



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

May 1, 2026

Steven M. Lewis
201 S. Richmond Ave.
Wichita, KS 67213

Re: BZA2026-00030: Administrative Adjustment in the City to reduce the north street side setback from 15 feet to 7.5 feet (50 percent) for construction of a detached garage on property zoned TF-3 Two-Family Residential District, generally located one block west of South Meridian Avenue and one block south of West Douglas Avenue (201 S. Richmond Ave.).

Legal Description: Lots 36 & 38, Phillips now Richmond Ave, Royal's Subdivision in the Smithson's Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant,

We have reviewed your request for a Zoning Adjustment to reduce the north street side setback from 15 feet to 7.5 feet (50 percent) for an area less than 300 square feet on the aforementioned property in order to construct a detached garage. The total area of encroachment is 30 feet by 7.5 feet for an area of 225 square feet. We understand that the garage door will face east and the garage will be accessed from the existing driveway.

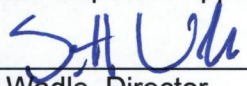
Section V-I.2.a of the Unified Zoning Code ("UZC") allows reducing the minimum street side setback (required by the property development standards of the zoning district) by up to 50 percent (for an area less than 300 square feet). This adjustment is permissible when the provisions of this section and 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 north side setback from 15 feet to 7.5 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 to the north, south, east, and west are zoned TF-3 and developed with single-family dwellings with detached accessory structures.
- 3) Compatibility with existing or permitted uses on abutting sites: The proposed garage is compatible with existing and permitted uses on abutting sites. The surrounding properties to the north, south, east, and west are zoned TF-3 and developed with single-family dwellings with detached accessory structures.
- 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.

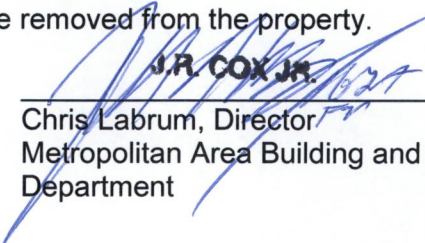
Our signatures below indicate that the Zoning Adjustment to reduce the north street side setback from 15 feet to 7.5 feet for an area less than 300 square feet is hereby GRANTED, subject to the following conditions:

- 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) Any overhead garage door shall face east, and access to the garage shall be from the existing driveway.
- 4) The setback reduction shall apply only to the 7.5-foot north 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.
- 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.

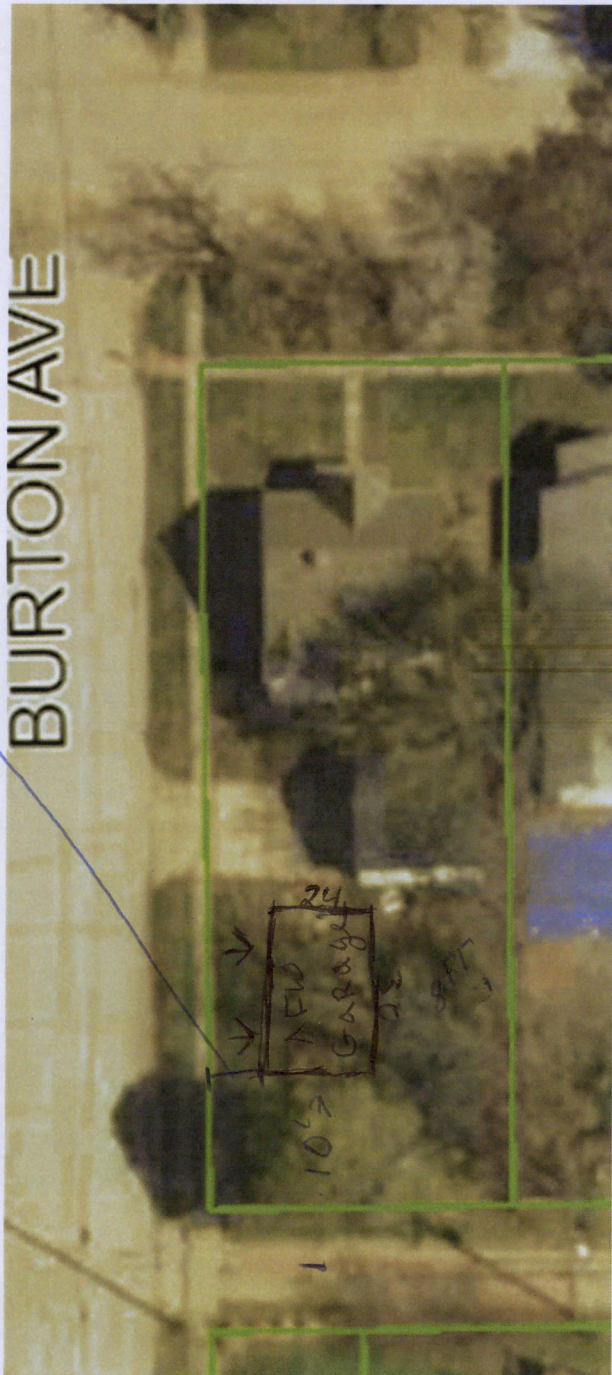


Scott Wadle, Director
Metropolitan Area Planning Department



Chris Labrum, Director
Metropolitan Area Building and Construction
Department

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



7.5 FT

BURTON AVE

NEW Garage
24
10
10
10

Burton

SITE PLAN

APPROVED 5/1/26 BY Page 3
BEA26-30

Garage will be facing East

Garage