Wichita-Sedgwick County Metropolitan Area Planning Department

K2 Properties, LLC
7540 West Northwind, STE. 200
Wichita, KS 67205

October 2, 2023

RE: BZA2023-00056: Administrative Adjustments in the City for a 17 percent reduction for both interior side setbacks from 6 feet to 5 feet for construction of a new duplex on property zoned TF-3 Two-Family Residential; generally located on the west side of North Young Street, within 100 feet south of West 2nd Street North.

Legal Description: Lot 7, Block 10, Orchard Park Addition, Wichita, Sedgwick County, Kansas.

Dear applicant,

We have reviewed your request for Zoning Adjustments to reduce the north and south interior side yard setbacks by 17 percent from 6 feet to 5 feet on the aforementioned property in order to construct a duplex.

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 20 percent. These adjustments are 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 north and south interior side yard setbacks from 6 feet to 5 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 uses; street visibility will be unchanged for neighboring properties.

3) Compatibility with existing or permitted uses on abutting sites: Property to the north is under the same ownership, zoned TF-3 Two-Family Residential District, and requesting similar adjustments for the construction of a duplex. Properties to the south, west, and east are zoned SF-5 Single-Family Residential District and developed with single-family dwellings. Several original dwellings in the immediate area appear to have been constructed with side setbacks of less than six feet prior to current zoning standards.

4) Effect on public health, safety, or welfare: There will be no encroachment into public utility easements or right-of-way. It is not anticipated to have any significant negative impacts on the public health, safety, or welfare, nor will properties or improvements in the vicinity be materially injured.

Our signatures below indicate that Zoning Adjustments to reduce the north and south interior side yard setbacks from 6 feet to 5 feet are 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 5-foot, side yard 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 JR.

Chris Labrum, Director

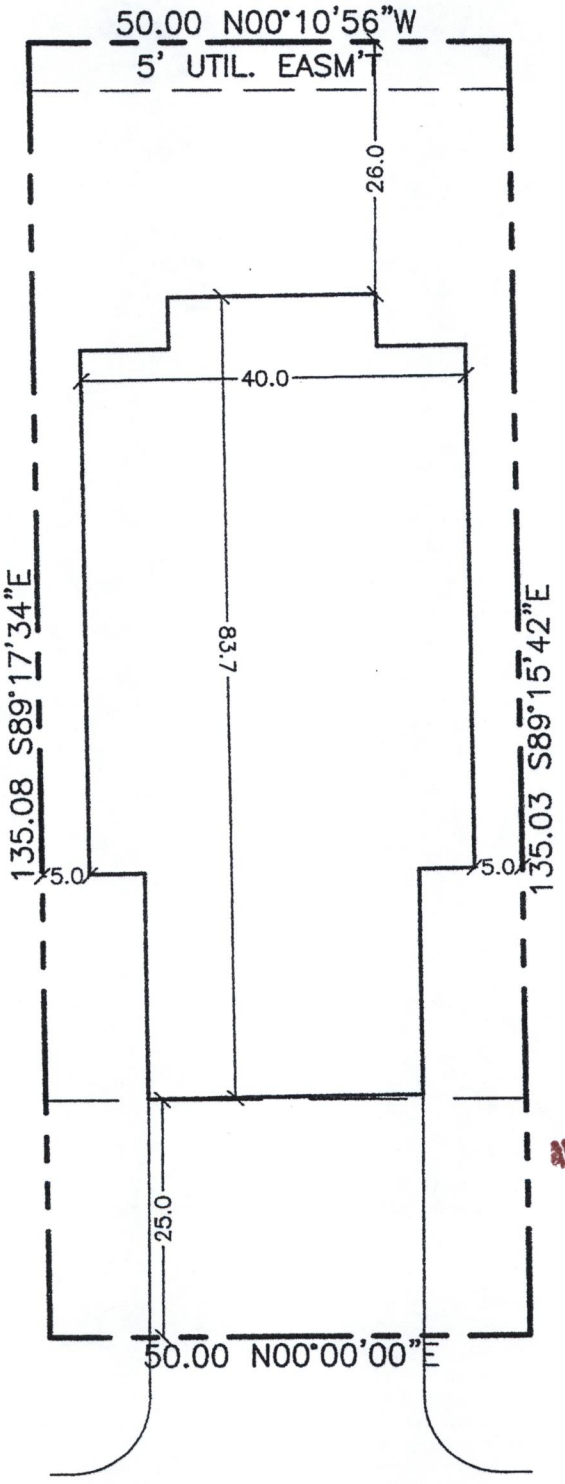
Metropolitan Area Building and Construction Department

cc: MABCD

Maggie Ballard, CM District VI

Ana Lopez, CSR District VI

PLOT PLAN



SITE PLAN

APPROVED 10/2/23 BY

BZA 2023-56

SCALE 1"=20'
W.O. #42320-7

YOUNG ST.

LOT 7, BLOCK 10, ORCHARD PARK ADD.
ADDRESS: 225 N YOUNG ST.

LAND SURVEY, P.A.
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WICHITA, KS 67211
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