CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

August 4, 2025

Stephene and Glenn Bridwell
2819 N. Plumthicket Cir.
Wichita, KS 67226

Levi Witten
8181 W. Kellogg
Wichita, KS 67209

Re: **BZA2025-00051:** Administrative Adjustment in the City to reduce the south interior side setback from 6 feet to 5 feet (17 percent) to rebuild and expand a deck, on property zoned SF-5 Single-Family Residential District, generally located within one-block west of North Webb Road and within one-quarter mile south of East 29th Street North (2819 Plumthicket Cir.

Legal Description: Lot 11, Block 1, Fox Pointe 2nd Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant,

We have reviewed your request for a Zoning Adjustment to reduce the south interior side setback from 6 feet to 5 feet (17 percent) on the aforementioned property in order to rebuild and expand a deck. The proposed rebuilt deck would change the current geometry of the existing deck. As a result, the southwest corner of the deck would encroach into the south side setback.

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 subject site has an existing deck in the same location. The proposed new geometry would have the southwest corner of the deck encroach into the south side setback.

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. The proposed deck 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 reduce the south 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 south 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.

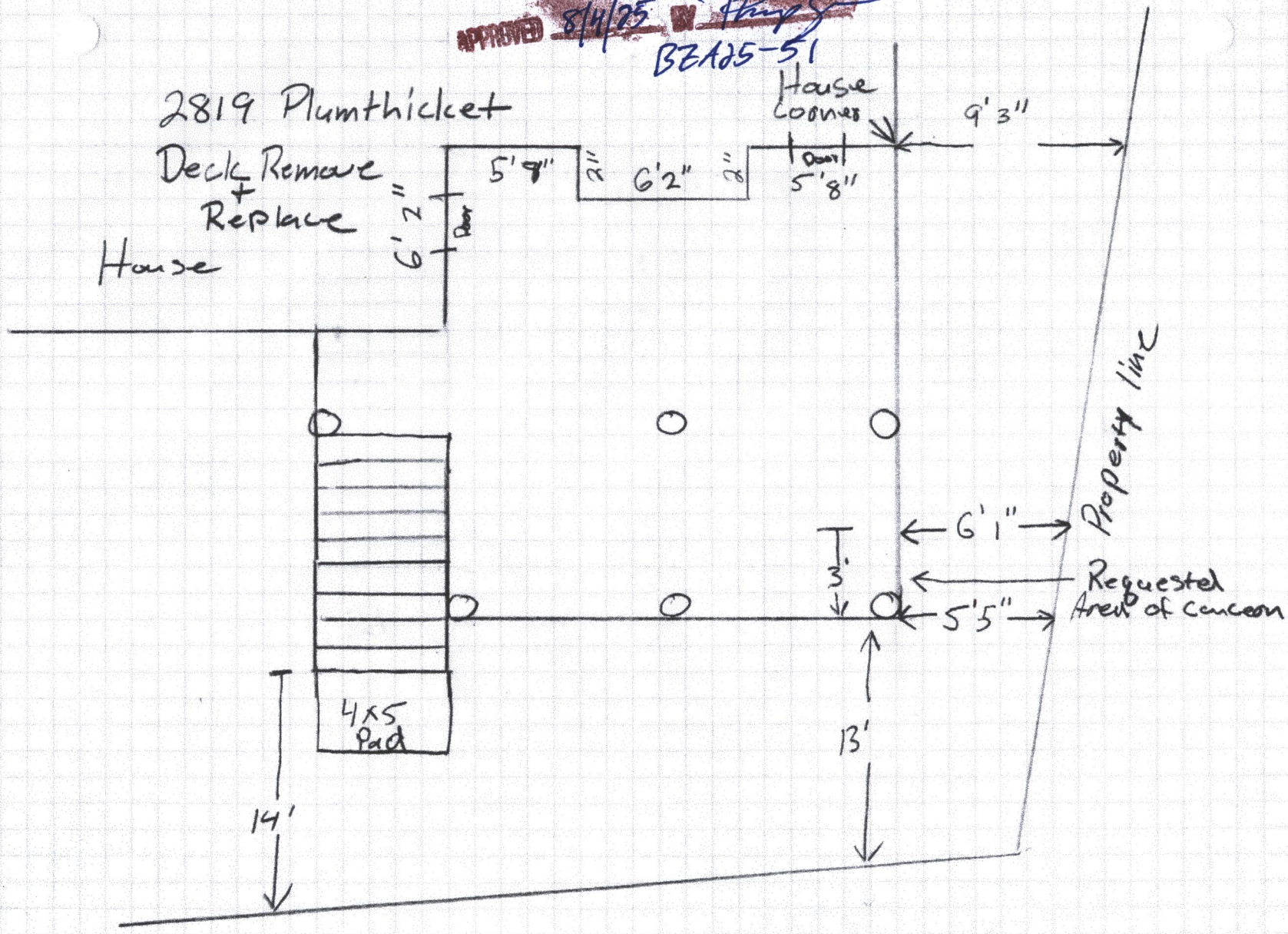
J.R. COX JR. for

Scott Wadle, Director
Metropolitan Area Planning Department

for

Chris Labrum, Director
Metropolitan Area Building and Construction Department

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

SITE PLAN

APPROVED 8/4/25 BZA25-51