Wichita-Sedgwick County Metropolitan Area Planning Department

Perla and Luis Garcia
1114 W. 26th Street North
Wichita, KS 67204

April 10, 2024

RE: **BZA2024-00015:** Administrative Adjustment in the City for a 20 percent reduction for the north, rear setback from 20 feet to 16 feet for the construction of a building addition on property zoned SF-5 Single-Family Residential District; generally located one-block north of West 25th Street North and one-quarter mile west of North Arkansas Avenue (1114 W. 26th Street North).

Legal Description: Lot 11, Block 12, Builders 11th Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant,

We have reviewed your request for a Zoning Adjustment to reduce the north rear setback by 20 percent from 20 feet to 16 feet on the aforementioned property in order to construct an addition onto the existing home.

Section V-I.2.a of the Unified Zoning Code ("UZC") allows reducing the minimum rear 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 north rear setback from 20 feet to 16 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. The purpose is to permit an addition on the existing home that meets all other setback requirements.

3) Compatibility with existing or permitted uses on abutting sites: Properties to the north, east, and west are zoned SF-5 Single-Family Residential District and developed with single-family dwellings. Property to the south is zoned SF-5 and GO General Office District and is developed with a school.

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 Adjustment to reduce the north rear setback from 20 feet to 16 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 zoning, building, health, and fire.

3) The setback reduction shall apply only to the 16-foot, rear 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

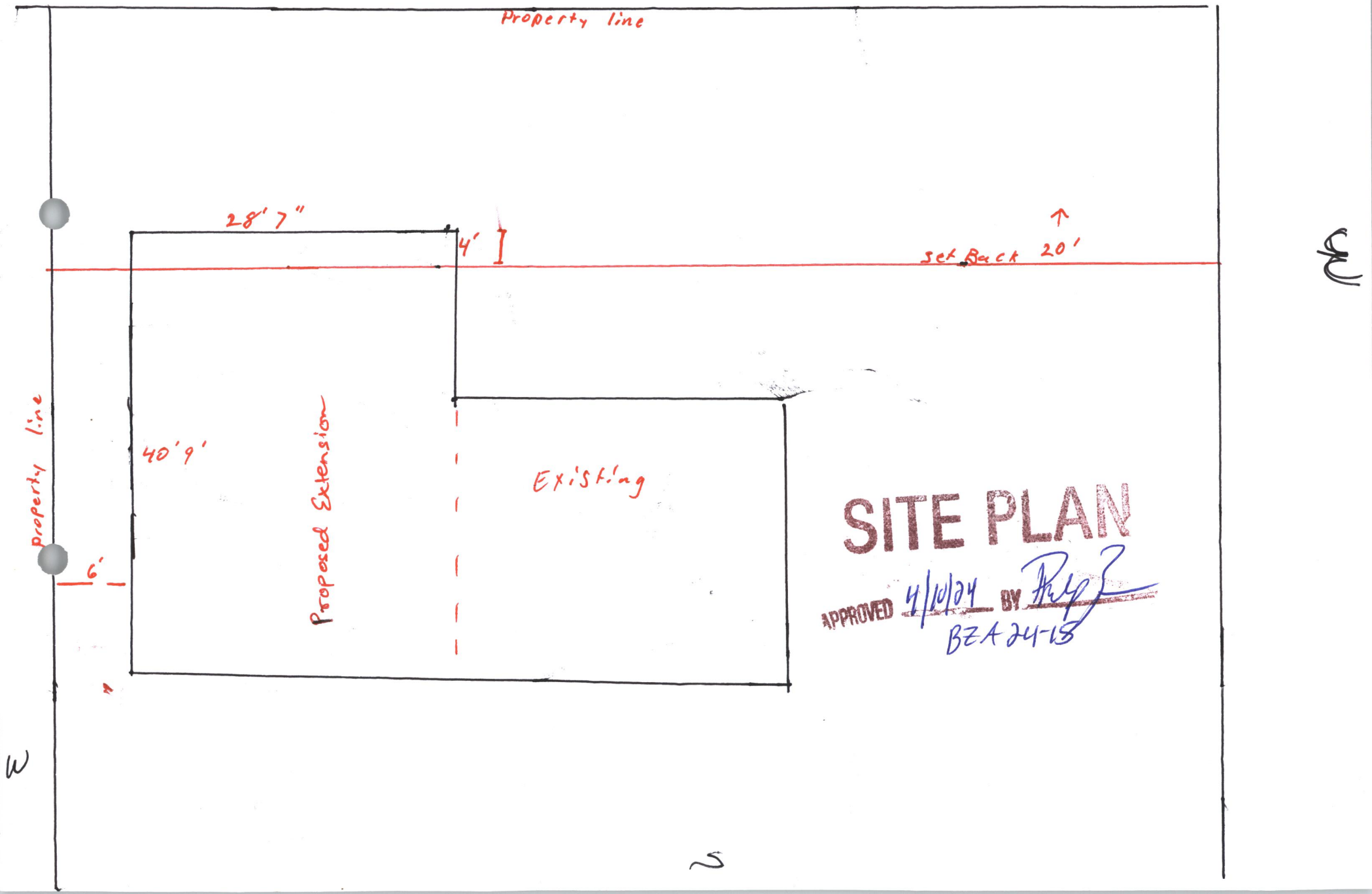
cc: MABCD

Maggie Ballard, CM District VI

Ana Lopez, CSR District VI

N

1114 W. 26th St. N.



SITE PLAN

APPROVED 4/10/24 BY

BZA 24-13