



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

May 1, 2026

Mennonite Housing
Attn: Corey Bannister
2145 N. Topeka Ave.
Wichita, KS 67214

Re: BZA2026-00040: Administrative Adjustment in the City to reduce the northeast interior side setback from 6 feet to 5 feet 5 inches (9.8 percent) for construction of a house on property zoned SF-5 Single-Family Residential District, generally located within one-half mile south of West 37th Street North and within one-quarter mile west of North Womer Street (2413 West 34th Street North)

Legal Description: Lot 4, Block A, Mesa Verde Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant,

We have reviewed your request for a Zoning Adjustment to reduce the northeast interior side setback from 6 feet to 5 feet 5 inches (9.8 percent) on the aforementioned property to construct a dwelling. The site plan illustrates that the house is not parallel to the northeast property line. The front corner of the house is 8 feet 3 inches while the rear is 5 feet 5 inches. The application states the reduction is to allow the soffit to be 4 feet 5 inches from the property line. Section III-E.1.e(1).(f) of the Unified Zoning Code permits eaves (soffits) to project up to 2.5 feet into a required setback. Therefore, the soffit at this location is not in violation, but the structure of the house would encroach by 7 inches.

Section V-I.2.a of the UZC allows reducing the minimum 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:

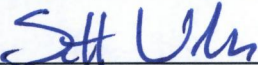
- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed reduction of the northeast interior side setback from 6 feet to 5 feet 5 inches will have no impact on the safety and convenience of vehicular and pedestrian circulation in the right-of-way.
- 2) Impact on existing uses in surrounding areas: There will be no impact on the existing uses. Properties to the northwest, southwest, and northeast are zoned SF-5 and either developed with single-family dwellings or undeveloped residential lots. Property to the southeast is the M.S. Mitch Mitchell Floodway. Permitting a 7-inch encroachment for one corner of the house is not likely to have significant negative impacts on existing uses.
- 3) Compatibility with existing or permitted uses on abutting sites: A single-family dwelling is compatible with the surrounding development. Permitting a 7-inch encroachment for one corner of the house is not likely to have significant negative impacts on existing uses.

- 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.

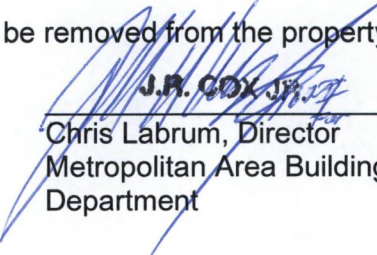
Our signatures below indicate that the Zoning Adjustment to reduce the northeast interior side setback from 6 feet to 5 feet 5 inches is hereby GRANTED, subject to the following conditions:

- 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 5 feet 5 inch northeast interior 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.

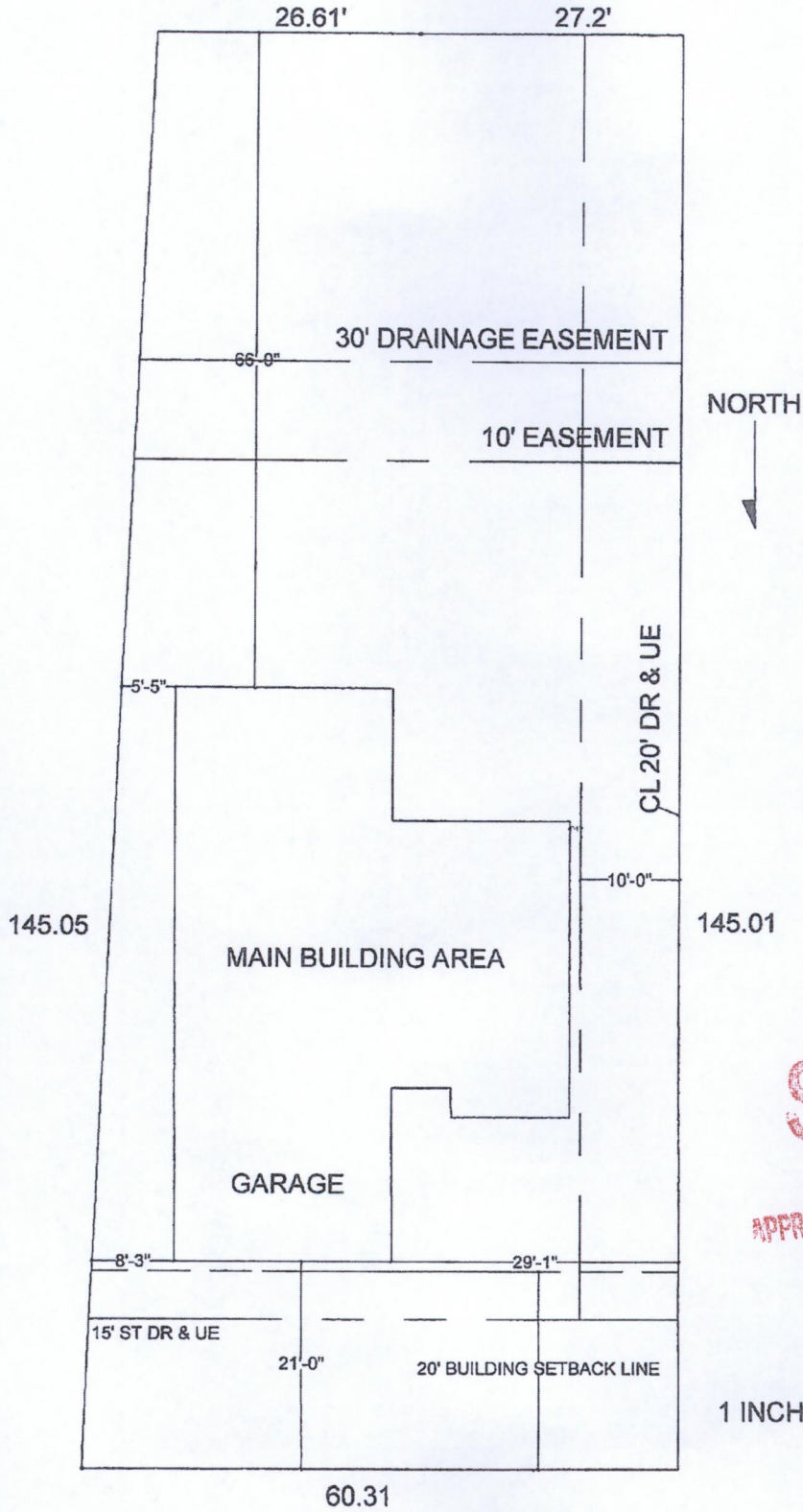


Scott Wadle, Director
Metropolitan Area Planning Department



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

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



SITE PLAN

APPROVED 5/1/26 BY *[Signature]*
BZA26-40

1 INCH = 15 FEET

2413 34TH ST. NORTH
LOT 4, BLOCK A, MESA VERDE ADD.

CORPORATION WARRANTY DEED

SG0718751

THE GRANTOR, **Community Economic Resource Corporation, a Kansas Non-Profit Corporation**, a corporation duly incorporated and existing under the laws of the State of Kansas, and its principal place of business in the State of Kansas, hereby conveys and warrants to: **Mennonite Housing Rehabilitation Services, Inc., a Kansas Corporation**

all the following REAL ESTATE in the County of SEDGWICK, and the State of Kansas, to-wit:

Lot 4, Block A, Mesa Verde Addition, Wichita, Sedgwick County, Kansas.

for the sum of one dollar and other good and valuable consideration.

EXCEPT AND SUBJECT TO: Easements, restrictions and assessments of record, and all the taxes and assessments that may be levied, imposed or become payable hereafter.

Dated this 26 day of March, 2026.

Community Economic Resource Corporation, a Kansas Non-Profit Corporation

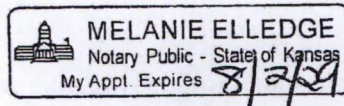
By: Richard E. Lopez
Richard E. Lopez, President

State of Kansas, County of SEDGWICK §

The foregoing instrument executed was acknowledged before me this 26 day of March, 2026, by Richard E. Lopez, President of Community Economic Resource Corporation, a Kansas Non-Profit Corporation, on behalf of the corporation.

Melanie Elledge
Notary Public

Melanie Elledge
Printed Name



My appointment expires: _____