



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

May 27, 2026

All Saints Home Care Inc.
3425 W. Central Ave.
Wichita, KS 67203

Southwestern Remodeling
134 N. Elizabeth Ave.
Wichita, KS 67203

Re: **BZA2026-00049:** Administrative Adjustment in the City to reduce the rear compatibility setback from 25 feet to 10 feet for an accessory structure on property zoned NR Neighborhood Retail District, generally located on the south side of West Central Avenue and within one-half mile east of North West Street (3425 West Central Ave.).

Legal Description: Lot 1, Block A, Peacock 2nd Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant,

We have reviewed your request for a Zoning Adjustment to reduce compatibility setback on the rear of the lot from 25 feet to 10 feet for an accessory structure (storage shed and exterior employee lounge). Section IV-C.4 requires compatibility setbacks along the side and rear lot lines adjacent to properties zoned TF-3 or more restrictive. Properties to the south are zoned TF-3 Two-Family Residential District and developed with duplexes. The required compatibility setback, based on the width of the subject Lot, is 25 feet.

The request reduction of the compatibility setback to 10 feet matches the standard rear building setback in the NR District. The site currently has one building (the principal structure), which exceeds the 25-foot compatibility setback. The site plan illustrates a proposed second building to be constructed between the principal building and the rear property line. The application materials included a building elevation showing a single-story storage shed with a covered front porch to be used as an outdoor area for employees.

Section V-I.2.d of the Unified Zoning Code ("UZC") allows reducing or waiving the compatibility setback. 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.d 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 compatibility setback from 25 feet to 10 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 affected properties to the south are zoned TF-3 and developed with duplexes. The proposed additional structure is not likely to have significant negative impacts on existing

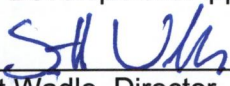
uses. A solid screening fence is constructed between the properties to the south and the subject site. The height of the structure does not exceed 35 feet (required by compatibility standards).

- 3) Compatibility with existing or permitted uses on abutting sites: The proposed development is compatible with the development along West Central Avenue, which is an established commercial corridor. In addition, the proposed structure is compatible with the residential development to the south. The rendering illustrates a storage shed that can be commonly found on residential sites. The size and placement of the structure is not likely to have significant detrimental impacts 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.

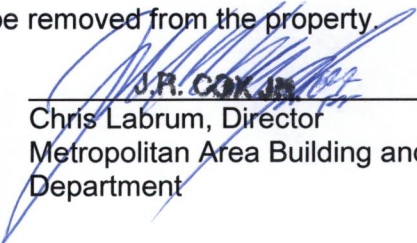
Our signatures below indicate that the Zoning Adjustment to reduce the south compatibility setback from 25 feet to 10 feet for an accessory building is hereby GRANTED, subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site plan and building elevation.
- 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 10-foot south building compatibility setback for the accessory structure as illustrated on the approved site plan. All other structures or additions on the subject property shall conform to the compatibility setbacks required by the Unified Zoning Code unless a separate Zoning Adjustment or Variance is granted.
- 4) All structures shall adhere to the required 35-foot height compatibility standard set forth in Section IV-C.5.a of the Unified zoning Code.
- 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



Chris Labrum, Director
Metropolitan Area Building and Construction
Department

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

