Wichita-Sedgwick County Metropolitan Area Planning Department

June 8, 2026

Hector & Elizabeth Castro
2215 N. Park Place
Wichita, KS 67204

Re: **BZA2026-00054:** Administrative Adjustment in the City to reduce the south interior side setback from 5 feet to 4 feet (20 percent) for construction of a roof addition over driveway on property zoned B Multi-Family Residential District, generally located on the west side of North Park Place, within one-block north of West 21st Street North (2215 N. Park Place).

Legal Description: Lots 33 & 35, Block 3, Highland Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant,

We have reviewed your request for a Zoning Adjustment to reduce the south interior side setback from 5 feet to 4 feet (20 percent) on the aforementioned property to construct a roof addition over the existing driveway. The proposed setback would be applied to the distance between the south property line and the roof supports. Section III-E.1.e(1).(f) of the Unified Zoning Code permits eaves (soffits) to project up to 2.5 feet into a required setback. Therefore, the soffit of the proposed roof addition can extend past the roof supports.

Section V-I.2.a of the UZC allows reducing the minimum side 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 south interior side setback from 5 feet to 4 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. Properties to the west, north, and east are zoned B Multi-Family Residential District, and the property to the south is zoned GC General Commercial District. All properties are developed with single-family residential dwellings. A condition of approval of this application is that the roof additional shall be installed with gutters and downspouts to properly direct stormwater off the roof and away from the property to the south.

3) Compatibility with existing or permitted uses on abutting sites: The roof addition is essentially an attached carport, which is compatible with the surrounding development. Requiring gutters and downspouts will ensure it does not have detrimental effects on nearby 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 side setback from 5 feet to 4 feet is hereby GRANTED, subject to the following conditions:

1) The site shall be developed in general conformance with the approved site plan.

2) Gutters and downspouts shall be installed on the roof addition sufficient to capture and direct stormwater away from the south property line.

3) 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.

4) The setback reduction shall apply only to the 4-foot 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.

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.

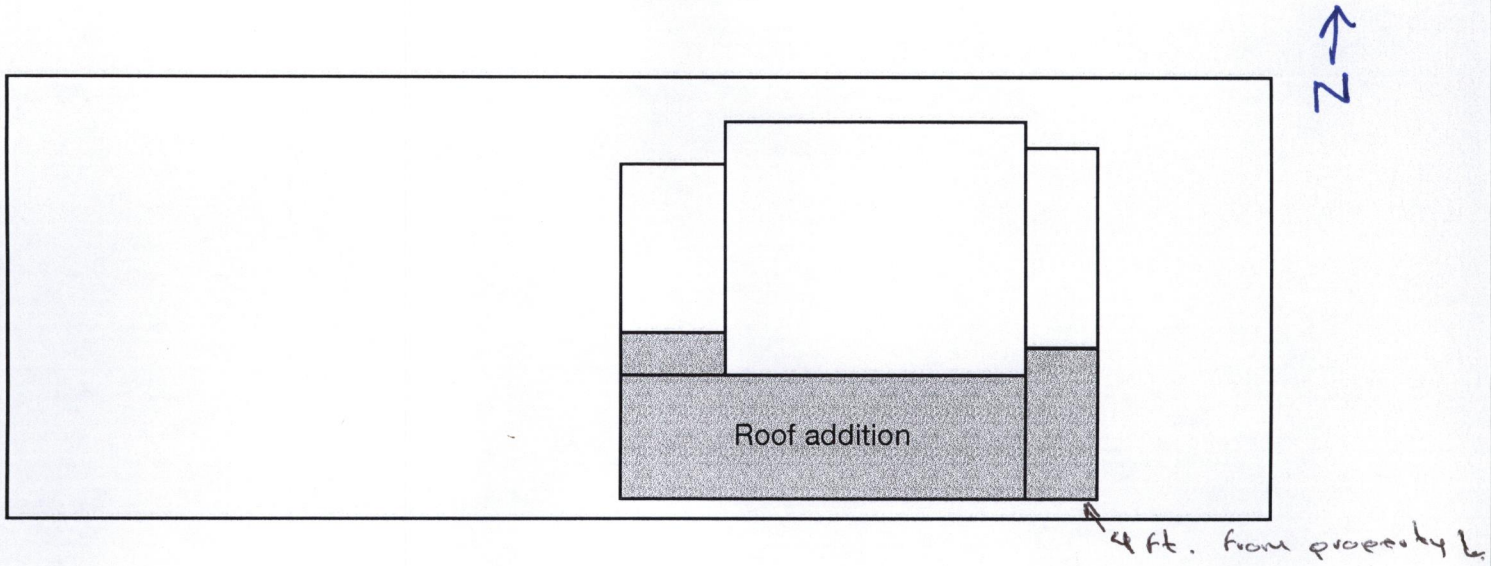
Scott Wadle, Director
Metropolitan Area Planning Department

J.R. COX JR.

Chris Labrum, Director
Metropolitan Area Building and Construction Department

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

Roof Addition Project



SITE PLAN

APPROVED 6/8/26 BY

BZA26-54