CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

January 21, 2025

Open Door Custom Homes, Inc.
Attn: Michael Marnach
863 E. Rough Creek Court
Derby, KS 67037

Garver, LLC
Attn: Kenneth Lee
1995 Midfield Rd.
Wichita, KS 67209

Re: **BZA2024-00085:** Administrative Adjustment in the City to reduce the west front setback from 25 feet to 20 feet to permit construction of a single-family dwelling, on property zoned SF-5 Single-Family Residential District, generally located within one-quarter mile north of East Pawnee Road and within one-half mile west of South 143rd Street East (14100 E Willowgreen Ct.).

Legal Description: Lot 7, Block 2, The Reserve at Sierra Hills 2nd Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant,

We have reviewed your request for a Zoning Adjustment to reduce the west front setback from 25 feet to 20 feet (20 percent) on the aforementioned property in order to permit construction of a single-family dwelling. A review of the subdivision plat indicates that the setback is not platted. Therefore, the reduction can be considered by Administrative Adjustment.

Section V-I.2.a of the Unified Zoning Code ("UZC") allows reducing the minimum front yard 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-1.6 as set out below:

1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed reduction of the west front setback from 25 feet to 20 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 subject lot is on the edge of a cul-de-sac and the proposed reduction would permit the future dwelling to be more visually in line with existing dwellings along the same street.

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. Property to the

north is undeveloped land associated with a school district. Properties to east and south are developed with single-family dwellings. Property to the west is an undeveloped residential lot.

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 west front setback from 25 feet to 20 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 construct the single-family dwelling 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 20-foot west front 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.

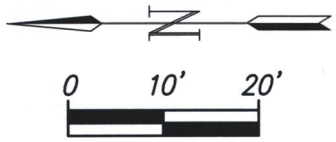
Scott Wadle, Director
Metropolitan Area Planning Department

Chris Labrum, Director
Metropolitan Area Building and Construction Department

cc: MABCD
Becky Tuttle, City Council District II
Teresa Veazey, CSR District II

Lot 7, Block 2
The Reserve at Sierra Hills 2nd Addition
Wichita, Kansas
Lot Area: 0.27 Acres
Zone District: SF-5
PIN: 30010973

23T41999-184
Dec. 18, 2024



14100 E. Willowgreen Ct

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GARVER 1995 Midfield Road Wichita, KS 67209 (316) 264-8008	Open Door Custom Homes, Inc. 863 E. Rough Creek Ct. Derby, KS 67037	Lot 7, Block 2 Reserve at Sierra Hills 2nd Addition Wichita, Kansas	FIGURE NUMBER SHEET NUMBER 1 of 2