CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

December 23, 2025

Kali Nye
130 S. Poplar Street
Wichita, KS 67211

Re: **BZA2025-00089:** Administrative Adjustment in the City to reduce the east rear setback from 10 feet from the center of the platted alley to 9.5 feet for an existing accessory structure (carport) on property zoned TF-3 Two-Family Residential District, generally located one-block east of South Grove Street and within one-block south of East Douglas Avenue (130 S. Poplar Street).

Legal Description: Lots 10 & 12, Poplar Street, Henry & Carlisle's Subdivision, Wichita, Sedgwick County, Kansas.

Dear Applicant,

We have reviewed your request for a Zoning Adjustment to reduce the east rear setback from 10 feet from the center of the platted alley to 9.5 feet for an existing accessory structure (carport). Section III-D.7.e.(1) requires an accessory structure to be a minimum of 10 feet from the center line of a platted alley. The platted alley behind the subject site is 15 feet in width. Therefore, 10 feet from the center line would require the carport to be 2.5 feet from the rear property line. We understand the existing carport is 2 feet from the rear property line. This requires a 0.05 percent reduction.

Section V-I.2.a of the Unified Zoning Code ("UZC") allows reducing the minimum rear 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 of the east rear setback from 10 feet to 9.5 feet from the center line of the platted alley 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 TF-3 Two-Family Residential District and developed with single-family dwellings, many of which have detached accessory structures along the platted alley. Some appear to be non-conforming in that they likely are on the rear property line.

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 TF-3 Two-Family Residential District and developed with single-family dwellings, many of which have detached accessory structures along the platted alley. Some appear to be non-conforming in that they likely are on the rear property line.

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 east rear setback from 10 feet to 9.5 feet from the center line of a platted alley 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 9.5-foot east rear setback from the center of the platted alley 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
Brandon Johnson, City Council District I
Cameron Jackson, CSR District I

1 is Called

130 S Poplar

SITE PLAN

APPROVED 12/23/25 BY

BZA25-89

H-3 Family

- Carport
- wood frame
- open on front only
- 21x24