Wichita-Sedgwick County Metropolitan Area Planning Department

Maria Chavez
1651 N. Estelle
Wichita, KS 67214

March 6, 2024

RE: BZA2024-00007: Administrative Adjustments in the City for a 20 percent reduction for the east, front yard setback from 25 feet to 20 feet for a porch addition; and a reduction in the south side yard setback from 6 feet to 3 feet for porch addition and existing garage which will become attached to main house, on property zoned TF-3 Two-Family Residential; generally located within one-block south of East 17th Street North and three-blocks east of North Grove Avenue (1651 N. Estelle).

Legal Description: Lots 41 & 43, Goethe, now Estelle Avenue, Fairmount Orchards Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant,

We have reviewed your request for the following Zoning Adjustments

1. To reduce the front setback from 25 feet to 20 feet to allow a covered porch addition; and
2. to reduce the south interior side yard setback from 6 feet to 4 feet (27 feet by 2 feet, for an area less than 300 square feet) for the existing garage.

We understand you desire to do the following:

1. Construct a 10-foot-deep, covered porch onto the front of the existing dwelling. The dwelling is constructed 30 feet from the front property line, which provides 5 feet of buildable area. Therefore, the front setback needs to be reduced by 5 feet in order to accommodate the proposed porch addition.
2. The proposed covered porch would also wrap around the south side of the dwelling, it would be 9 feet deep, which requires the side setback at this location to be reduced from 6 feet to 3 feet for an area less than 300 square feet to accommodate the proposed porch addition on this side of the dwelling.
3. Construct a covered breezeway addition onto the rear of the single-family dwelling that will attach the dwelling to the existing garage—making the garage "attached." Therefore, the existing 3-foot side setback of the garage will not be in compliance with the Unified Zoning Code standards for interior side setbacks for primary structures. This requires the side setback at this location to be reduced from 6 feet to 3 feet for an area less than 300 square feet to accommodate what would be an attached garage that is less than 6 feet away from the site property line.

Section V-I.2.a of the Unified Zoning Code ("UZC") allows reducing the minimum front yard setback by 20 percent, and it allows reducing the minimum interior side yard setback (required by the property development standards of the zoning district) by up to 50 percent when the area of encroachment is less than 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 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 reductions of the south and east building setbacks 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: Properties to the north, east, south, and west are zoned TF-3 Two-Family Residential District and developed with single-family dwellings. The garage has existed at its current location as a detached garage for some time.

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 that there will be 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 Adjustments to reduce the south and east setbacks as described herein 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 zoning, building, health, and fire.

3) The setback reductions shall apply only to the 20-foot front yard setback and the 3-foot, 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. for

Chris Labrum, Director

Metropolitan Area Building and Construction Department

cc: MABCD

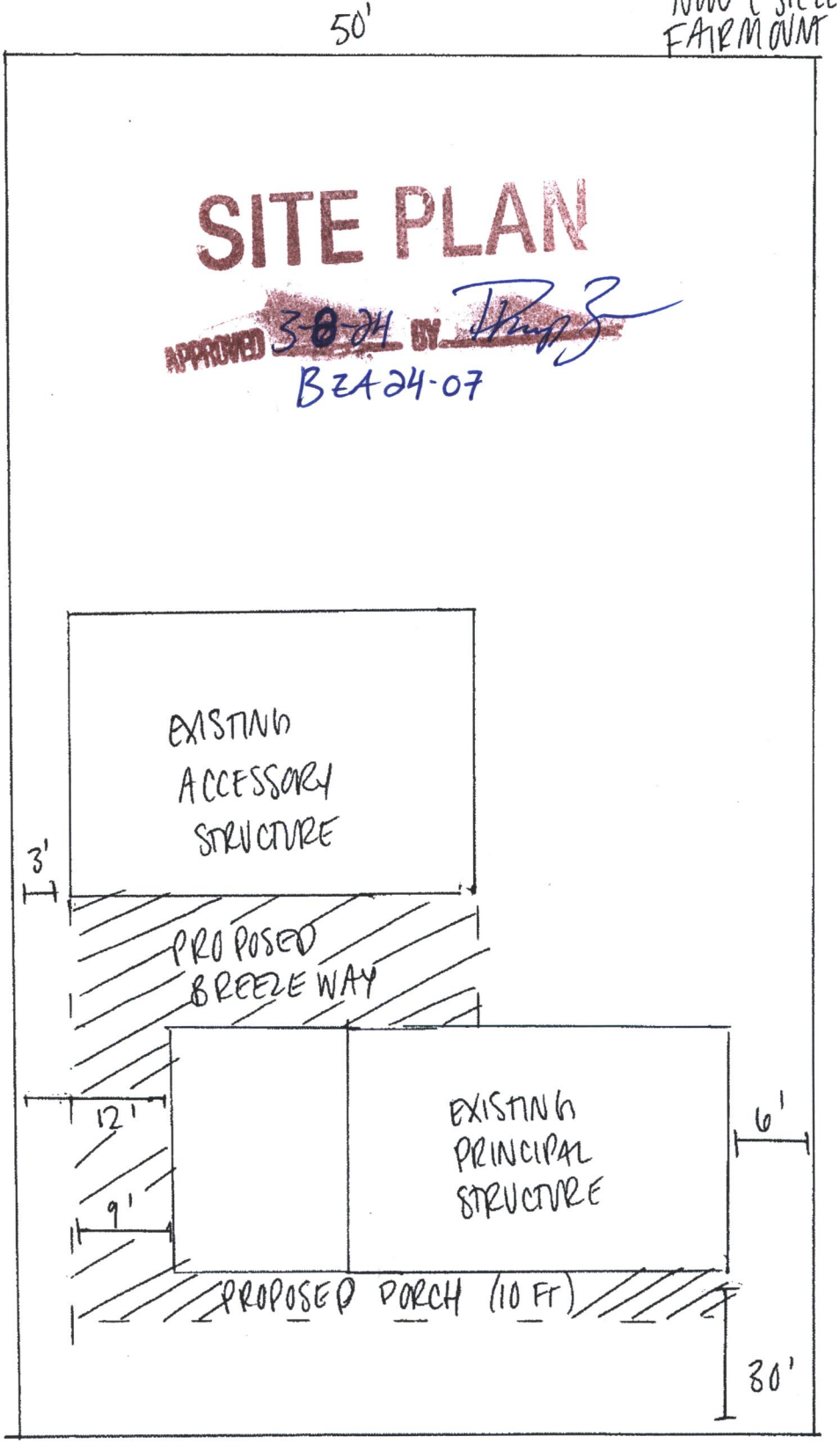
Brandon Johnson, CM District I

Maddy Campbell, CSR District I

1651 N ESTELLE AVE
SITE PLAN

LEGAL DESCRIPTION

LOTS 41-43, GOETHE NOW ESTELLE AVE. FAIRMONT ORCHARD ADD.



N →