CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

February 26, 2025

Provision Homes, LLC
Attn: Anthony Stephenson
200 Oscar Ct.
Murfreesboro, TN 37128

Armstrong Land Survey, P.A.
Attn: Jordan Doom
1601 East Harry Street
Wichita, KS 67211

Re: **BZA2025-00009:** Administrative Adjustment in the City to reduce the north interior side setback from 3 feet to 2 feet (33 percent for an area less than 300 square feet) to rebuild a garage on property zoned SF-5 Single-Family Residential District, generally located within one-block south of East Central Avenue and within one-quarter mile west of North Oliver Avenue (425 N. Pershing Ave.).

Legal Description: Lots 16 and 18, Lucille now Pershing Ave., Central Avenue Subdivision in Prospect 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 3 feet to 2 feet (33 percent) on the aforementioned property in order to rebuild a garage. The current garage is constructed along near the south property line. The site plan illustrates that the new garage would be moved to the north side of the property. The area of encroachment would be 1 foot by 26 feet for an area of 26 square feet.

Section V-I.2.a of the Unified Zoning Code ("UZC") allows reducing the minimum interior side setback (required by the property development standards of the zoning district) by up to 50 percent (for an area less than 300 square feet). 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 north interior side setback from 3 feet to 2 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 surrounding properties are all zoned SF-5 Single-Family Residential District. The proposed reconstructed garage is replacing an existing garage but moving it from the south side of the property to the north side. Moving the garage to the north side of the property will improve accessibility for maintenance of the subject garage, as well as the detached garage located on the property to the south. There will be a greater separation between budlings.

3) Compatibility with existing or permitted uses on abutting sites: The surrounding properties are all zoned SF-5 Single-Family Residential District and developed with single-family dwellings, many of which have similar detached garages in the rear of the properties, near side and rear property lines. Moving the garage to the north property line is in character with the development of the area.

4) Effect on public health, safety, or welfare: 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 the Zoning Adjustment to reduce the north interior setback from 3 feet to 2 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 zoning, building, health, and fire.

3) The setback reduction shall apply only to the 2-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

Chris Labrum, Director
Metropolitan Area Building and Construction Department

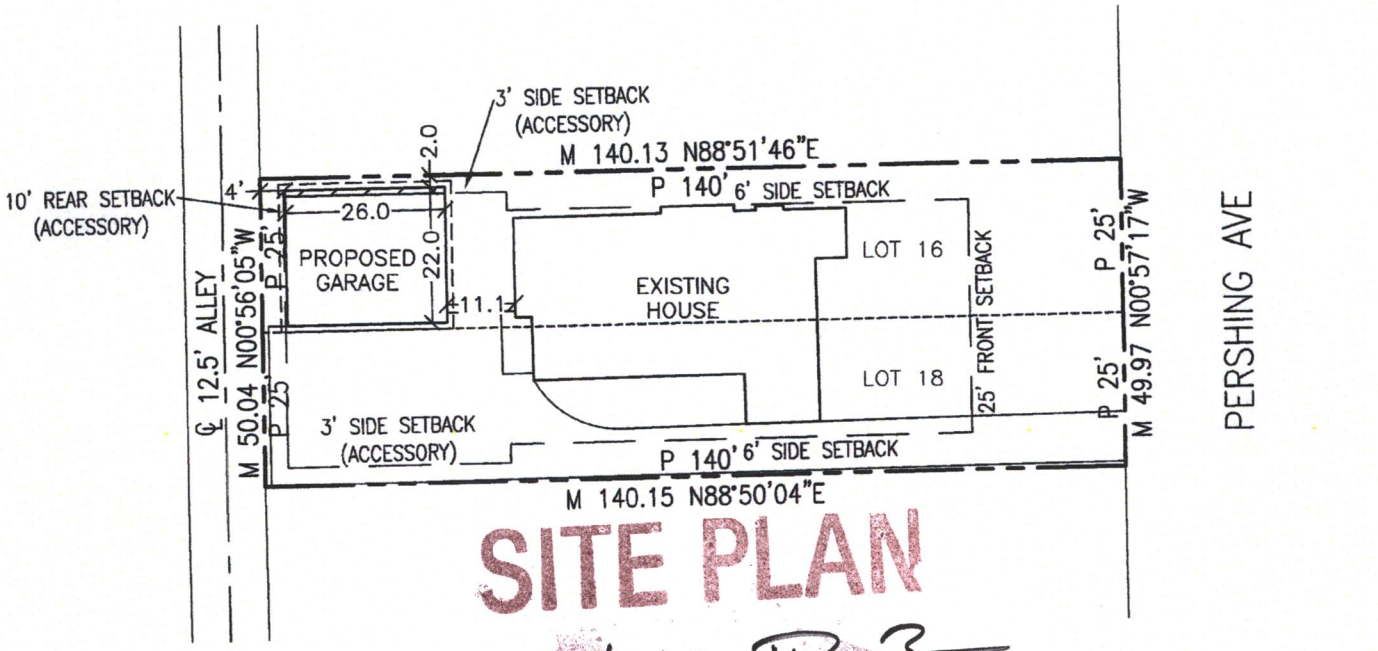
cc: MABCD
Brandon Johnson, City Council District I; Cameron Jackson, CSR District I

ADMINISTRATIVE ADJUSTMENT SITE PLAN

Lots 16 and 18, on Lucille Avenue, now Pershing, in Central Avenue Subdivision of The Prospect Place Addition, Wichita, Sedgwick County, Kansas

425 N Pershing Ave

Provision Homes, LLC, a Tennessee Limited Liability Company



SITE PLAN

APPROVED 2/26/25 BY
BZA25-09

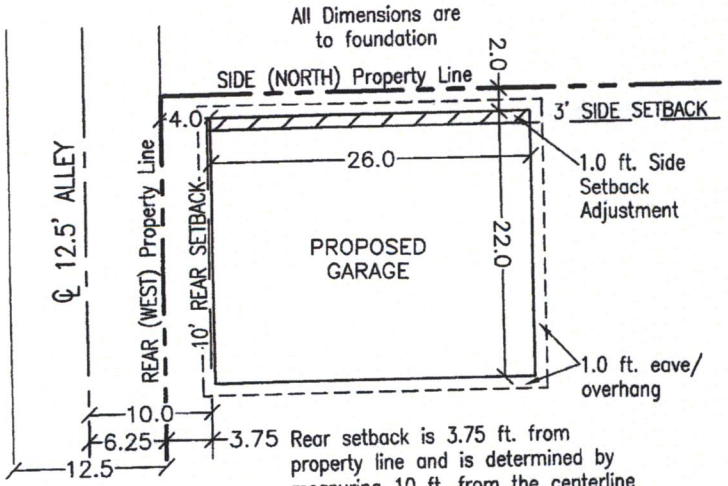
ADJUSTMENT / SIDE SETBACK AREA TO BE REDUCED

Setback Adjustment Area/
Legal Description
Area Contains 26± sq. ft.

The South 1.0 foot of the North 3 feet of the East 26.0 feet of the West 30 feet of Lot 16, on Lucille Avenue, now Pershing, in Central Avenue Subdivision of the Prospect Place Addition, Wichita, Sedgwick County, Kansas.

PROPOSED GARAGE DETAIL

(not to scale)



JORDAN M DOOM
LICENSED
1723
02-12-2025
KANSAS
PROFESSIONAL SURVEYOR

SCALE 1"=30'

Date of Drawing: February 10, 2025
Boundary Survey Performed: October 11, 2022

W.O. #43508
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ARMSTRONG LAND SURVEY, P.A.
P.O. Box 161039
WICHITA, KS 67216
PH. (316) 263-0082
info@armstrongsurvey.com