CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

April 16, 2025

Ragain Tr.
321 N. Rainbow Lake Rd.
Wichita, KS 67235

Angelica Granados
1902 S. St. Francis
Wichita, KS 67211

Re: **BZA2025-00018:** Administrative Adjustment in the City to reduce the north street side setback from 15 feet to 7.5 feet (50 percent for an area less than 300 square feet) for a building addition on property zoned SF-5 Single-Family Residential District, generally located on the southeast corner of East Skinner Street and South St. Francis Ave. (1902 South St. Francis Ave.).

Legal Description: Lots 2 & 4, Block 11, Allen & Smith's Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant,

We have reviewed your request for a Zoning Adjustment to reduce the north street side setback from 15 feet to 7.5 feet (50 percent) on the aforementioned property in order to construct an addition onto the existing house. The proposed addition would be on the rear of the house. The house is non-conforming as it was built prior to existing setback standards, and it was constructed less than 15 feet away from the north property line. An addition to the rear of the non-conforming house must comply with current setback standards and cannot increase the degree of non-conformity. The proposed encroachment into the street side setback would measure 7.5 feet by 15 feet for a total area of 112.5 square feet.

Section V-I.2.a of the Unified Zoning Code ("UZC") allows reducing the minimum street 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 street side setback from 15 feet to 7.5 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 either SF-5 Single-Family Residential District or TF-3 Two-Family Residential District. The proposed addition will not be closer to the north property line than the existing, non-conforming house.

3) Compatibility with existing or permitted uses on abutting sites: The surrounding properties are all zoned either SF-5 Single-Family Residential District or TF-3 Two-Family Residential District and developed with single-family dwellings. Many of the surrounding properties have similar building additions or detached accessory structures behind the main dwelling. The proposed addition would not be closer to the street than the existing, non-conforming house.

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 street side setback from 15 feet to 7.5 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 7.5-foot north street 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.

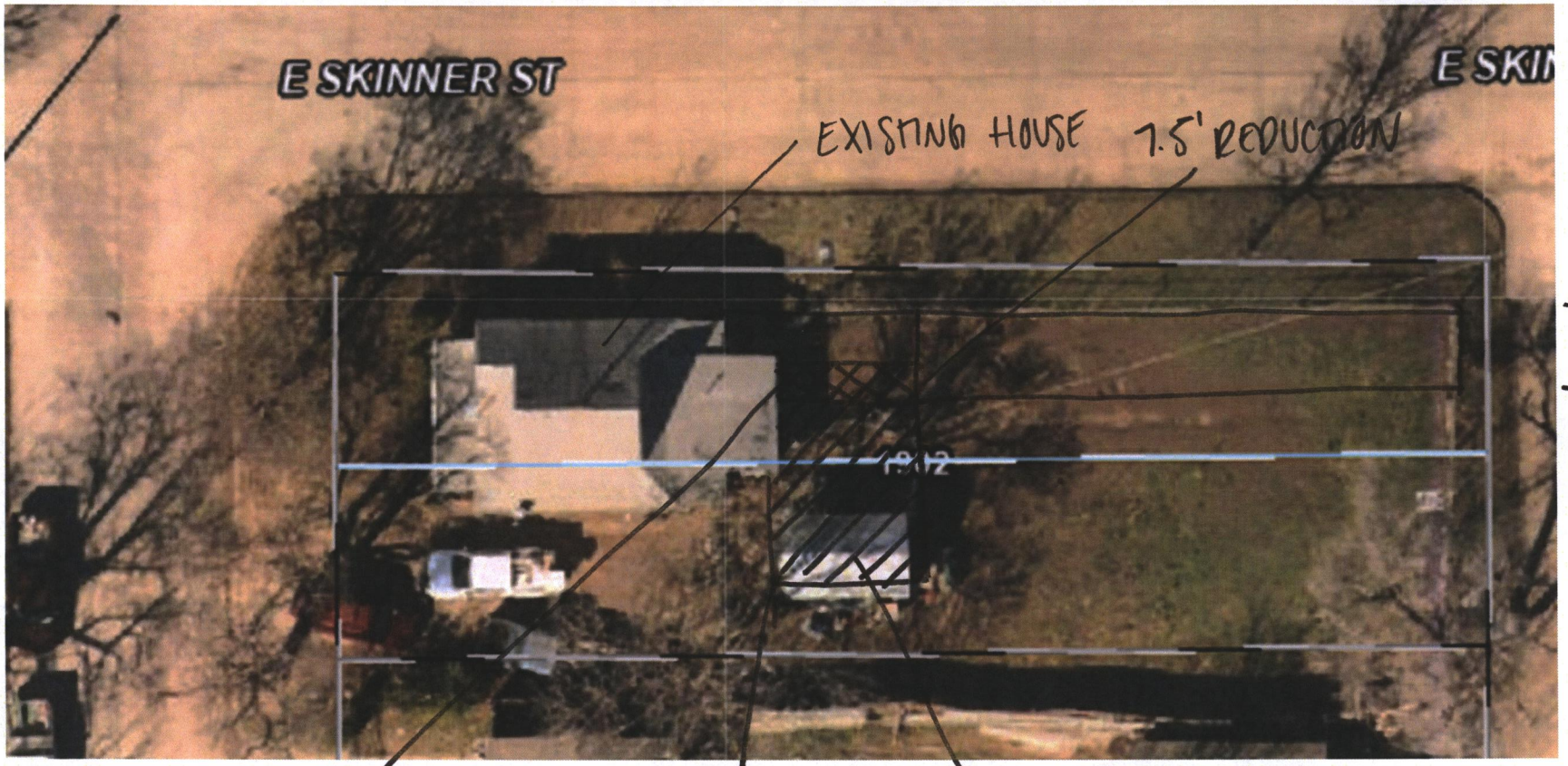
4) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment 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
Mike Hoheisel, City Council District III
Rebecca Johnson, CSR District III



LEGAL DESCRIPTION: LOT 2, BLOCK 11, ALLEN + SMITH'S ADD.
+9

SITE PLAN

APPROVED 4/16/25 BY

BZA 25-18