CITY OF WICHITA

SEDGWICK COUNTY KANSAS

Wichita-Sedgwick County Metropolitan Area Planning Department

August 27, 2026

Trieu Tran
346 N. Pennsylvania Ave.
Wichita, KS 67214

Steve Coleman
10401 Mariah St.
Sedgwick, KS 67135

Re: **BZA2026-00080:** Administrative Adjustment in the City to reduce the required lot size for a single-family dwelling by 7% on property zoned B Multi-Family Residential District, generally located on the north side of East Lincoln Street and within two blocks east of South Broadway Avenue (422 East Lincoln Street).

Legal Description: West 40 feet of the South 10 feet of Lot 179 and the West 40 feet of Lot 181, Block 10, Orme & Phillip's Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant,

We have reviewed your request for a Zoning Adjustment to reduce the minimum lot size from 2,500 square feet to 2,326 square feet (7 percent) to construct a single-family dwelling on a Lot zoned B Multi-Family District. The site plan illustrates that the proposed dwelling would meet all standard setbacks.

Section V-I.2.i of the UZC allows reducing the minimum lot size (required by the property development standards of the zoning district) by up to 10 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 lot size as proposed meets the provisions of Section V-I.2.i 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 lot size will have no impact on the safety and convenience of vehicular and pedestrian circulation in the right-of-way. The lot reduction is required to adhere to all applicable setbacks, which will ensure there is no conflict with site triangles.

2) Impact on existing uses in surrounding areas: There will be no impact on the existing uses. Properties to the north, east, and west are zoned B Multi-Family District and developed with single-family dwellings. Property to the south, across East Lincoln Street is zoned GO and is developed with a crisis center. The proposed dwelling is required to meet all applicable setbacks, which will ensure property separation between it and other structures on abutting lots.

3) Compatibility with existing or permitted uses on abutting sites: The proposed single-family dwelling is compatible with existing or permitted uses on abutting sites. The proposed dwelling is required to meet all applicable setbacks, which will ensure property separation between it and other structures on abutting lots.

4) Effect on public health, safety, or welfare: There will be no negative impacts 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 minimum lot size from 2,500 square feet to 2,326 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) 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.

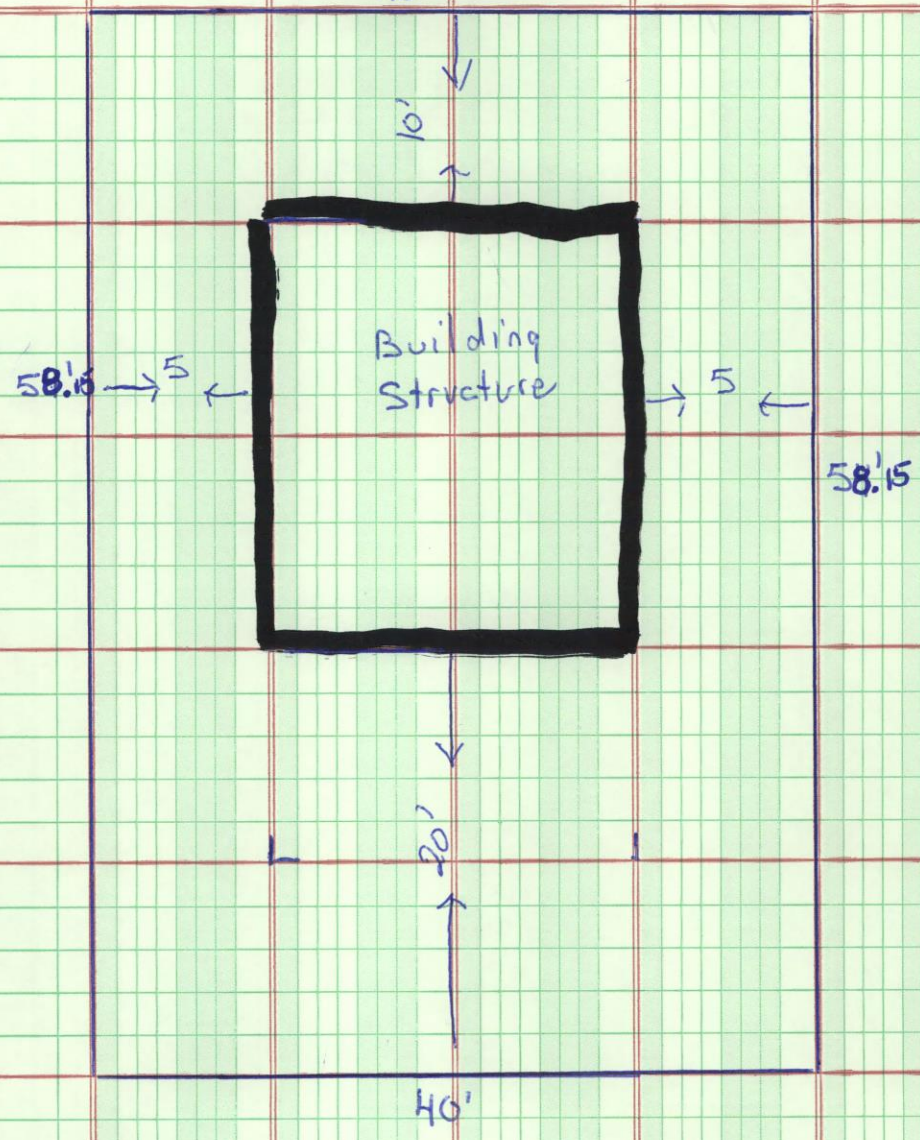
Chris Labrum, Director
Metropolitan Area Building and Construction Department

cc: MABCD
Mike Hoheisel, City Council District III;
Rebecca Johnson, CRS District III

	Initials	Date
Prepared By		
Approved By		

122 E. Lincoln
Wichita, Ks 67211

Site Plan



SITE PLAN

APPROVED 8/27/20 BY

BZA 26-80