CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

August 30, 2025

Terry & Cynthia Sagerty
21812 Temple Ct.
Goddard, KS 67052

Re: **BZA2025-00058:** Administrative Adjustment in the County to reduce the east interior side setback from 20 feet to 13 feet (35 percent) to construct a detached garage on property zoned RR Rural Residential District, generally located within one-half mile south of West 21st Street North and within two-blocks west of North 215th Street West (21812 W. Temple Ct.).

Legal Description: Lot 5, Block C, Lake Vista Addition, Sedgwick County, Kansas.

Dear Applicants,

We have reviewed your request for a Zoning Adjustment to reduce the east interior side setback from 20 feet to 13 feet (35 percent for an area less than 300 square feet) and allow construction of a detached garage on a property less than 1 acre in size (0.7733 acres). The proposed garage would measure 30 feet by 40 feet. The total encroachment into the setback would be an area of 280 square feet (7 feet by 40 feet). The subject site is a non-conforming lot that was platted prior to the existing zoning regulations, which require a minimum lot size of 2 acres in the RR District. The setbacks in the RR District were put in place based on this large minimum lot size. If the site was in the more appropriate SF-20 Single-Family Residential District (based on the lot size), the applicable side setback would be 10 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 20 feet to 13 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 zoned RR Rural Residential District. The proposed detached garage will not likely have significant detrimental impacts on the neighboring properties. The shared property line to the east is the rear portion of the neighboring lot. Therefore, there should be no negative impact regarding building separation as the proposed garage would be approximately 100 feet from the dwelling on the neighboring lot.

3) Compatibility with existing or permitted uses on abutting sites: The surrounding properties are zoned RR Rural Residential District. The surrounding private properties are all residential lots near one-acre in size or larger. The proposed accessory structure is compatible with the surrounding properties as many nearby properties have detached accessory structures.

4) Effect on public health, safety, or welfare: There will be no encroachment into public utility easements or right-of-way. 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 interior side setback from 20 feet to 13 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 to the 13-foot east interior setback only for the proposed building 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
Stephanie Wise, BoCC, District 3



SITE PLAN

APPROVED 8/30/25 BY

BZA25-58