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

June 30, 2025

Matthew Scheetz
1426 E. 31st Street South
Wichita, KS 67216

High Performance Remodel, LLC
1420 E. 31st Street South
Wichita, KS 67216

**Re:** **BZA2025-00043:** Administrative Adjustment in the City to reduce the east street side setback from 15 feet to 7.5 feet (50 percent for an area less than 300 square feet) to construct a detached garage, on property zoned SF-5 Single-Family Residential District, generally located on the north side of East 31st Street South and one-block west of South Hydraulic Avenue (1426 East 31st Street South).

**Legal Description:** Lot 20, Block 15, Garden Park Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant,

We have reviewed your request for a Zoning Adjustment to reduce the east street side setback from 15 feet to 7.5 feet (50 percent) on the aforementioned property in order to build a detached garage. The proposed detached garage will be build fronting South Victoria Avenue, and only a portion of the garage is proposed to encroach into the street side setback. The area of encroachment is 7.5 feet x 18 feet, for a total area of 135 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 east 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. The proposed garage would be constructed toward the rear of the lot and would not obstruct sight lines of the intersection of East 31st Street South and South Victoria Avenue.

2) Impact on existing uses in surrounding areas: Surrounding uses are a mixture of single-family and multi-family residential. The reduction in the setback would only apply to the proposed detached garage. The scale of the development is not likely to have significant negative impacts on surrounding uses.

3) Compatibility with existing or permitted uses on abutting sites: Surrounding properties are developed with a mixture of single-family and multi-family dwellings. Multiple single-family

dwellings on South Victoria Avenue, north and south of the subject site, have detached garages fronting South Victoria Avenue. The proposed use and reduction in the setback is compatible with 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 east 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 east 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

J.R. COX JR.
Chris Labrum, Director
Metropolitan Area Building and Construction Department

cc: MABCD
Mike Hoheisel, City Council District III
Rebecca Johnson, CSR District III

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# SITE PLAN

APPROVED 6/30/25 BY

BZA25-43