CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

December 2, 2025

Mark Liebst & Tom Neal
8462 Mt. Vernon Ct.
Wichita, KS 67207

Re: **BZA2025-00077:** Administrative Adjustment in the City to reduce the east front setback from 25 feet to 20 feet (20 percent) to build a duplex on property zoned TF-3 Two-Family Residential District, generally located within one-quarter mile east of South Meridian Avenue, and within one-quarter mile north of West Harry Street (1311 S. Bonn St.).

Legal Description: Lots 9 & 11, Block J, Shearman's Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant,

We have reviewed your request for a Zoning Adjustment to reduce the east front setback from 25 feet to 20 feet (20 percent) on the aforementioned property in order to build a duplex. The duplex would consist of two Residential-Designed Manufactured Homes (as defined by the Unified Zoning Code) connected together in a manner that meets all Building and Fire Codes.

Section V-I.2.a of the UZC allows reducing the minimum front 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 setbacks as proposed meet 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 front setback as described 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 north, west, and south are zoned TF-3 and properties to the east are zoned B Multi-Family District. All properties are developed with a mixture of single-family and duplex uses. There is multi-family present within 100 feet to the southwest.

3) Compatibility with existing or permitted uses on abutting sites: The proposed duplex is compatible with the surrounding properties. A Residential-Designed Manufactured Home is considered a Single-Family Dwelling in the zoning code. Attaching two together in a manner that meets all applicable codes creates a duplex structure. The reduction of the described setback is not likely to have significant negative impacts on abutting sites.

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 east front setback from

25 feet to 20 feet (20 percent) is hereby GRANTED, subject to the following conditions:

1) The site shall be developed in general conformance with the approved site plan.

2) The manufactured home shall be Residential-Designed Manufactured Homes as defined by the Unified Zoning Code and shall be attached in a manner that meets all applicable Fire and Building Codes.

3) 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.

4) The setback reduction shall apply only to the 20-foot east front 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.

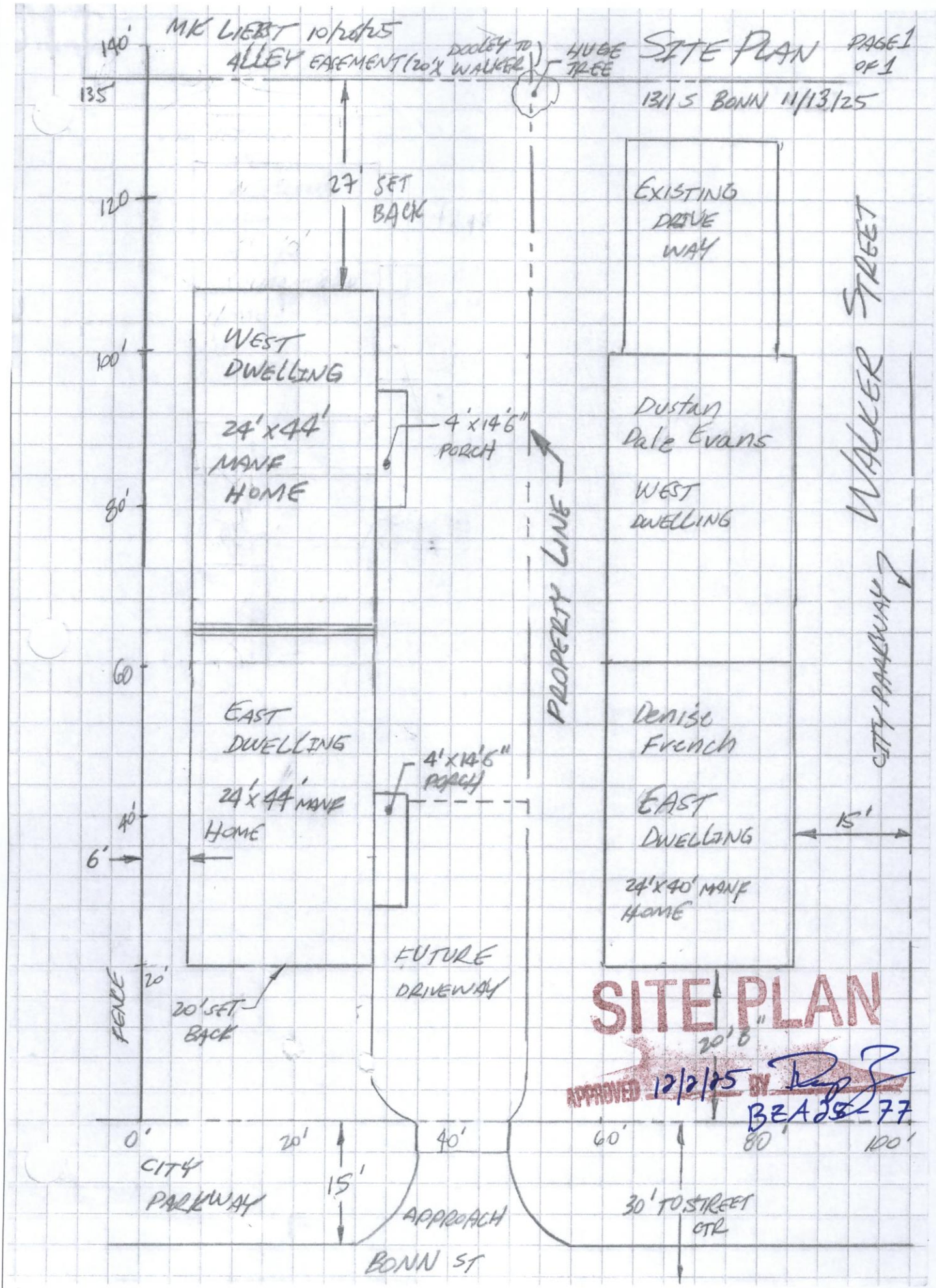
The "Development Application" sign should now be removed from the property.

Scott Wadle, Director
Metropolitan Area Planning Department

J.R. COX JR.

Chris Labrum, Director
Metropolitan Area Building and Construction Department

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


MK LIEBT 10/20/25
SITE PLAN
PAGE 1 OF 1
1311 S BONN 11/13/25
ALLEY EASEMENT (20' X
DOOLEY TO WALKER
HUGE TREE
140'
135
120
100'
80'
60
40'
6'
27' SET BACK
WEST DWELLING
24'x44' MANF HOME
4'x14'6" PORCH
EAST DWELLING
24'x44' MANF HOME
4'x14'6" PORCH
PROPERTY LINE
EXISTING DRIVE WAY
Dustan Dale Evans
WEST DWELLING
Denise French
EAST DWELLING
24'x40' MANF HOME
WALKER STREET
CITY PARKWAY
15'
FUTURE DRIVEWAY
FENCE
20'
20' SET BACK
SITE PLAN
APPROVED 12/2/25 BY
BZA 25-77
20'6"
0'
20'
40'
60'
80'
100'
CITY PARKWAY
15'
APPROACH
30' TO STREET CTR
BONN ST