zoning. Generally located within 500 feet west of North Arkansas Avenue and within one half mile north of West 29<sup>th</sup> Street North.**

**Legal Description: Lots 8 and 9, Block 1, Hogan-Chism Addition, Wichita, Sedgwick County, Kansas.**

Dear Applicant,

We have reviewed your request for a Zoning Adjustment to reduce the rear setbacks on the aforementioned property. From reviewing the application, we understand that you desire to reduce the rear setbacks on each specified Lot from 20 feet to 10 feet (50%) abutting a platted reserve to accommodate the development of a duplex on each specified Lot.

Section V-I.2.a of the Unified Zoning Code ("UZC") allows reducing minimum rear setbacks (required by the property development standards of the zoning district) by up to 50 percent when adjacent to a Golf Course, open space, or reserve. 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 rear 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 location of the new development should 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 new development. The adjusted setback abuts a platted reserve which is reserved for "open space, playground, drainage purposes, and the construction and maintenance of public utilities confined to easements."
- 3) Compatibility with existing or permitted uses on abutting sites: Abutting sites are zoned to allow residential development. The parcel abutting to the west is a platted reserve which is reserved for "open space, playground, drainage purposes, and the construction and maintenance of public utilities confined to easements."
- 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.

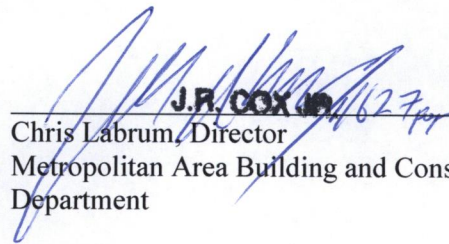
Our signatures below indicate that a Zoning Adjustment to reduce the rear setbacks from 20 feet to 10 feet (50%) along the west property lines of Lots 8 and 9, Block 1, Hogan-Chism Addition is hereby GRANTED, subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site plan and the reduction of the rear setbacks from 20 feet to 10 feet.
- 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 setbacks 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



J.R. COX 10/16/27

\_\_\_\_\_  
Chris Labrum, Director  
Metropolitan Area Building and Construction  
Department

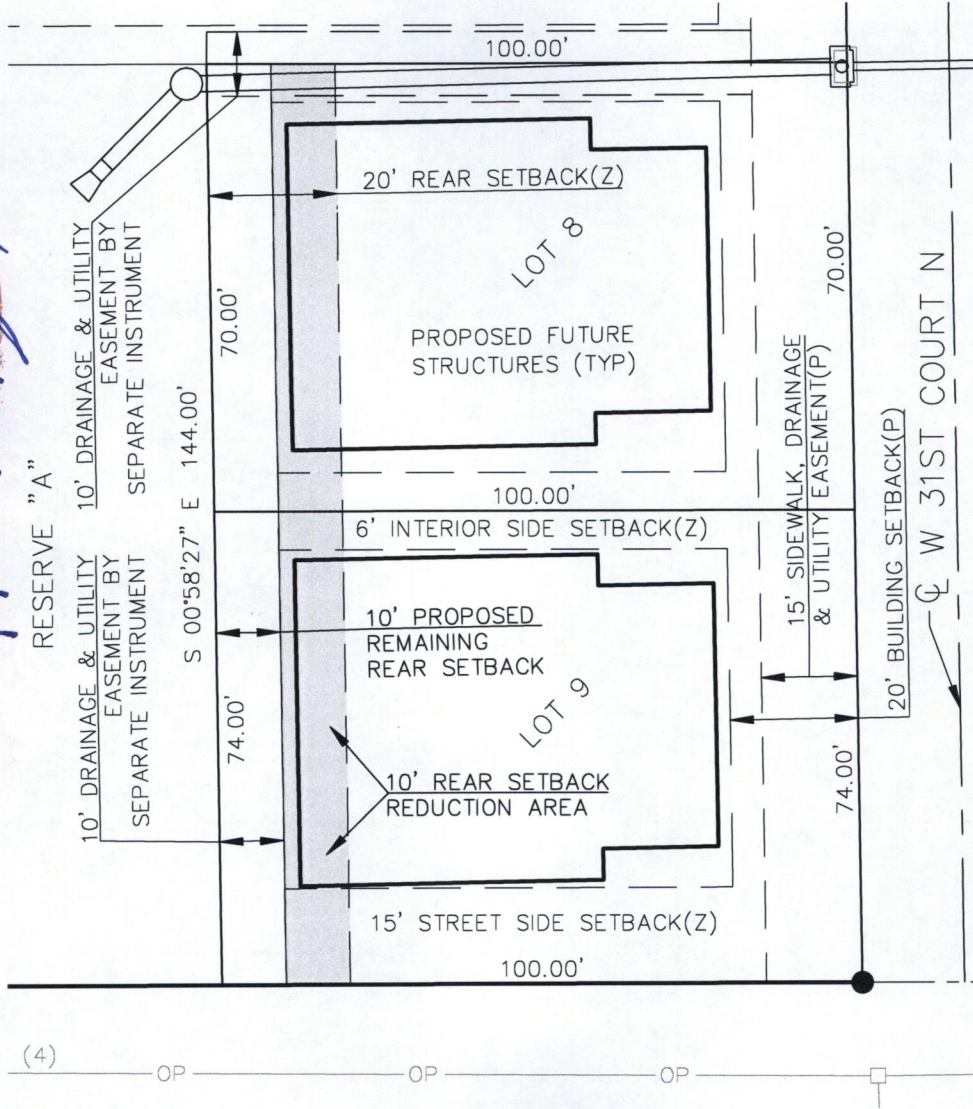
cc: MABCD  
Maggie Ballard, City Councilmember District VI  
Ana Lopez, CSR District VI

# REAR SETBACK ADMINISTRATIVE ADJUSTMENT

LOTS 8 & 9, BLOCK 1  
HOGAN-CHISM ADDITION  
WICHITA, SEDGWICK COUNTY, KANSAS

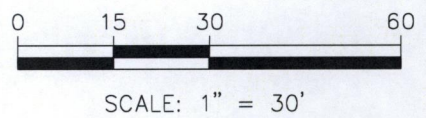
**SITE PLAN**

APPROVED 5/9/22 BY *[Signature]*



**LEGEND**

- (P) PLATTED PER HOGAN-CHISM ADDITION  
RECORDED AS DOC.#: 29692444
- (Z) SETBACK LINES ARE PER WICHITA-SEDGWICK COUNTY UNIFIED  
ZONING CODE TF-3, TWO-FAMILY RESIDENTIAL DISTRICT ("TF-3")



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**KAW VALLEY ENGINEERING**

**SETBACK EXHIBIT**  
04/15/2022  
0170EXBA