Wichita-Sedgwick County Metropolitan Area Planning Department

March 2, 2026

TBJ Holdings, LLC
Attn: Tucker Chadd
7540 W. Northwind, Unit 300
Wichita, KS 67205

Armstrong Land Survey
Attn: Jordan Doom
1601 E. Harry Street
Wichita, KS 67211

Re: **BZA2026-00015:** Administrative Adjustment in the City to reduce the southeast side setback from 6 feet to 3.4 feet (43.33 percent) for construction of a duplex on property zoned TF-3 Two-Family Residential District, generally located on the east side of South St. Clair Avenue and within one-block south of West Maple Street (320 South St. Clair).

Legal Description: Lots 10, 12, & 14, St. Clair Avenue, Maple Street Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant,

We have reviewed your request for a Zoning Adjustment to reduce the southeast side setback from 6 feet to 3.4 feet (43.33 percent) for an area less than 300 square feet on the aforementioned property in order construct a duplex. The site plan indicates the building walls of the proposed duplex is at an angle to the side property line, so the reduction to a 3.4-foot setback only applies to the extreme corner of duplex. The total area of encroachment is 7.3 square feet.

On January 15, 2026, the Metropolitan Area Planning Commission recommended approval of a zone change request (ZON2025-00065) from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District for the subject site. No protests were filed against the application. On March 3, 2026, the Wichita City Council will take final action on this case as a consent item. Second reading of the zoning ordinance will be on March 10, 2026, with publication in the newspaper on March 12, 2026.

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 3.4 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. The surrounding properties on the north and west are zoned SF-5 and developed with single-family dwellings. Property to the east and south (closest to the proposed reduction) is a railroad right-of-way. The building wall of the proposed duplex is at an angle to the side property line, so the reduction to a 3.4-foot setback only applies to the extreme corner of the duplex.

3) Compatibility with existing or permitted uses on abutting sites: The proposed duplex is compatible with the surrounding development. The building wall of the proposed duplex is at an angle to the side property line, so the reduction to a 3.4-foot setback only applies to the extreme corner of the duplex. The property nearest the reduced setback is a railroad right-of-way.

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 southeast side setback from 6 feet to 3.4 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 3.4-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

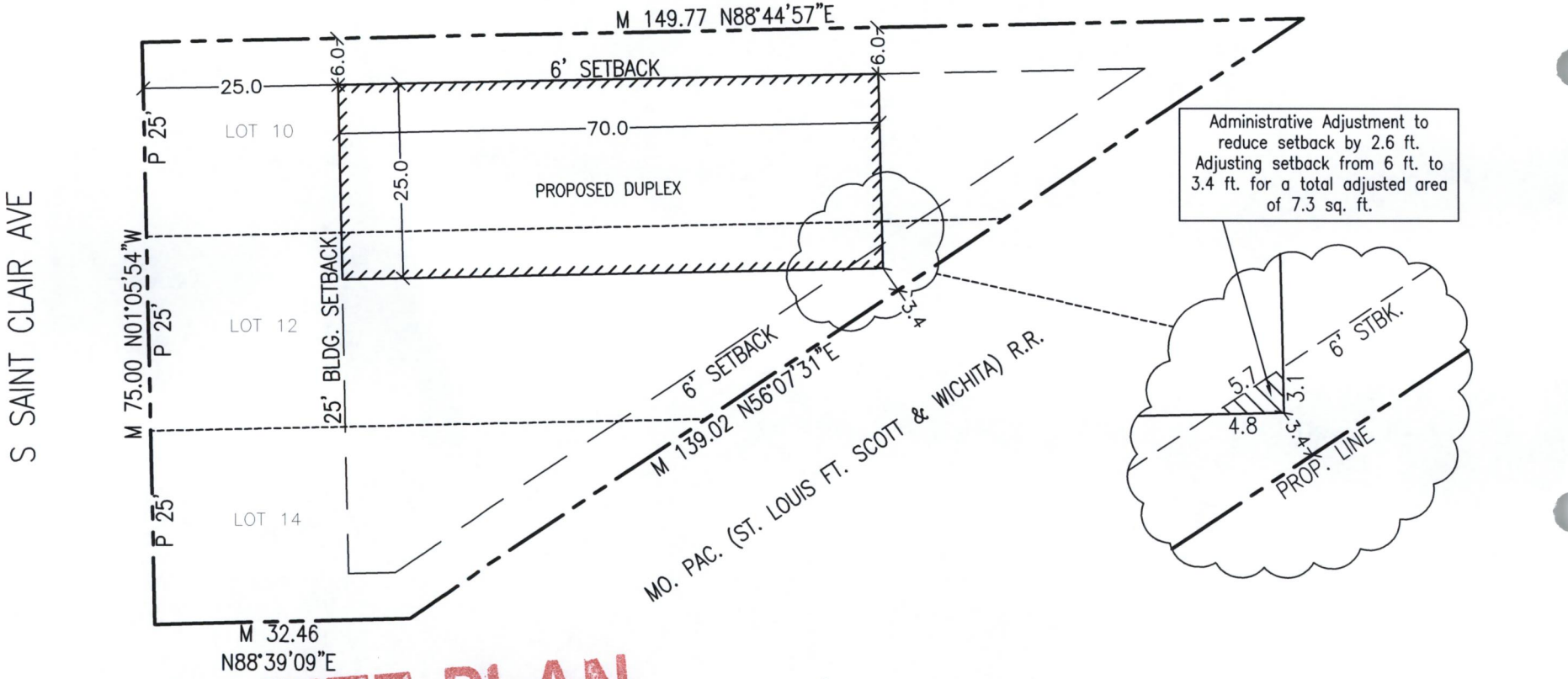
J.R. Cox Jr.

Chris Labrum, Director
Metropolitan Area Building and Construction Department

cc: MABCD
Dalton Glasscock, City Council District IV
Brook Kauchak, CSR District IV

ADMINISTRATIVE ADJUSTMENT TO BUILDING SETBACK

Lots 10, 12, and 14, on St. Clair Street, in Maple Street Addition to the City of Wichita, Sedgwick County, Kansas.
320 S Saint Clair Ave, Wichita, KS 67213
TBJ Holdings, LLC, a Kansas Limited Liability Company



SITE PLAN

APPROVED 3/2/26 BY
BZA26-15

M – measured
P – plat
Boundary Survey performed December 23, 2025

SCALE : 1" = 20'
0' 10' 20'

W.O. #44254–AA
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