CITY OF WICHITA

SEDGWICK COUNTY KANSAS

Wichita-Sedgwick County Metropolitan Area Planning Department

August 27, 2025

Ryan Mooney
1701 S. Laura Ave.
Wichita, KS 67211

Steve Coleman
10401 Mariah Ct.
Sedgwick, KS 67135

Re: **BZA2025-00048:** Administrative Adjustment in the City to reduce the south interior side setback from 5 feet to 2.5 feet (50 percent for an area less than 300 square feet) for an existing building on property zoned B Multi-Family Residential District, generally located on the southwest corner of South Laura Avenue and East Osie Street (1701 South Laura Street).

Legal Description: BEG 700 FT S & 553 FT E NW COR NE1/4 S 50 FT E 140 FT N 50 FT W TO BEG SEC 33-27-1E

Dear Applicant,

We have reviewed your request for a Zoning Adjustment to reduce the south interior side setback from 5 feet to 2.5 feet (50 percent) on the aforementioned property for an existing building. The existing building is constructed near the south interior side property line. The area of encroachment would be 2.5 feet by 64 feet for an area of 160 square feet.

On June 11, 2025, an Administrative Adjustment (BZA2025-00039) to reduce the interior side setback to 4 feet was approved. After an inspection by the Metropolitan Area Building and Construction Department (MABCD), it was found that the existing building was built closer to the interior side property line than the 4 feet granted by the Administrative Adjustment.

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 south interior side setback from 5 feet to 2.5 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 TF-3 Two-Family Residential District, B Multi-Family Residential District, and LI Limited Industrial District. The building has been constructed and the existing building on the property abutting to the south was constructed closer to its southern property line, resulting in significant separation between the two.

3) Compatibility with existing or permitted uses on abutting sites: The surrounding properties are zoned TF-3 Two-Family Residential District, B Multi-Family Residential District, and LI Limited Industrial District, many of which have structures that appear to be built within the required setbacks for their properties.

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 setback from 5 feet to 2.5 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 2.5-foot south 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

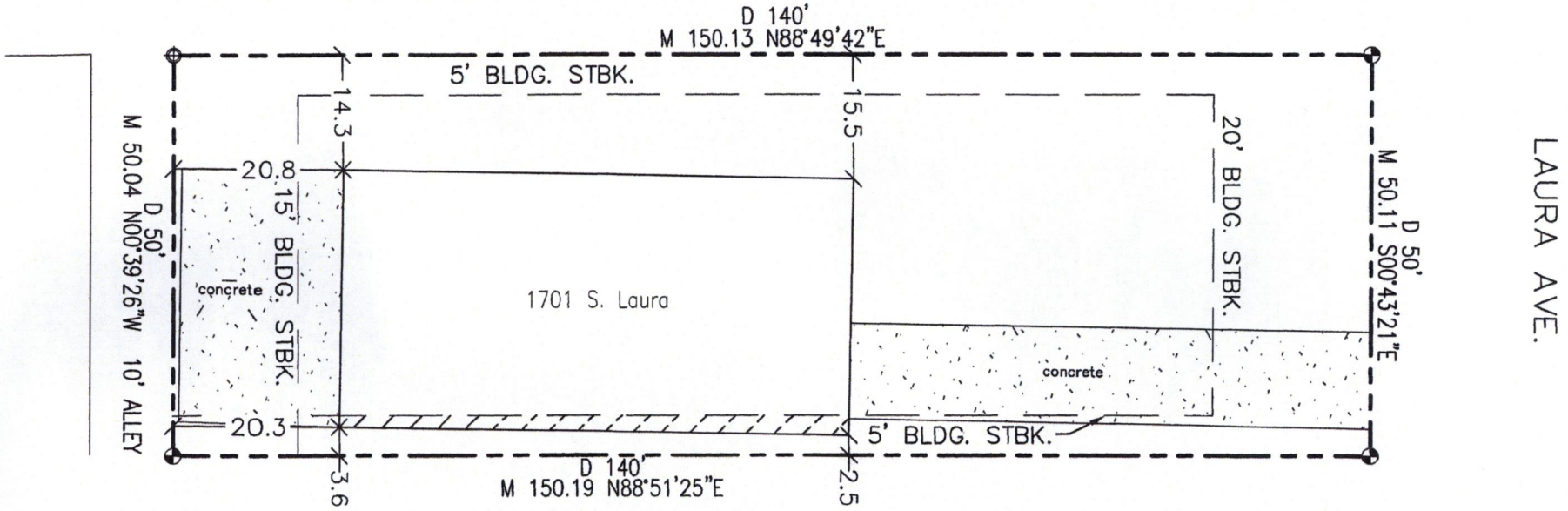
J.R. COX JR.
Chris Labrum, Director
Metropolitan Area Building and Construction Department

cc: MABCD
Mike Hoheisel, City Council District III; Becca Johnson, CSR District III

SITE PLAN

APPROVED 8/27/25 BY JBE

OSIE ST.



⊕ – chiseled "+" in concrete found
◒ – "ARMSTRONG" capped rebar found
M – measured distance
D – deed distance

SCALE 1"=20'

*Boundary survey performed August 1st, 2024

W.O. #43943
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ARMSTRONG LAND SURVEY, P.A.
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WICHITA, KS 67216
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info@armstrongsurvey.com

Armstrong Land Survey, P.A.

P.O. Box 161039
WICHITA, KS 67216

Ph. (316)263-0082
info@armstrongsurvey.com

State of Kansas)
County of Sedgwick) SS

I, Donald C. Armstrong, registered and authorized to practice Land Surveying in said state and county do hereby certify that I caused to be surveyed the following:

BEGINNING 700 feet South and 553 feet East of the Northwest corner of the Northeast Quarter of Section 33, Township 27 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, THENCE South 50 feet; THENCE East 140 feet to the West line of Laura Avenue; THENCE North along the West line of Laura Avenue, 50 feet; THENCE West 140 feet to the point of BEGINNING.

The accompanying sketch is a true and correct exhibit of said survey.

DONALD C ARMSTRONG LICENSED 8-12-25 780 PROFESSIONAL SURVEYOR KANSAS

Date of survey: August 6, 2025

Donald C. Armstrong, P.L.S. #780