CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

March 16, 2026

Stephen Olson
14502 E. Timber Lake Rd.
Wichita, KS 67230

Re: **BZA2026-00023:** Administrative Adjustment in the City to reduce the southeast side setback from 6 feet to 3 feet (50 percent for an area less than 300 square feet) to bring existing home and proposed rear addition into compliance on property zoned SF-5 Single-Family Residential District, generally located one-block north of East Harry Street and one-block east of South 143rd Street East (14502 E. Timber Lake Rd.).

Legal Description: Lot 11 except 10 feet adjacent to Lot 12, Block 1, Timber Lakes Estates Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant,

We have reviewed your request for a Zoning Adjustment to reduce the southeast interior setback from 6 feet to 3 feet (50 percent) on the aforementioned property to bring the existing dwelling and a proposed addition to the dwelling into compliance. The total area of reduction is no greater than 263.01 square feet, which is under the maximum allowable of 300 square feet. After the home was constructed (in the 1970's) the Homeowners Association purchased the southeast 10 feet of Lot 11 (and the corresponding northwest 10 feet of Lot 12) to own and maintain a drainage easement. This moved the property line so that it was 5 feet from the existing home.

We understand that you desire to construct a building addition on the rear of the home where at 2 points, corners of said addition would be 3 feet from the property line. Below is the data that determined the total setback area of reduction equating to 263.01 square feet.

- The southeast property line is 167.67 feet in length
- The property has a 30-foot platted front setback and the site plan illustrates the addition being 50 feet from the rear property line.
- No structure is located in the front setback area or the rear 50 feet of the lot.
- The total buildable area within the setback reduction is 87.67 feet by 3 feet, which equates to 263.01 square feet.

The reduction of the setback for the entire area described above will bring the existing home into compliance and permit a building addition.

Section V-I.2.a of the Unified Zoning Code ("UZC") allows reducing the minimum 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 southeast 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 SF-5 Single-Family Residential District and developed with single-family dwellings. The necessity for the setback reduction resulted from the HOA purchasing 10 feet of property on the subject lot and the neighboring lot. Therefore, there is a 20-foot-wide easement between the two lots. The proposed addition will be approximately 75 feet from the nearest dwelling to the southeast.

3) Compatibility with existing or permitted uses on abutting sites: The necessity for the setback reduction resulted from the HOA purchasing 10 feet of property on the subject lot and the neighboring lot. Therefore, there is a 20-foot-wide easement between the two lots. The proposed addition will be approximately 75 feet from the nearest dwelling to the southeast.

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 north side setback from 6 feet to 3 feet for an area less than 300 square 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 southeast 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
Becky Tuttle, City Council District II;
Teresa Veazey, CSR District II

Steve Olson
14502 E. Timber Lake Rd



SITE PLAN

APPROVED 3/16/26 BY

BZA26-23

under 300 SF