CITY OF WICHITA

SEDGWICK COUNTY KANSAS

Wichita-Sedgwick County Metropolitan Area Planning Department

March 22, 2024

Jordan Slusher
1531 N. Garland Ave.
Wichita, KS 67203

Re: **BZA2024-00012:** Administrative Adjustment in the City to reduce the north interior side yard setback by 50 percent for an area less than 300 square feet (from 6 feet to 3 feet) for home addition on property zoned SF-5 Single-Family Residential District, generally located within two-blocks north of West 13th Street North and within one-half mile east of North McLean Blvd (1531 N. Garland Ave.).

Legal Description: Lot 3, Gossard's Replat of Block F, Riverside Place Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant,

We have reviewed your request for a Zoning Adjustment to reduce the north interior side setback from 6 feet to 3 feet (50 percent for an area less than 300 square feet) on the aforementioned property in order to construct an addition onto the existing home. Said addition is proposed to be 6.5 feet by 16 feet or 104 square feet in area.

Section V-I.2.a of the Unified Zoning Code ("UZC") allows reducing the minimum side and rear yard setback (required by the property development standards of the zoning district) by up to 50 percent when the area for each setback does not exceed 300 square feet. This adjustment is 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 setback 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 interior 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: There will be no impact on the existing uses. The proposed addition is on the back half of the subject site.

3) Compatibility with existing or permitted uses on abutting sites: Properties to the north, south, east, and west are zoned SF-5 Single-Family Residential District and are developed with single-family dwellings. The proposed addition is on the back half of the property and will not likely have significant detrimental impacts on 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 a Zoning Adjustment to reduce the north interior setback from 6 feet to 3 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 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 3-foot north 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.

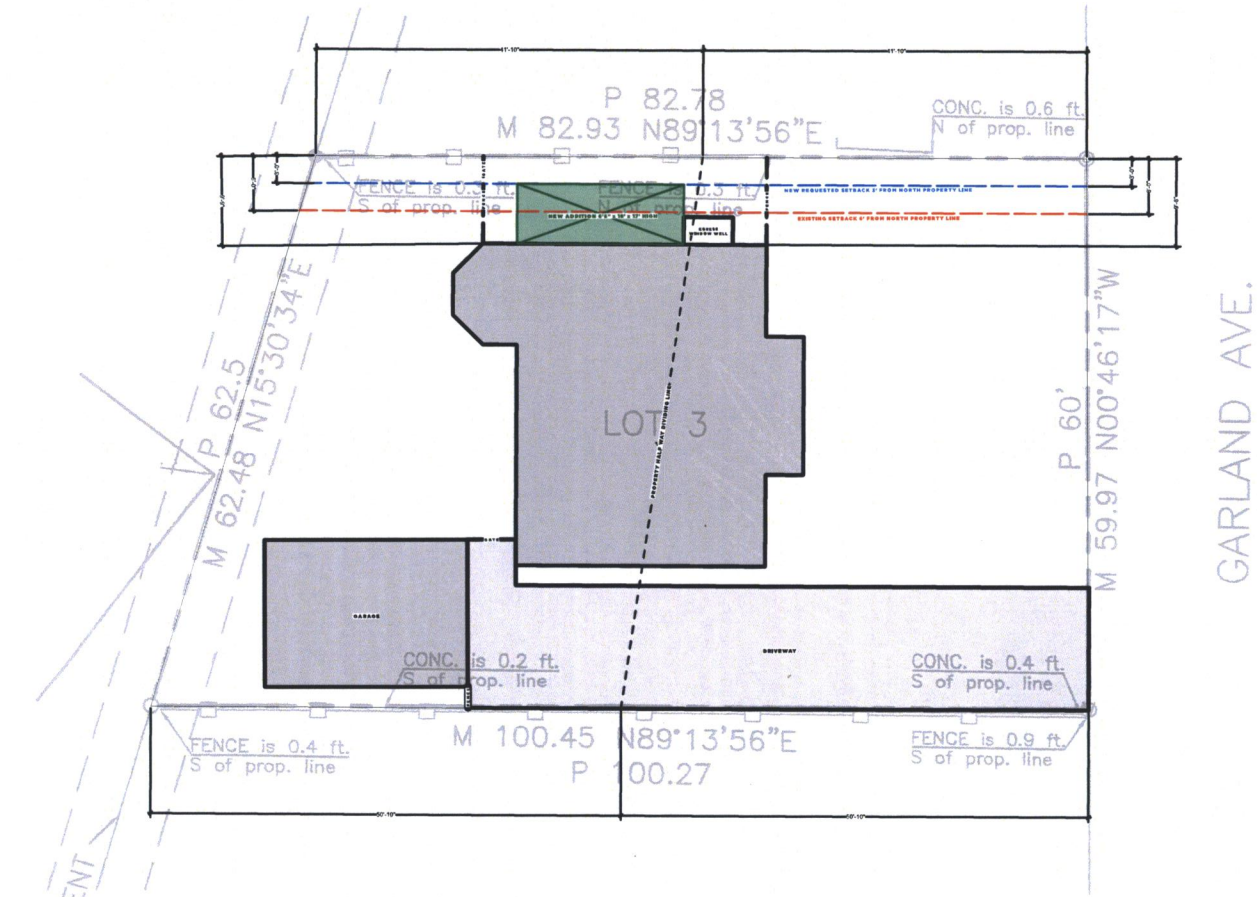
Scott Wadle, Director
Metropolitan Area Planning Department

J.R. Coxum for

Chris Labrum, Director
Metropolitan Area Building and Construction Department

cc: MABCD
Maggie Ballard, City Councilmember, District VI
Ana Lopez, CSR District VI

ADMINISTRATIVE ADJUSTMENT - NORTH SIDE SETBACK
JORDAN SLUSHER - 1531 N GARLAND ST
PROPERTY SURVEY BY ARMSTRONG LAND SURVEY
DRAFTING OF STRUCTURES BY JORDAN SLUSHER



1 **1531 N Garland**
Scale: 1" = 20'-0"

SITE PLAN

APPROVED 3-25-24 BY

BZA 24-12

● – "Armstrong" capped rebar set
Ⓥ – chiseled "V" in conc. set
⊙ – iron pipe in thimble found
◎ – 1/2" iron pipe found
○ – #4 rebar found
M – measured distance
P – plat distance

N