CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

October 15, 2025

Bryan & Shannon Pierce
3967 E Cessna Dr.
Wichita, KS 67210

Re: **BZA2025-00066:** Administrative Adjustments in the City to reduce the front setback from 25 feet to 20 feet (20 percent) and the rear setback from 20 feet to 16 feet (20 percent) to build a dwelling, on property zoned MF-29 Multi-Family Residential District, generally located within one-block east of South Hillside Avenue and one-block north of East Roseberry Street (address to be assigned).

Legal Description: Lot 36, Block 1, Planeview Subdivision No. 1, Wichita, Sedgwick County, Kansas.

Dear Applicants,

We have reviewed your requests for Zoning Adjustments to reduce the front and rear setbacks by 20 percent each on the aforementioned property in order to build a dwelling. The front setback would be reduced from 25 feet to 20 feet, and the rear setback would be reduced from 20 feet to 16 feet. As shown on the site plan, the setback reduction would only apply to the southeast side of the lot where the rear property line angles to the northeast. There is a 20-foot platted easement along the rest of the rear property line on which the new dwelling will not encroach.

Section V-I.2.a of the Unified Zoning Code ("UZC") allows reducing the minimum front and rear setbacks (required by the property development standards of the zoning district) by up to 20 percent. These adjustments are 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 reductions as described above for the front and rear setbacks 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 MF-29. Properties to the north and south are developed with a mixture of single-family and multi-family dwellings. Properties to the east and west are undeveloped. Some existing dwellings in the near vicinity appear to be nonconforming regarding setbacks from the respective property lines, possibly to a degree greater than what is being requested.

3) Compatibility with existing or permitted uses on abutting sites: There will be no impact on the existing uses. The surrounding properties are all zoned MF-29. Properties to the north and south are developed with a mixture of single-family and multi-family dwellings. Properties to the east and west are undeveloped. Some existing dwellings in the near vicinity appear to be nonconforming regarding setbacks from the respective property lines,

possibly to a degree greater than what is being requested. The requested reductions are compatible with the surrounding development on shallow lots.

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 Adjustments to reduce the front and rear setbacks from 25 feet to 20 feet and from 20 feet to 16 feet, respectively, are 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 Administrative Adjustment approval. The site shall conform to all applicable codes including but not limited to zoning, building, health, and fire.

3) The setback reductions shall apply only to the 20-foot front setback and the 16-foot 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) Construction of any structure shall not encroach on the platted 20-foot easement along the rear property line.

5) 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.

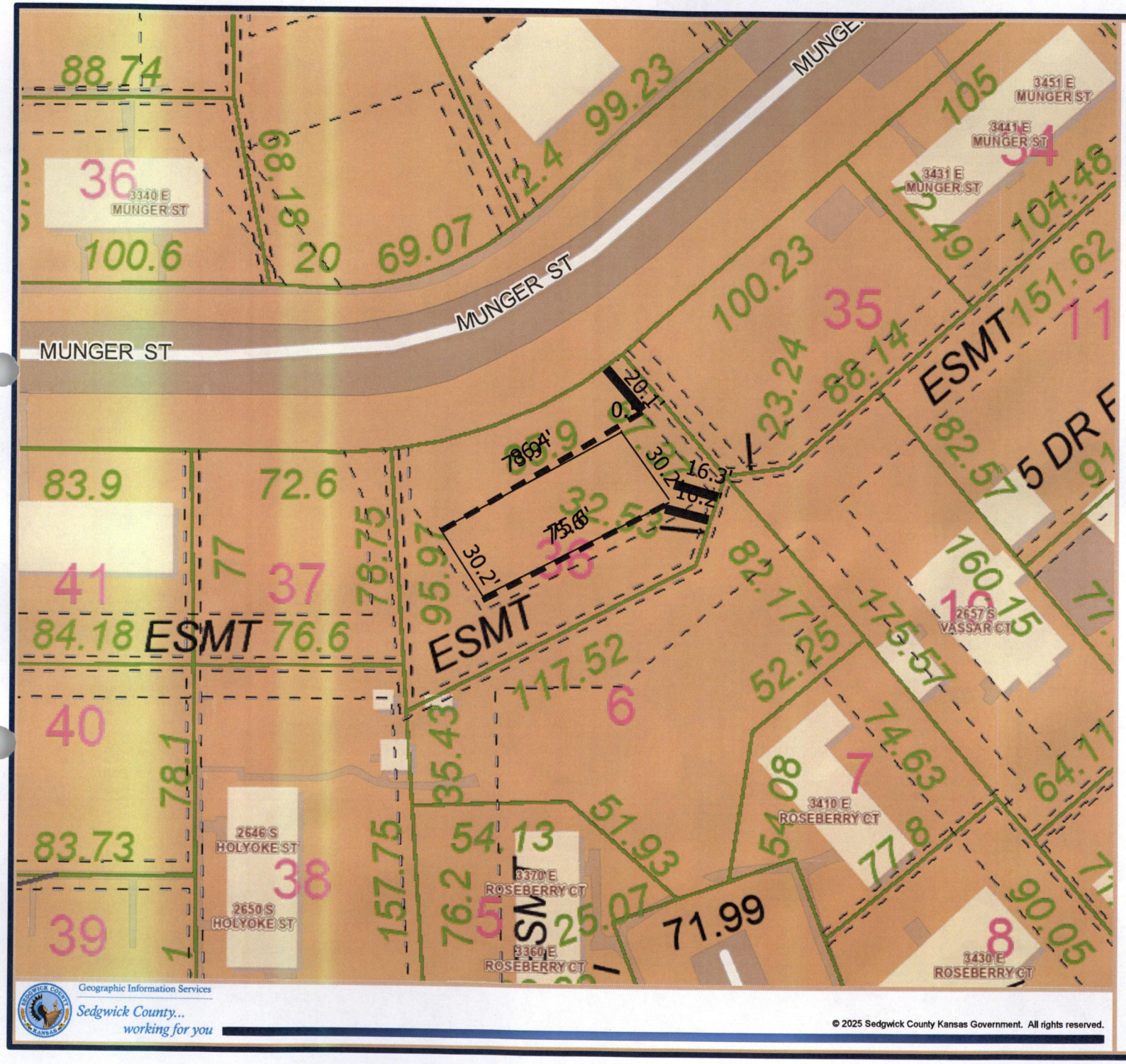
The "Development Application" sign should now be removed from the property.

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



My Map

Sedgwick County, Kansas

N
W E
S

SITE PLAN

APPROVED 10/15/25 BY

BZA25-66

1:564

mi
0 0.003 0.006

Date: 9/26/2025

It is understood that the Sedgwick County GIS, Division of Information and Operations, has no indication or reason to believe that there are inaccuracies in information incorporated in the base map.

The GIS personnel make no warranty or representation, either expressed or implied, with respect to the information or the data displayed.

Geographic Information Services
Sedgwick County... working for you

© 2025 Sedgwick County Kansas Government. All rights reserved.