



Wichita-Sedgwick County Metropolitan Area Planning Department

June 27, 2022

Guy Wenzel
1101 North Woodrow
Wichita KS 67203

Re: BZA2022-00026: City Administrative Adjustment to allow location of new garage into the interior side yard setback by 72 square feet, reducing it from 6 feet to 3 feet; the parcels are located on the northwest corner of West 11th Street North and North Jackson Avenue (1201 North Jackson & 508 West 11th Street).

Legal Description: Lots 1102 and 1104, Jackson Ave, Lewellen's 3rd Addition, Wichita, Sedgwick County Kansas.

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 north interior side yard setback by 50 percent (from 6 feet to 3 feet) for an area of 72 square feet.

Section V-1.2.a of the Unified Zoning Code ("UZC") allows reducing the minimum interior side yard setback (required by the property development standards of the zoning district) by up to 50 percent if the area to be reduced does not exceed 300 square feet. 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 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 properties are zoned TF-3 Two-Family Residential and are developed with single-family and duplex 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 by 50 percent (from 6 feet to 3 feet) is hereby GRANTED, subject to the following conditions:

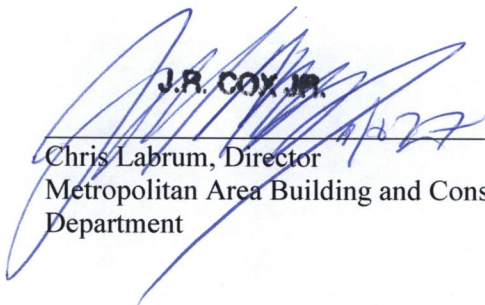
- 1) The site shall be developed in general conformance with the approved site plan.

- 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 3-foot, 72 square feet 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) The separation dimension shown on the approved site plan is applicable to the building separation standards of the Unified Zoning Code only. The Building Code and/or Fire Code may require alternate standards such as greater separation between structures or high standards of building construction such as walls with higher fire ratings.
- 5) 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
Maggie Ballard, City Council District VI
Ana Lopez, CRS District VI

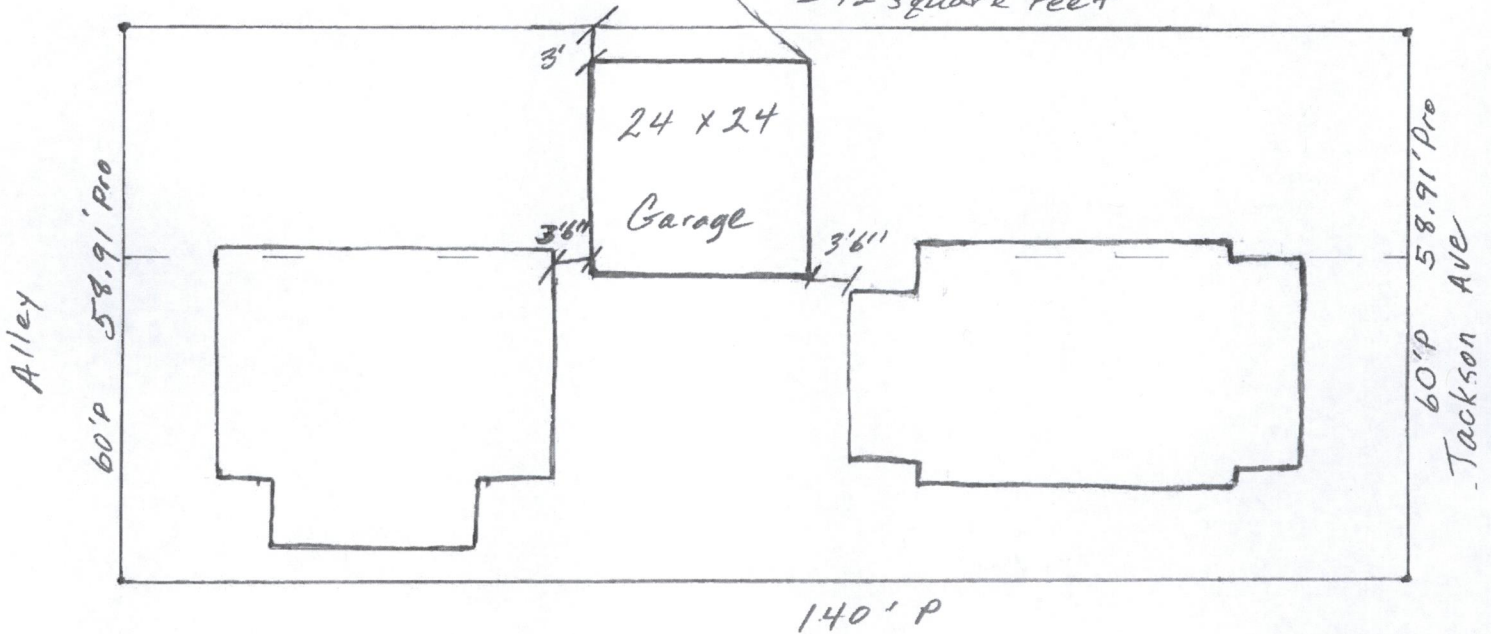
Site Plan of 1201 N. Jackson



Bld setback 3' from N Prop Line

Bld setback 65' from E Prop Line

* Requesting garage setback
of 3' from side property line
= 72 Square Feet



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- Requesting Administrative Adjustment to side setback
- Scale: 1" = 20'
- New garage will be 3' from side property line
- New garage will be 3'6" from each existing house.

SITE PLAN

APPROVED 6/27 BY [Signature]