CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

July 17, 2024

Gregory Dye
10801 W. Stafford St.
Wichita, KS 67209

Keeler Construction
Attn: Stephen Keeler
8651 S. West Street
Haysville, KS 67060

Re: **BZA2024-00047:** Administrative Adjustments in the City to reduce the south rear setback from 20 feet to 18 feet and reduce the west interior side setback from 6 feet to 3 feet (for an area less than 300 square feet) in order to construct a covered deck, house addition, and third-car garage on property zoned SF-5 Single-Family Residential District, generally located two blocks north of West Pawnee Avenue and one-quarter mile west of South Maize Road (10801West Stafford Street).

Legal Description: Lot 1, Block C, Park Glen Addition, Wichita, Sedgwick County, Kansas.

Dear Applicants,

We have reviewed your request for Zoning Adjustments to reduce the south rear setback from 20 feet to 18 feet (10 percent) for a room addition and covered deck addition; and reduce the west interior setback from 6 feet to 3 feet (50 percent for an area less than 300 square feet) for the addition of a third-car garage on the aforementioned property.

Section V-I.2.a of the Unified Zoning Code ("UZC") allows reducing the minimum side and rear yard setbacks (required by the property development standards of the zoning district) by up to 20 percent and up to 50 percent when the area for each setback does not exceed 300 square feet. These adjustments are permissible when the provisions of this section and the Zoning Adjustment Criteria of Section V-I.6 are met. We find that the reductions of the setbacks as proposed meet 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 to the south rear setback from 20 feet to 18 feet and the west interior side setback from 6 feet to 3 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: The proposed reductions of the setbacks are not likely to have significant detrimental impacts on the surrounding single-family residential uses. The reduction of the interior side setback for the garage addition would bring the building mass much closer to the property line along the front of the property.

However, the scale of the third-car garage is only 22 feet in depth and is not likely to have significant detrimental visual impacts on surrounding uses.

3) Compatibility with existing or permitted uses on abutting sites: Properties to the north, east, south, and west are zoned SF-5 Single-Family Residential District and are developed with single-family dwellings. The proposed reductions in setbacks are to permit building additions that are compatible with the surrounding properties.

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 the Zoning Adjustments to reduce the south rear setback from 20 feet to 18 feet and to reduce the west interior setback from 6 feet to 3 feet (for an area less than 300 square 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 within one year of the Administrative Adjustment approval. The site shall conform to all codes including but not limited to zoning, building, health, and fire.

3) The setback reductions shall apply only to 18-foot south rear setback and the west 3-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
Dalton Glasscock, City Councilmember, District IV
Brooke Kauchak, CSR District IV

Variance/Admin. Adjustment to reduce West side yard & rear setback



SITE PLAN

APPROVED 7/17/24 BY
BZA 24-47

SF's Zoning