



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

Rufino Vielmas Roja
2156 S. Vine
Wichita, KS 67213

January 10, 2024

RE: BZA2023-00073: Administrative Adjustment in the City for a 20 percent reduction for the south street side setback from 15 feet to 12 feet for construction of a covered porch on property zoned SF-5 Single-Family Residential District; generally located within one-quarter mile west of South Seneca Street and within one-quarter mile north of West Pawnee Avenue (2156 S. Vine).

Legal Description: The South 51.21 feet of Lot 9, Mayfield Addition, Wichita, Sedgwick County, Kansas.

Dear applicant,

We have reviewed your request for a Zoning Adjustment to reduce the south street side yard setback by 20 percent from 15 feet to 12 feet on the aforementioned property in order to construct a covered porch onto the existing dwelling.

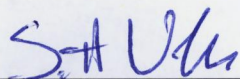
Section V-I.2.a of the Unified Zoning Code ("UZC") allows reducing the minimum street side yard setback (required by the property development standards of the zoning district) by up to 20 percent. This adjustment is permissible when the provisions of this section and the Zoning Adjustment Criteria of Section V-I.6 are met. We find that the reduction of the setback 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 south street side yard setback from 15 feet to 12 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.
- 3) Compatibility with existing or permitted uses on abutting sites: Properties to the north, south, and west are zoned SF-5 Single-Family Residential District and developed with single-family dwellings. Property to the east is zoned B Multi-Family Residential District and is developed with multiple duplexes on one-lot.
- 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 the Zoning Adjustment to reduce the south street side yard setback from 15 feet to 12 feet is hereby GRANTED, subject to the following conditions:

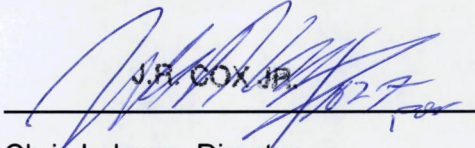
- 1) The site shall be developed in general conformance with the approved site plan.
- 2) The applicant shall obtain a building permit and complete construction within one year of the Administrative Adjustment approval. The site shall conform to all codes including but not limited to building, health, and fire.
- 3) The setback reduction shall apply only to the 12-foot, street 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



J.R. COX JR.

Chris Labrum, Director

Metropolitan Area Building and Construction
Department

cc: MABCD

Dalton Glasscock, CM District IV

Brooke Kauchak, CSR District IV

2156 SOUTH VINE
OWNER: RUFINO VIELMAS ROJA
SITE PLAN

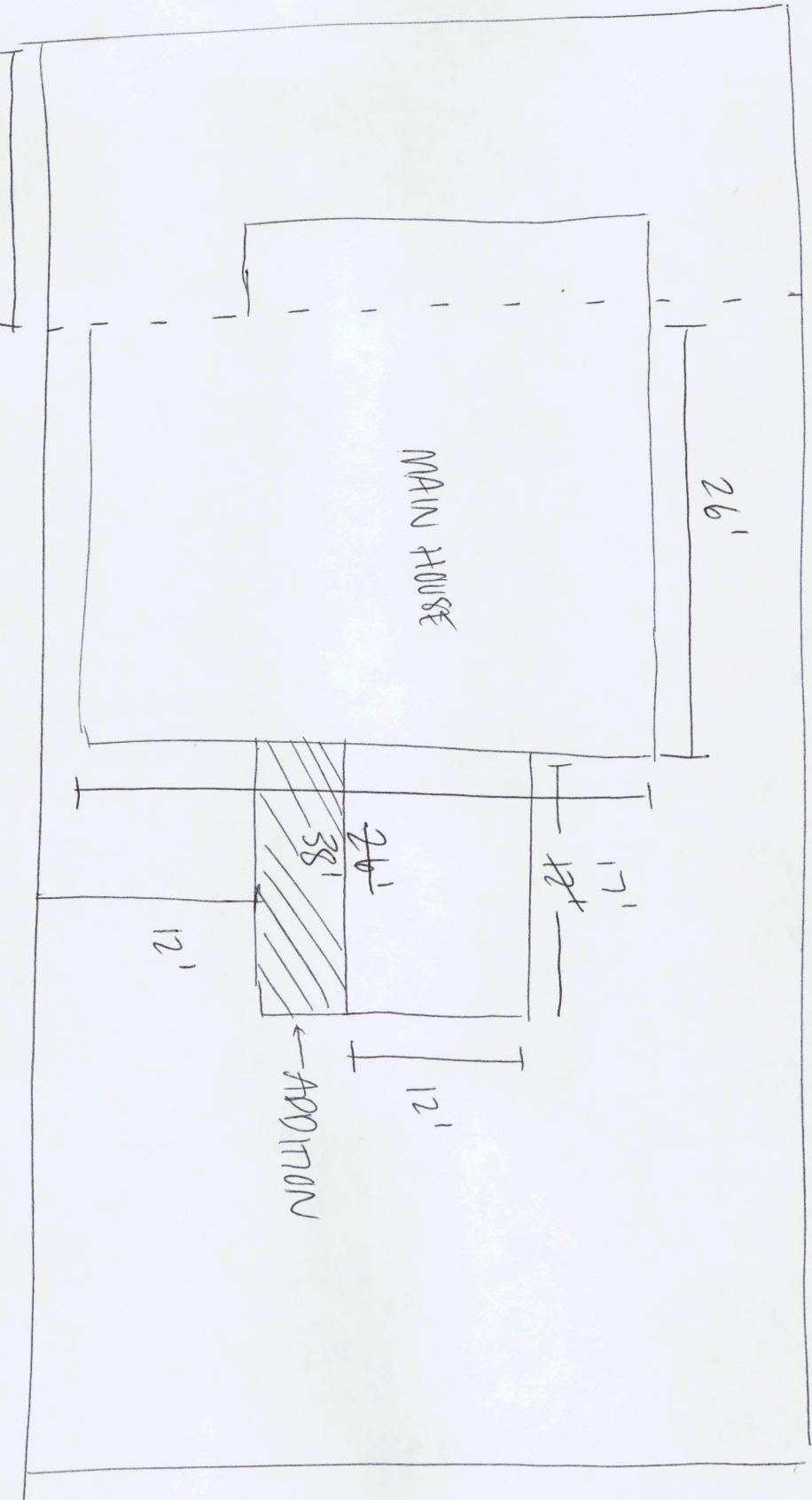
SITE PLAN

APPROVED 11/01/24

BY [Signature]

BEA23-73

SOUTH VINE STREET



30' PLANNED
SETBACK

WEST LYDIA STREET

LEGAL DESCRIPTION: THE SOUTH S1.21 FEET OF LOT 9, MAPFIELD ADDITION