Wichita-Sedgwick County Metropolitan Area Planning Department

April 26, 2024

Armando and Norma Ibarra
1841 S. Market St.
Wichita, KS 67211

Re: **BZA2024-00020:** 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 an addition onto the existing home on property zoned SF-5 Single-Family Residential District, generally located on the west side of South Market Street and within two-blocks north of East Mount Vernon Road (1841 S. Market Street).

Legal Description: Lots 130 and 132, on Market Street, Walter and Wrights Addition, Wichita, Sedgwick County, Kansas.

Dear Applicants,

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 feet by 15.25 feet or 91.5 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 existing dwelling.

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 existing dwelling 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. COX JR.

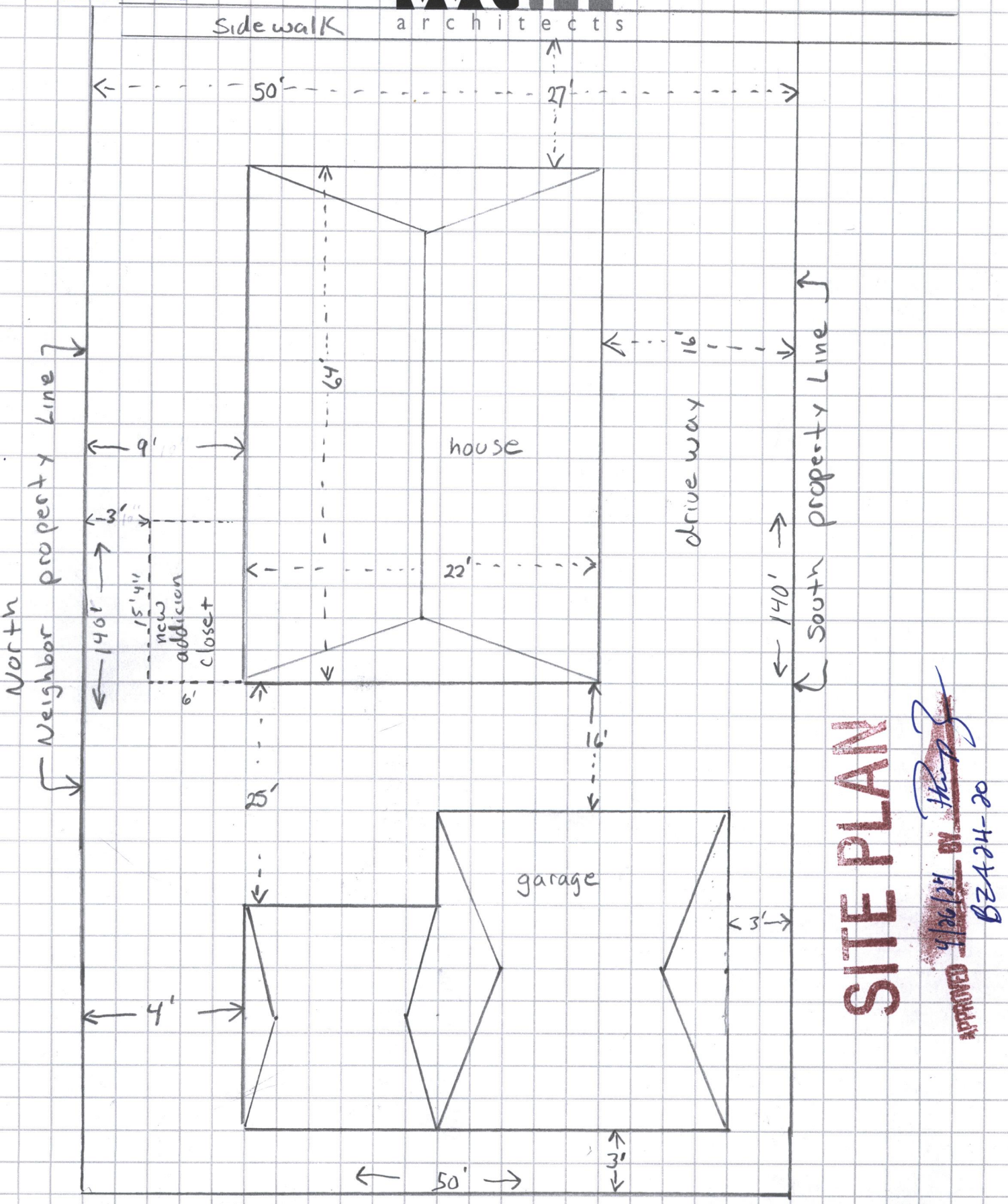
Chris Labrum, Director
Metropolitan Area Building and Construction Department

cc: MABCD
Mike Hoheisel, City Councilmember, District III
Rebecca Johnson, CSR District III

Armando Ibarra
1841 S Market 67211
Wichita KS

wdm architects

new closet addition
6' x 15' 4"



SITE PLAN

APPROVED
Date 6-24-20
By