CITY OF WICHITA

SEDGWICK COUNTY KANSAS

Wichita-Sedgwick County Metropolitan Area Planning Department

June 14, 2024

BAM Group, LLC
ATT: Bill Vann
PO Box 94
Valley Center, KS 67147

RE: **BZA2024-00033:** City Administrative Adjustment to permit parking within the front setback for duplex development on property zoned TF-3 Two-Family Residential District; generally located one block west of North Grove Avenue and two blocks north of East 13th Street North (1548, 1550, 1554, and 1556 North Spruce Avenue).

Legal Description: Lots 96, 98, 100, and 102, Spruce Street, Logan Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant:

We have reviewed your request for an Administrative Adjustment to permit parking in the front yard setback on a property zoned TF-3 Two-Family Residential District (TF-3) in relation to a proposed duplex development. From the application, we understand that the site is comprised of two tax parcels that are currently undeveloped. You propose to construct a duplex on each parcel, each with its own separate parking area. The parking required for each duplex is one parking space per dwelling unit. Each parcel will provide two parking spaces. The site plan illustrates that the parking area for each parcel is approximately 13 feet from the front property line.

Section V-I.2(l) allows an adjustment to permit parking in residential districts to be located within a required front or street side yard, but in no case closer to a front or street side property line than eight feet when the conditions required by Sec. V-I.6 of the Code are met. We find that the request meets all four conditions required by Section V-I.6 of the Unified Zoning Code as set out below:

1) Impact on safety and convenience of pedestrian and vehicular circulation: The location of the new parking area will have no impact on the safety and convenience of vehicular and pedestrian circulation, as the parking will be a minimum of 13 feet from the front property line.

2) Impact on existing uses in surrounding areas: Permitting the parking in the front setback is not likely to have significant detrimental impacts on surrounding uses.

3) Compatibility with existing or permitted uses on abutting sites: Properties to the north, south, east and west are zoned TF-3 and are developed with a mixture of single-family and duplex dwellings.

4) Effect on public health, safety or welfare: There will be no encroachment into public right-of-way, which likely will not have a negative effect on public health and safety.

Our signatures below indicate that an Administrative Adjustment to permit parking in the front yard setback at least 13 feet from the property line 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 zoning, building, health, and fire.

3) 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
Brandon Johnson, Council Member District I
Cameron Jackson, CSR District I

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VANN DUPLEX DEVELOPMENT

15TH STREET N. & SPRUCE AVE.
WICHITA, KANSAS

PRINTS ISSUED:
JUNE 6, 2024
REVISIONS:

Project No. TA20-025 Drawn: TEAM Checked: DGA
SITE LAYOUT PLAN

SA1.1

A SITE LAYOUT PLAN
1/16" = 1'-0"
NORTH

SITE PLAN

APPROVED 6/14/24 BY

BZA 24-33