



**Wichita-Sedgwick County
Metropolitan Area
Planning Department**

May 5, 2025

MARKO, LLC
Attn: Mark Eaton
PO Box 75339
Wichita, KS 67275

Re: BZA2025-00030: Administrative Adjustment in the City to reduce the east rear setback from 20 feet to 14 feet (30 percent for an area less than 300 square feet) to construct a dwelling on property zoned SF-5 Single-Family Residential District, generally located on the south side of West Douglas Avenue and two-blocks west of South Tyler Road (102 S. Westfield Ave.).

Legal Description: Lot 1 and north 32 feet of Lot 11, Little Matherly Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant,

We have reviewed your request for a Zoning Adjustment to reduce the east rear setback from 20 feet to 14 feet (30 percent) on the aforementioned property in order to construct a dwelling. The proposed dwelling would front South Westfield Avenue with a side-load, attached garage with access from West Douglas Avenue. It is a portion of the attached garage that would encroach into the rear setback. The proposed encroachment into the rear setback would be a total area of 171 square feet.

Section V-1.2.a of the Unified Zoning Code ("UZC") allows reducing the minimum rear 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-1.6 are met. We find that the reduction of the setback as proposed meets the provisions of Section V-1.2.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 east rear setback from 20 feet to 14 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: The surrounding properties are all zoned SF-5 Single-Family Residential District and developed with single-family dwellings. The portion of the proposed structure that would encroach into the setback is a garage. The nearest structure to the east is also a garage. The total separation between buildings would be 20 feet due to platted utilities easements. It is not likely to have significant negative impacts on existing uses.
- 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. The dwellings on the other corner properties at the intersection of West Douglas Ave. and South Westfield Ave. all have side-load garages (both attached and detached).

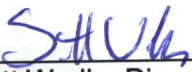
The proposed orientation of the dwelling and garage for the subject site is compatible with the surrounding, existing uses.

- 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.

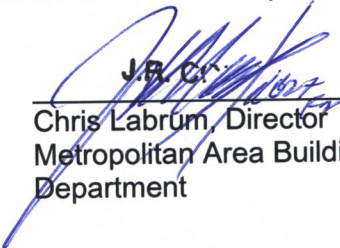
Our signatures below indicate that the Zoning Adjustment to reduce the east rear setback from 20 feet to 14 feet is hereby GRANTED, subject to the following conditions:

- 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 14-foot east 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.



Scott Wadle, Director
Metropolitan Area Planning Department



Chris Labrum, Director
Metropolitan Area Building and Construction
Department

cc: MABCD
J.V. Johnston, City Council District V
Teresa Veazey, CSR District V

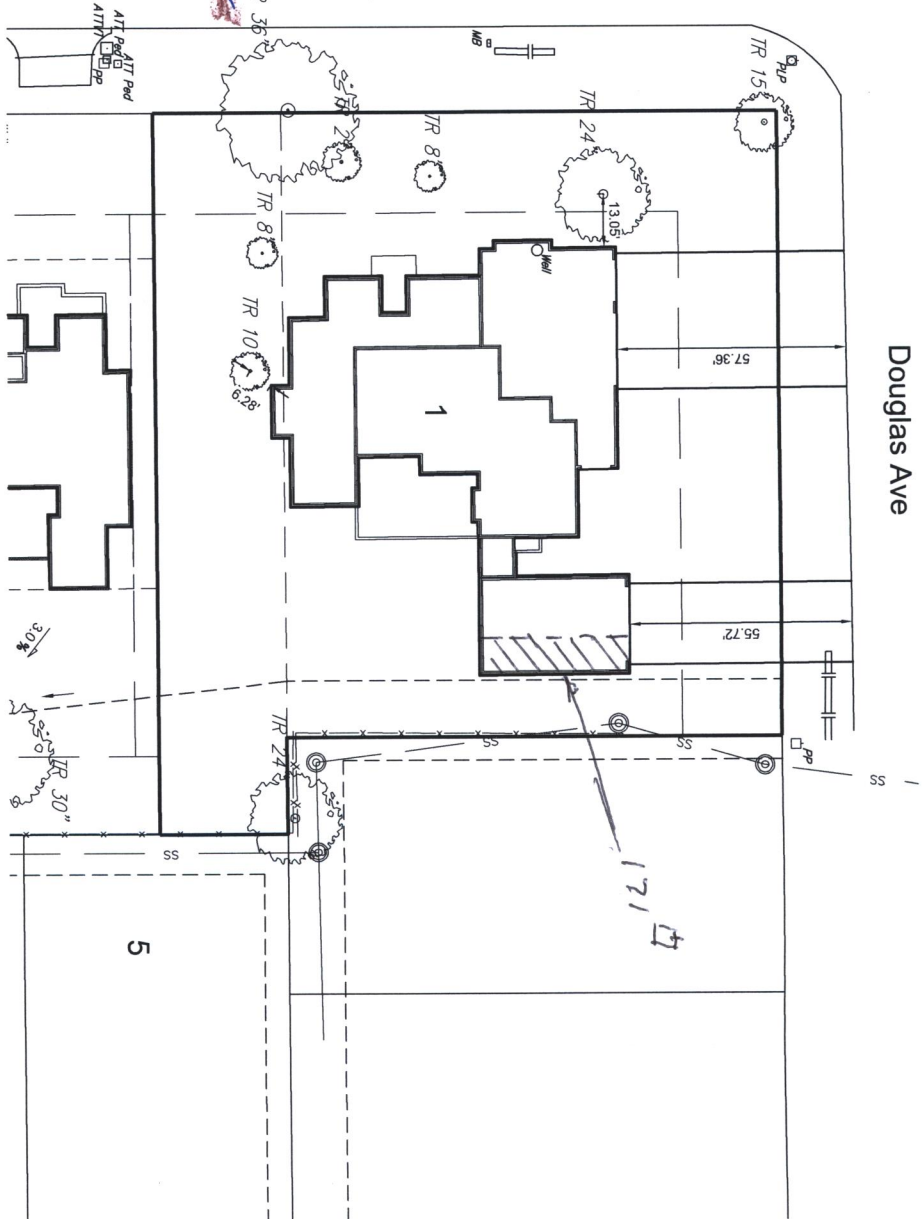
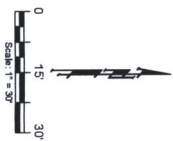
General Notes:
1. Existing dimensions are shown for representation only.
2. This drawing does not represent a boundary survey. Easements and setbacks shown have been assumed from the plat and are not intended to be a final location of the house conforms to all applicable setbacks and easements.
3. The Developer or their subcontractor(s) shall contact the Engineer immediately with any discrepancies.
4. The Builder or their subcontractor(s) shall contact the Engineer immediately with any discrepancies.

Legal Description:
Doc # 30288719, recorded 07/20/2024
Parcel 1
Lot 1, Linn-Matney Addition, Wichita, Sedgewick County, Kansas, TOGETHER WITH the room 32.00 feet of Lot 11, in said addition.

Vertical Datum: NAVD83
Builder to verify existing soil moisture, compaction, etc. is adequate to support slab on grade structure.
CAUTION: Sanitary sewer depth unknown. Verify sewer depth for basement services with City of Wichita prior to construction.

Legend:
Center Line
Top Foundation
View-Cut Basement
View-Cut Basement
Partial View-Cut
Basement Floor
Top of Curb
GAR
TC-HC
FG
TP
Edge of Pavement
Top of Finished Ditch Grade
Slope Elevation
Slope Direction
Shade Location
Location:
See Legal Description
Prepared For:
Jenkins Design Build Inc. (316) 708-0731
Date: 04/10/25
Drawn: KHS
Approved: 25-04-G036

LOT GRADING PLAN
BAUGHMAN COMPANY
315 Ellis St., Wichita, KS 67211 316-262-7271
baughmanco.com



SITE PLAN
APPROVED
5/5/25 BY KHS
BEA 25-30

Westfield Ave

Douglas Ave