



Wichita-Sedgwick County Metropolitan Area Planning Department

May 19, 2023

Kristie Glock
9010 North 263rd Street West
Mt. Hope, KS 67108

Re: BZA2023-00034: Administrative Adjustment in the County for a 25 percent reduction in the side setback from 20 feet to 15 feet for an accessory structure; generally located one half mile south of West 93rd Street North, on the east side of North 263rd Street West.

Legal Description: BEG SW COR NW1/4 TH N 200FT, E 435.60 FT, S 200 FT, W 435.60 FT to BEG, SEC 27-25-3W, Sedgwick County, Kansas.

Dear Applicant,

We have reviewed your request for a Zoning Adjustment to reduce the north interior side setback from 20 feet to 15 feet (25 percent) (for an area of 200 square feet) on the aforementioned property in order to construct an accessory structure and still have use of the existing water well as illustrated on the site plan. If the accessory structure were to be built to standard setbacks, it would inhibit use of the water well.

Section V-I.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-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-I.6 as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed reduction of the north interior side setback from 20 feet to 15 feet 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 and agricultural uses; street visibility will be unchanged for neighboring properties. The abutting property to the north is an agricultural field.
- 3) Compatibility with existing or permitted uses on abutting sites: Abutting and adjacent properties are zoned RR Rural Residential District and are all agricultural fields.
- 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.

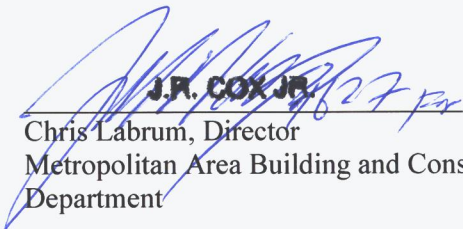
Our signatures below indicate that a Zoning Adjustment to reduce the north interior side setback from 20 feet to 15 feet (for an area less than 300 square feet) is hereby GRANTED, subject to the following conditions:

- 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 40-foot x 5-foot interior side 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


J.R. COX JR.
Chris Labrum, Director
Metropolitan Area Building and Construction
Department

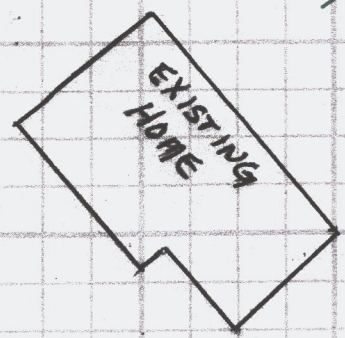
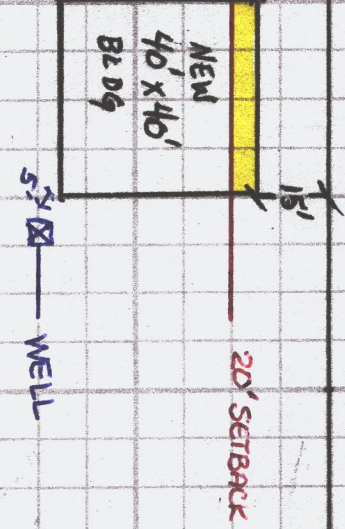
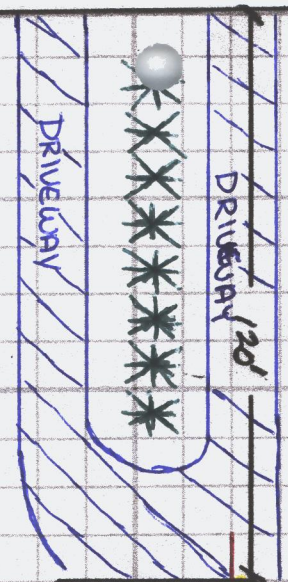
cc: MABCD
David Dennis, County District III

← AG LAND →

9010 N 268th ST W
Mount Hope KS

KEY

- ☒ - WELL
- * - TREES
- ▨ - DRIVEWAY
- Proposed 200 sq ft Adjustment



SITE PLAN

APPROVED 5/19/23 [Signature]
B2423-34

405.6

1" = 40'

← AG LAND →

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