Wichita-Sedgwick County Metropolitan Area Planning Department

March 20, 2025

Sawmill Properties, LLC
9235 E. Harry St., Ste. 100
Wichita, KS 67207

K.E. Miller Engineering, P.A.
Attn: Kirk Miller
117 E. Lewis St.
Wichita, KS 67202

Re: **BZA2025-00016:** Administrative Adjustment in the City to reduce the east front setback from 25 feet to 20 feet (20 percent) and the west rear setback from 20 feet to 10 feet (50 percent abutting a platted reserve) to build a single-family dwelling, on property zoned SF-5 Single-Family Residential District, generally located within one-quarter mile east of North Rock Road and within one-half mile north of East 45th Street North.

Legal Description: Lot 14, Block 7, Sawmill Creek Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant,

We have reviewed your request for Zoning Adjustments to reduce the east front setback from 25 feet to 20 feet (20 percent) and the west rear setback from 20 feet to 10 feet (50 percent abutting platted Reserve C) on the aforementioned property in order to build a single-family dwelling. The proposed dwelling would have a side-load, attached garage primarily in front of the main part of the dwelling. This design requires the dwelling area to be situated deeper into the lot than a standard front-load garage layout would.

Section V-I.2.a of the Unified Zoning Code ("UZC") allows reducing the minimum front setback (required by the property development standards of the zoning district) by up to 20 percent and reducing the minimum rear setback by up to 50 percent (when abutting a platted reserve). These adjustments are 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 setbacks 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 as described above for the front and rear setbacks 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. Properties to the east and south are undeveloped residential lots. Property to the west is a platted reserve. Only the property to the north is developed with a single-family dwelling. Reducing the rear setback would permit the main massing of the dwelling to be constructed deeper into the lot than the existing dwelling to the north. However, it is not likely to have significant detrimental impacts on the neighboring property.

3) Compatibility with existing or permitted uses on abutting sites: The surrounding properties are all zoned SF-5 Single-Family Residential District. Property to the north is developed with a single-family dwelling. Properties to the east and south are undeveloped residential lots. Property to the west is a platted reserve. Eight properties within one-block west of the subject site have received Administrative Adjustments for setback reductions of some kind. Some of those reductions were for the front and/or rear setbacks in order to accommodate a desired layout for a dwelling.

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 Adjustments to reduce the east front setback from 25 feet to 20 feet and reduce the west rear setback from 20 feet to 10 feet are 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 reductions shall apply only to the 20-foot east front setback and 10-foot west 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.

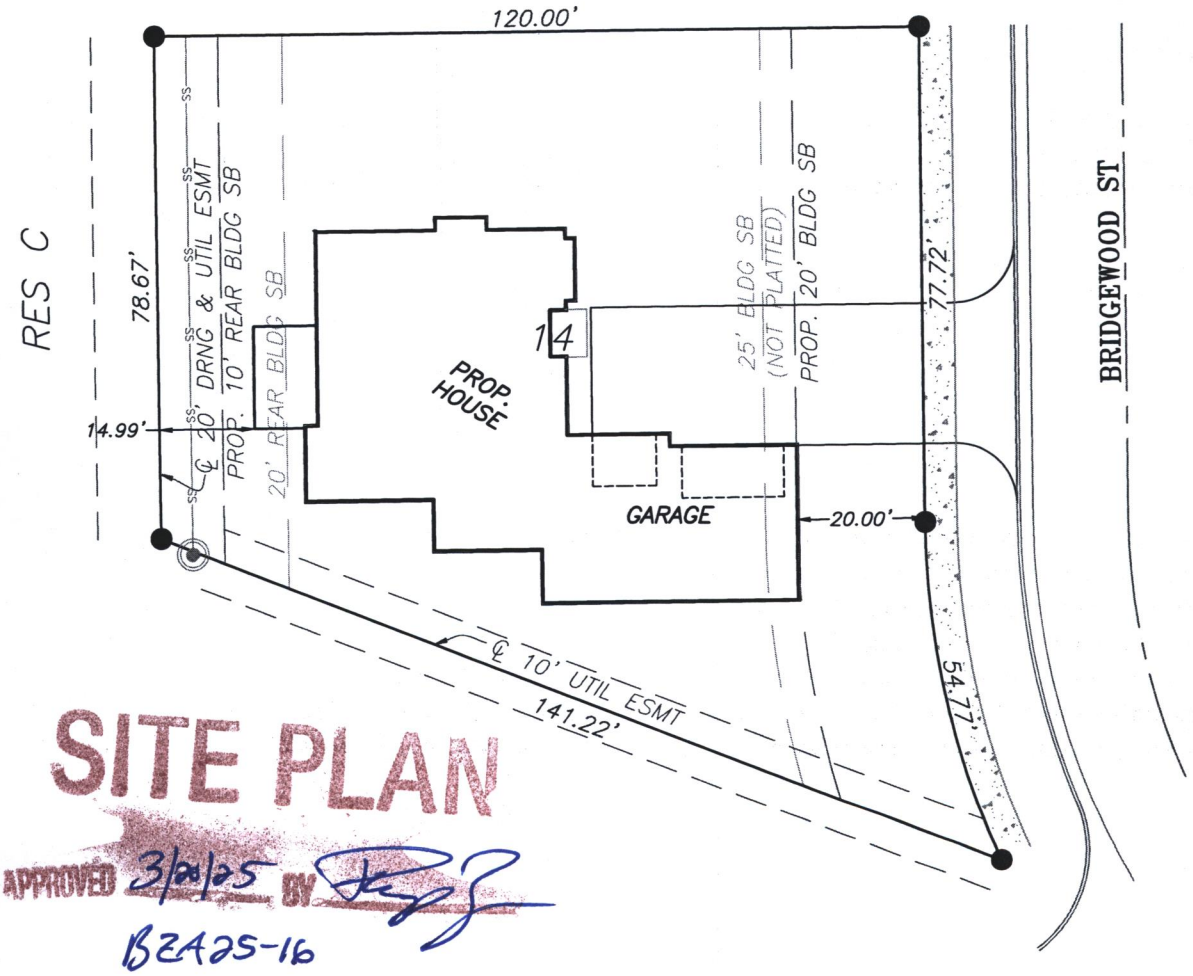
J.R. Cox IV

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

Administrative Adjustment for
Lot 14, Block 7
Sawmill Creek Addition
Wichita, Sedgwick County, Kansas



SITE PLAN

APPROVED 3/20/25 BY

BZA25-16

ZONING: SF-5
FRONT SETBACK: 25'
MIN. SIDE-YARD SETBACK: 6.0'
MIN. STREET-SIDE SETBACK: 15.0'
MIN. REAR SETBACK: 20.0'
MIN. PAD ELEVATION: 1382.70 (NAVD88) -per Affidavit of Plat Correction (Doc#/Flm-Pg: 29861335)

LEGAL DESCRIPTION; FRONT SETBACK
Administrative Adjustment Area:
The west 5 feet of the east 25 feet of Lot 14, Block 7, Sawmill Creek Addition, Wichita, Sedgwick County, Kansas

LEGAL DESCRIPTION; REAR SETBACK
Administrative Adjustment Area:
The east 10 feet of the west 20 feet of Lot 14, Block 7, Sawmill Creek Addition, Wichita, Sedgwick County, Kansas

SITE PLAN:
03.04.2025

SCALE: 1"=30'