



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

May 26, 2026

Tom Scanlon
612 E. Douglas Ave., Apt. L
Wichita, KS 67202

Re: BZA2026-00047: Administrative Adjustment in the City to reduce the northwest side setback from 3 feet to 18 inches (50 percent for an area less than 300 square feet) to construct a new carport on property zoned SF-5 Single-Family Residential District, generally located one-quarter mile south of East Douglas Avenue and within one-half mile west of South Oliver Avenue (320 South Circle Drive).

Legal Description: Lot 7, Howses Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant,

We have reviewed your request for a Zoning Adjustment to reduce the northwest interior setback from 3 feet to 18 inches (50 percent) on the aforementioned property to construct a new carport on the rear half of the subject site. The total area of reduction is 36 square feet, which is under the maximum allowable of 300 square feet. The subject site has tapered property lines that reduce the buildable area in the rear half of the lot. The proposed placement of the carport is in-line with the driveway along the side property line. The carport is single-story, which meets the height requirements for reduced setback of accessory structures in the rear half of the lot.

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:

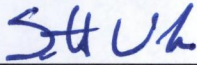
- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed reduction of the northwest side setback from 3 feet to 18 inches will have no impact on the safety and convenience of vehicular and pedestrian circulation in the right-of-way.
- 2) Impact on existing uses in surrounding areas: There will be no impact on the existing uses. Properties to the northwest and northeast are zoned SF-5. Property to the northwest is a single-family dwelling. Property to the northeast is a park. Properties to the southeast and south are zoned TF-3 and developed with single-family dwellings. The proposed carport is to be constructed on the rear half of the property, which is also behind the neighboring house to the northwest. The lots along South Circle Drive taper to the northeast, reducing the buildable area in the rear yard.
- 3) Compatibility with existing or permitted uses on abutting sites: The proposed carport as an accessory structure in the rear half of the lot is a compatible use to existing and permitted uses on abutting site.

- 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.

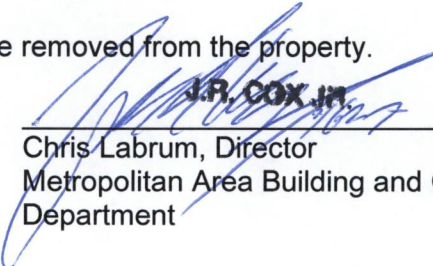
Our signatures below indicate that the Zoning Adjustment to reduce the northwest side setback from 3 feet to 18 inches for an area less than 300 square feet is hereby GRANTED, subject to the following conditions:

- 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 18-inch northwest 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, Interim CSR District I

