Wichita-Sedgwick County Metropolitan Area Planning Department

June 6, 2025

Paul Gor
1527 W. Arizona Ave.
Wichita, KS 67203

Re: **BZA2025-00037:** Administrative Adjustment in the City to modify an approved site plan for BZA2025-00011 for an addition onto the rear of an existing dwelling, on property zoned SF-5 Single-Family Residential District, generally located one-block north of West 18th Street North and one-quarter mile east of North Amidon Avenue (1527 W. Arizona Ave.).

Legal Description: East 14.75 feet of Lot 1 and west 32.25 feet of Lot 2, Block 6, Riverside Ranch Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant,

We have reviewed your request for a Zoning Adjustment to modify an approved site plan for BZA2025-00011. The previously approved Administrative Adjustment reduced the east interior side setback from 6 feet to 4 feet (33 percent) on the aforementioned property for an area of encroachment of 19 square feet. The proposed modified site plan illustrates the area of encroachment increasing to 48 square feet. The proposed reduction in the interior side setback would still only be 2 feet. The revised site plan illustrates that the proposed addition along the east property line with increase from 9.5 feet long to 24 feet long. The proposed increase in area of encroachment is still under 300 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 east interior side setback from 6 feet to 4 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 and developed with single-family dwellings. The proposed addition will be wholly behind the exiting dwelling. Only a 48 square-foot area is proposed to encroach into the 6-foot setback. A detached accessory structure constructed at the same location could be placed 3 feet from the east property line by-right because the location is on the rear half of the property.

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. Multiple surrounding properties have detached garages or other accessory

structures that are closer to the side property lines than the proposed portion of the building addition. Permitting a 48 square-foot area of the proposed addition to be 4 feet from the interior property line is compatible with surrounding 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 modify the site plan is hereby GRANTED, subject to the following conditions:

1) The site shall be developed in general conformance with the approved, revised 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 4-foot east interior side setback as illustrated on the approved, revised 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

J.R. COX JR.

Chris Labrum, Director
Metropolitan Area Building and Construction Department

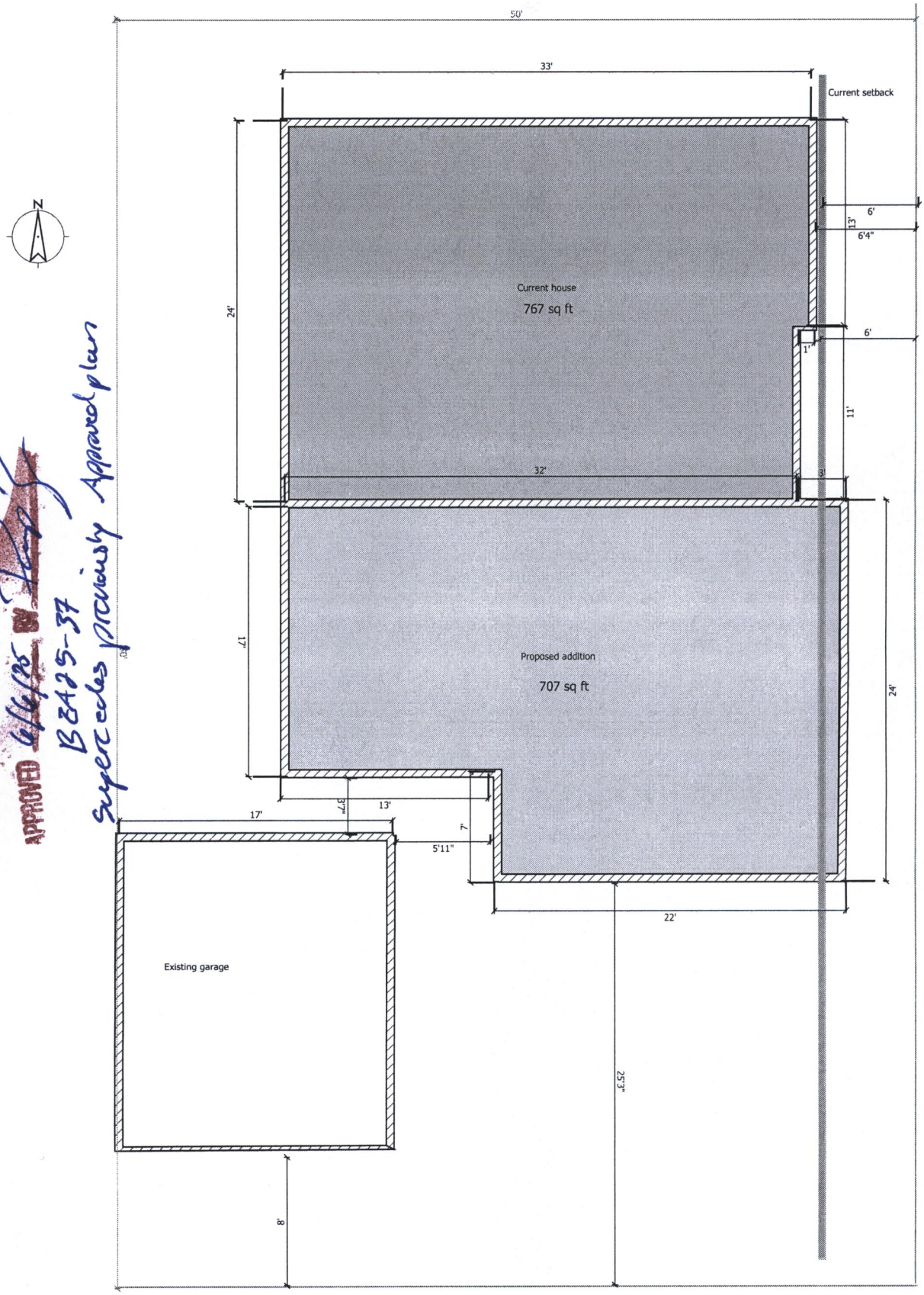
cc: MABCD
Maggie Ballard, City Council District VI
Ana Lopez, CSR District VI

SITE PLAN

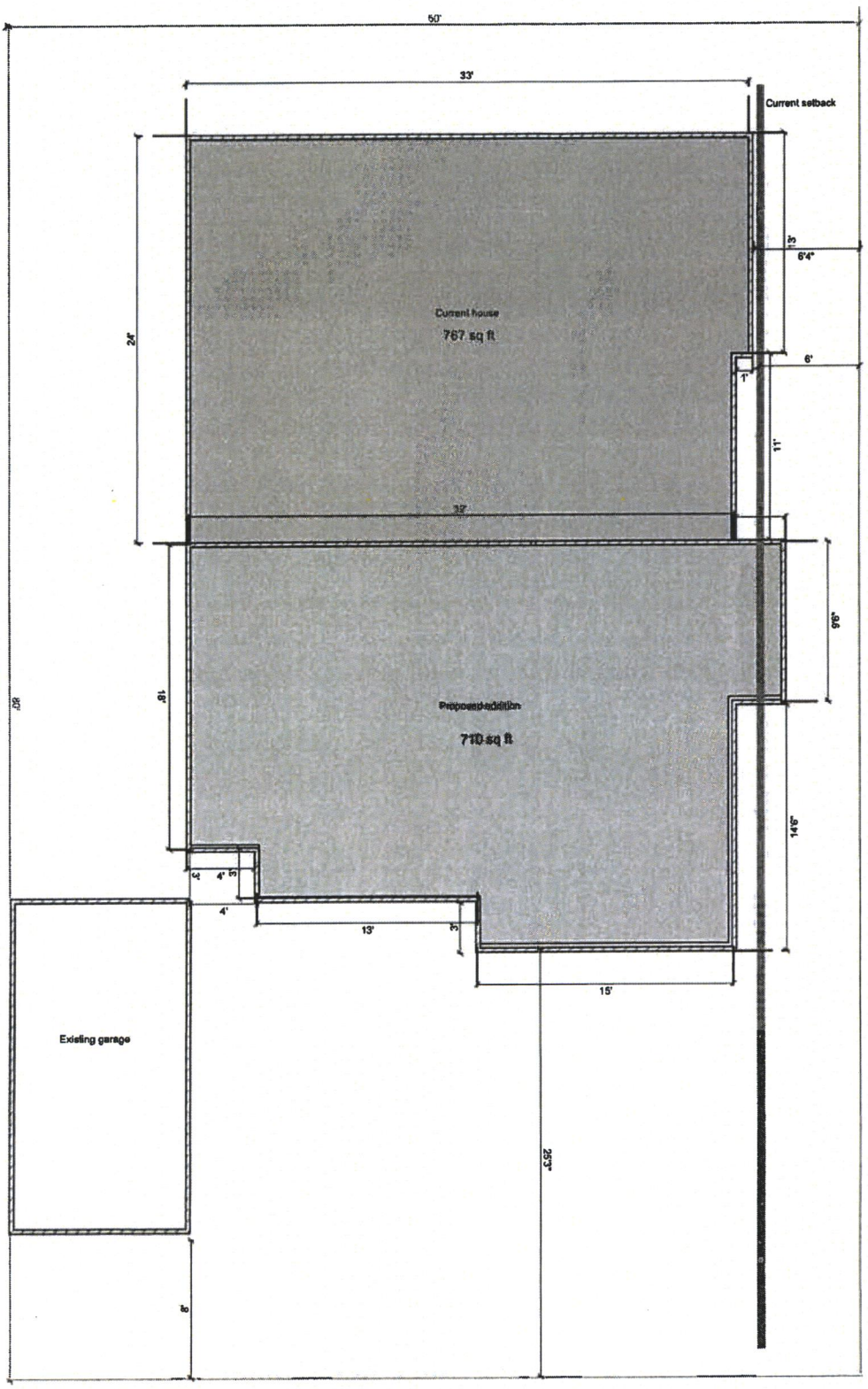
APPROVED 6/16/25 BY

B8425-37

Supersedes previously Approved plans



Original Site Plan



SITE PLAN

APPROVED 3/10/25 BY

BZA 25-11