



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

October 22, 2025

Winston Taylor
3342 N. Riverdale Rd.
Wichita, KS 67204

Re: BZA2025-00063: Administrative Adjustment in the City to reduce the northeast interior side setback from 6 feet to 3 feet (50 percent for an area less than 300 square feet) for an accessory structure, on property zoned SF-5 Single-Family Residential District, generally located within one-half mile east of North Amidon Avenue and within one-block south of West 33rd Street North (3342 N. Riverdale Rd.).

Legal Description: Lot 7, Block A, Riverdale Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant,

We have reviewed your request for a Zoning Adjustment to reduce the northeast interior side setback from 6 feet to 3 feet (50 percent) on the aforementioned property in order to build an accessory structure. The proposed shed would be 30 feet by 35 feet, and the area of encroachment would be 105 square feet (3 feet x 35 feet).

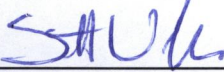
Section V-I.2.a of the Unified Zoning Code ("UZC") allows reducing the minimum interior side setback (required by the property development standards of the zoning district) by up to 50 percent (for an area less than 300 square feet). This adjustment is permissible when the provisions of this section 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 northeast interior side setback from 6 feet to 3 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 all zoned SF-5 Single-Family Residential District and developed with single-family dwellings. The proposed shed would be to the side of the exiting dwelling and behind the dwelling of the neighboring property to the northeast.
- 3) Compatibility with existing or permitted uses on abutting sites: The surrounding properties are all zoned SF-5 Single-Family Residential District and developed with single-family dwellings. An accessory structure of the proposed size is a compatible structure for the development in 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.

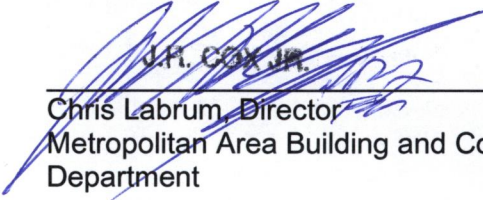
Our signatures below indicate that the Zoning Adjustment to reduce the northeast interior side setback from 6 feet to 3 feet is hereby GRANTED, subject to the following conditions:

- 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 3-foot northeast interior 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.

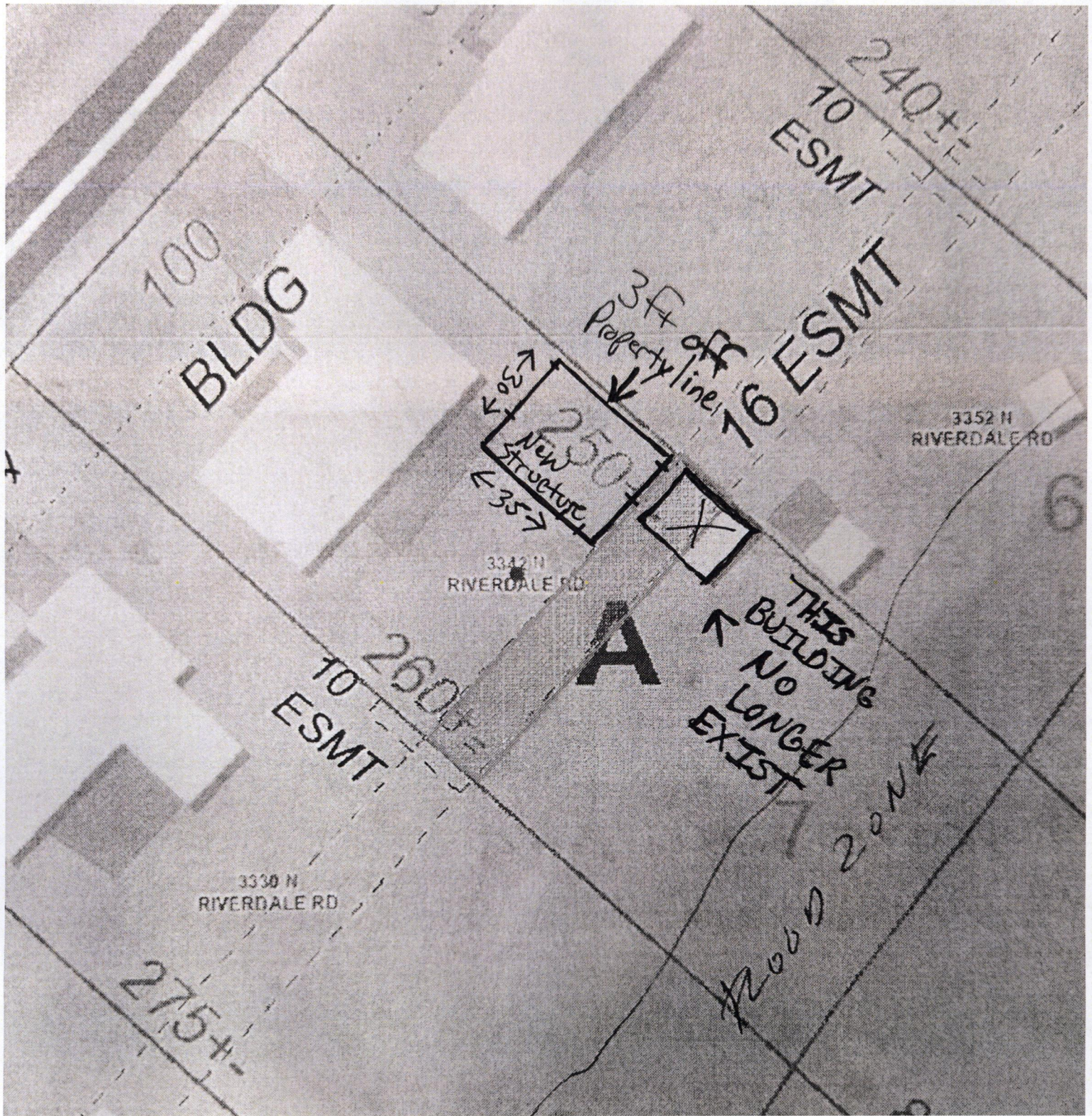


Scott Wadle, Director
Metropolitan Area Planning Department



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

cc: MABCD
Maggie Ballard, City Council District VI
Ana Lopez, CSR District VI



SITE PLAN

APPROVED 10/22/05 *[Signature]*
BZA25-63