Wichita-Sedgwick County Metropolitan Area Planning Department

July 4, 2025

Gary Hamilton
8020 E. Peach Tree Ln.
Wichita, KS 67207

Re: **BZA2025-00044:** Administrative Adjustment in the City to reduce the west interior side setback from 6 feet to 5 feet (17 percent) to build a garage addition, on property zoned SF-5 Single-Family Residential District, generally located within one-block east of South Rock Road and within one-quarter mile north of East Kellogg Drive (8020 E. Peach Tree Lane).

Legal Description: Lot 4, Block 5, Bonnie Brae Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant,

We have reviewed your request for Zoning Adjustments to reduce the west interior side setback from 6 feet to 5 feet (17 percent) on the aforementioned property in order to build a garage addition. The proposed addition would measure 12 feet wide by 20 feet deep and would encroach into the interior side setback by up to one foot. The west property line has a 10-foot utility easement centered on the property line, for which five feet of the easement is on the subject site. No structure can be built in the easement. The proposed reduction would permit a structure to be built along the easement without encroaching.

Section V-I.2.a of the Unified Zoning Code ("UZC") allows reducing the minimum side setback (required by the property development standards of the zoning district) by up to 20 percent. 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 as described above for the interior side setback 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 proposed garage addition would most impact the dwelling to the west. However, the dwelling on the abutting lot is approximately 20 feet from the shared property line. A reduced interior side setback on the subject site to 5 feet would still provide approximately 25 feet of separation between structures.

3) Compatibility with existing or permitted uses on abutting sites: The subject site and properties to the west, north, east, and southeast are zoned SF-5 and developed with single-family dwellings. Property to the southwest is zoned LC Limited Commercial and developed with commercial uses. An addition of a third stall to the existing garage is compatible with the 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 west interior side setback from 6 feet to 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 5-foot west interior 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

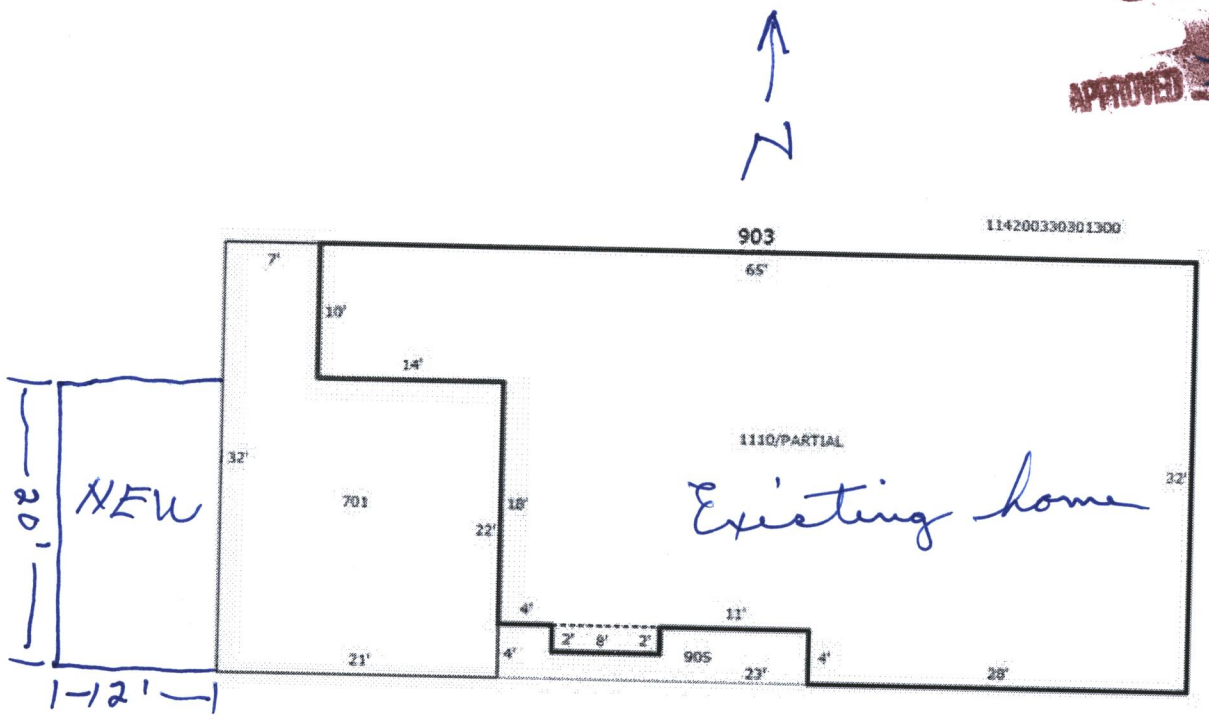
cc: MABCD
Becky Tuttle, City Council District II
Teresa Veazey, CSR District II

Situs: 8020 E PEACH TREE LN WICHITA, KS 67207

SITE PLAN

APPROVED 7/14/25 BW

BZA25-44



Sketch by Apex Sketch

Add a single garage on the W. side of existing home & make garage as wide as possible!

Gary L. Hamilton