



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

May 7, 2026

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

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

Re: BZA2026-00041: Administrative Adjustment in the City to reduce the south street side setback from 20 feet to 16 feet (20 percent) for future development on property zoned MF-18 Multi-Family Residential District, generally located one-block south of West Maple Street and two blocks west of South Sycamore Street (437 South Osage St.).

Legal Description: South 50 feet of the East 152 feet of Lot 4, Block 2, Lawrence Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant,

We have reviewed your request for a Zoning Adjustment to reduce the south street side setback from 20 feet to 16 feet (20 percent) on the aforementioned property for future development. The purpose of the request is to increase the buildable area on a narrow corner lot.

Section V-1.2.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-1.6 are met. We find that the reduction of the setback as proposed meets the provisions of Section V-1.2.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 south street side setback from 20 feet to 16 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. Properties to north, east, and south are zoned SF-5 Single-Family Residential District and developed with single-family dwellings. Property to the west is zoned MF-18 and developed with multi-family.
- 3) **Compatibility with existing or permitted uses on abutting sites:** The request to reduce the street side setback is compatible with existing or permitted uses on abutting sites. A reduction of the street side setback to 16 feet is similar to the permitted 15-foot street side setback of the lot to the south (zoned SF-5). The reduction would not permit a structure to be placed closer to West Mentor Avenue than what is permitted to the south.

- 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 20 feet to 16 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 16-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



J.R. COX JR.
Chris Labrum, Director
Metropolitan Area Building and Construction
Department

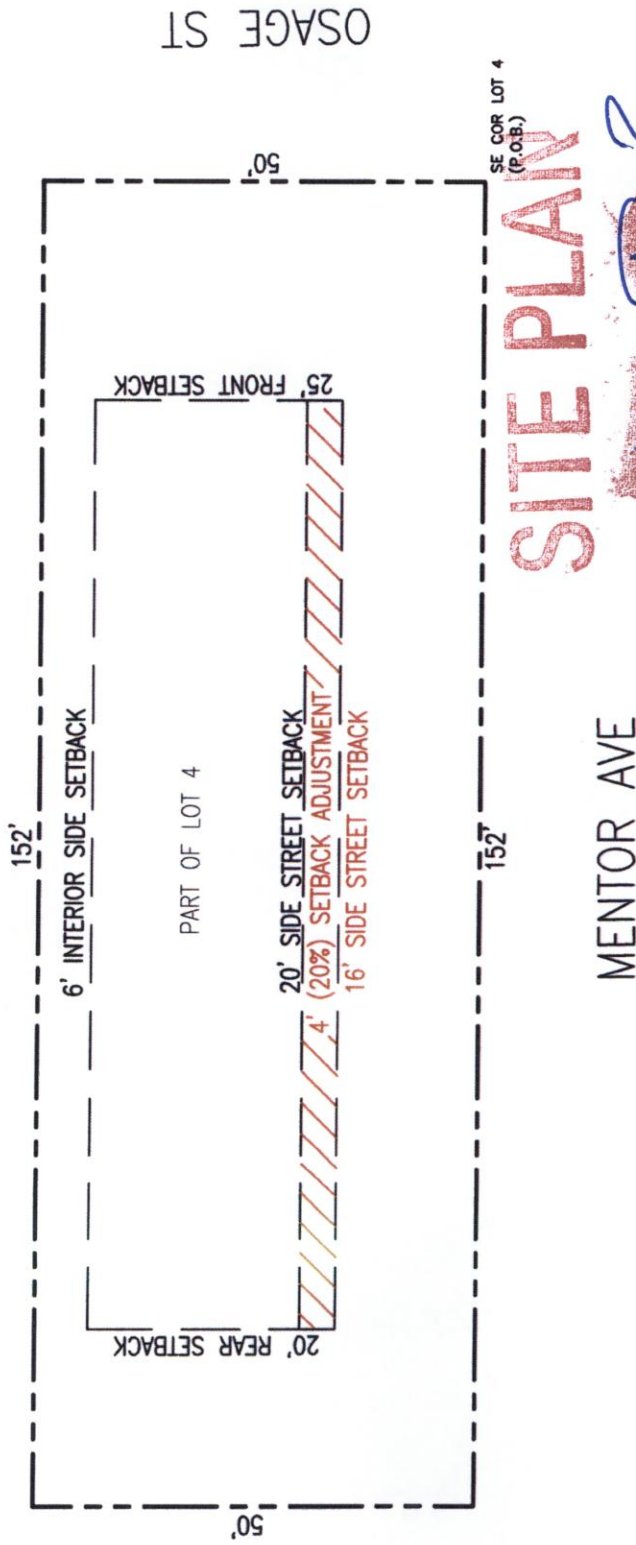
cc: MABCD
Dalton Glasscock, City Council District IV;
Brooke Kauchak, CRS District IV

ADMINISTRATIVE ADJUSTMENT TO SIDE STREET SETBACK

A part of Lot 4, Block 2, Lawrence Addition to West Wichita, Sedgwick County, Kansas, described as: Beginning at the Southeast corner of said Lot 4; thence West 152 feet; thence North 50 feet; thence East 152 feet, thence South 50 feet to the place of beginning

437 S. Osage St., Wichita, Kansas, 67213

TBJ Holdings, LLC, a Kansas Limited Liability Company



MENTOR AVE

Subject Property is Zoned MF-18. According to Wichita-Sedgwick County Unified Zoning Code Article III.7.d. the property development standards are as follows: (Setbacks and heights are for Principal Structures)

- (1) Minimum Lot Area: 3,500 square feet for Single-Family; 3,000 square feet per Dwelling Unit for Duplex; 2,500 square feet per Dwelling Unit for Multi-Family (maximum 17.4 Dwelling Units per acre); 5,000 square feet for nonresidential uses
- (2) Minimum Lot Width: 35 feet for Single-Family; 50 feet for all other uses
- (3) Minimum Front Setback: 25 feet
- (4) Minimum Rear Setback: 20 feet
- (5) Minimum Interior Side Setback: six feet, except five feet if Lot is below 6,000 square feet
- (6) Minimum Street Side Setback: 20 feet
- (7) Maximum Height: 45 feet

APPROVED 5/12/26 BY TBJ
BZA26-H1

SCALE: 1" = 20'
W.O. #44593
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