



**Wichita-Sedgwick County
Metropolitan Area
Planning Department**

April 10, 2026

San Juana Lopez
3131 E. Timberlane St.
Wichita, KS 67216

Rosa Lopez
1121 S. Pattie St.
Wichita, KS 67211

Re: BZA2026-00032: Administrative Adjustment in the City to reduce the south street side setback from 15 feet to 12 feet (20 percent) to construct an attached covered porch on property zoned TF-3 Two-Family Residential District (pending), generally located on the northeast corner of East 14th Street North and North Madison Avenue (1502 N. Madison Ave.).

Legal Description: Lots 134, 136, 138, & 140, on Campbell now Madison Ave., Logan Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant,

We have reviewed your request for a Zoning Adjustment to reduce the south street side setback from 15 feet to 12 feet (20 percent) on the aforementioned property in order to construct an attached covered porch onto the main dwelling. The street side setback is not platted.

Section V-I.2.a of the UZC allows reducing the minimum street 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 street side setback as described will have no impact on the safety and convenience of vehicular and pedestrian circulation in the right-of-way. A covered porch constructed 12 feet from the south property line will not impact sight lines along East 14th Street North.
- 2) Impact on existing uses in surrounding areas: There will be no impact on the existing uses. Properties to the north, east, south, and west are zoned TF-3 and are developed with single-family dwellings. It is not likely to have significant detrimental visual impacts on nearby properties.
- 3) Compatibility with existing or permitted uses on abutting sites: The addition of a covered porch is a compatible use to the existing single-family dwelling and is not out of character with the dwellings on abutting sites.
- 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.

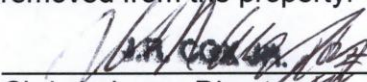
Our signatures below indicate that the Zoning Adjustment to reduce the south street side setback from 15 feet to 12 feet (20 percent) is hereby GRANTED, subject to the following conditions:

- 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 12-foot south street 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



Chris Labrum, Director
Metropolitan Area Building and Construction
Department

cc: MABCD
Joseph Shepard, City Council District I;
Zamaria Ball, District I

MADISON

14th N

128'

NOTE:
PIER TO BE
16"X16"X36"
w/REBAR

ROOF TO BE
PREMANUFACTURE
TRUSSES.



EXISTING
HOME

101'

20' SET-BACK

FOOT
26'



SITE PLAN

APPROVED 4/10/26 BY [Signature]

BZA 26-32

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