CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

December 2, 2025

Wichita Habitat for Humanity
2220 N. Opportunity Drive
Wichita, KS 67214

Dana Korkki
2925 W. 5th Ave.
Eldorado, KS 67042

Re: **BZA2025-00081:** Administrative Adjustments in the City to reduce the interior side setbacks from 6 feet to 5 feet (16.67 percent) on multiple lots to construct carports on properties zoned SF-5 Single-Family Residential District, generally located within one-block north of East 25th Street North and within one-quarter mile west of North Grove Street (2613, 2614, 2619, 2625, 2631, & 2637 N. Piatt Ave.).

Legal Description: Lots 14, 15, 16, 17, & 18, Block 1, and Lot 8, Block 2, Ridgecrest Addition, Wichita, Sedgwick County, Kansas.

Dear Applicants,

We have reviewed your request for Zoning Adjustments to reduce the interior side setbacks from 6 feet to 5 feet (16.67 percent) on the aforementioned properties in order to build carports on the north side of existing single-family dwellings on said lots. The properties are under common ownership.

Section V-I.2.a of the Unified Zoning Code ("UZC") allows reducing the minimum side setbacks (required by the property development standards of the zoning district) by up to 20 percent. These adjustments are 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 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 interior side setbacks from 6 feet to 5 feet will have no impact on the safety and convenience of vehicular and pedestrian circulation in the right-of-way. The proposed carports would be constructed to the side of the dwellings, behind the front setback.

2) Impact on existing uses in surrounding areas: There will be no impact on the existing uses. The surrounding properties of all subject lots are zoned SF-5. Most are developed with single-family dwellings. One is undeveloped, and one is an athletic court. All carports will meet the standard for the front setback.

3) Compatibility with existing or permitted uses on abutting sites: The proposed carport on each site is compatible with existing or permitted uses on abutting sites. The surrounding properties of all subject lots are zoned SF-5. Most are developed with single-family

dwellings. One is undeveloped, and one is an athletic court. All carports will meet the standard for the front setback.

4) Effect on public health, safety, or welfare: There will be no encroachment into public utility easements or right-of-way. 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 Adjustments to reduce the interior side setbacks from 6 feet to 5 feet are hereby GRANTED, subject to the following conditions:

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

2) The applicant shall obtain building permits within one year of the Administrative Adjustment approval. The sites shall conform to all codes including but not limited to zoning, building, health, and fire.

3) The setback reductions shall apply only to the 5-foot interior side setbacks on Lots 14, 15, 16, 17, & 18, Block 1, and Lot 8, Block 2, Ridgecrest Addition as illustrated on the approved site plans. All other structures or additions on the subject properties 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.

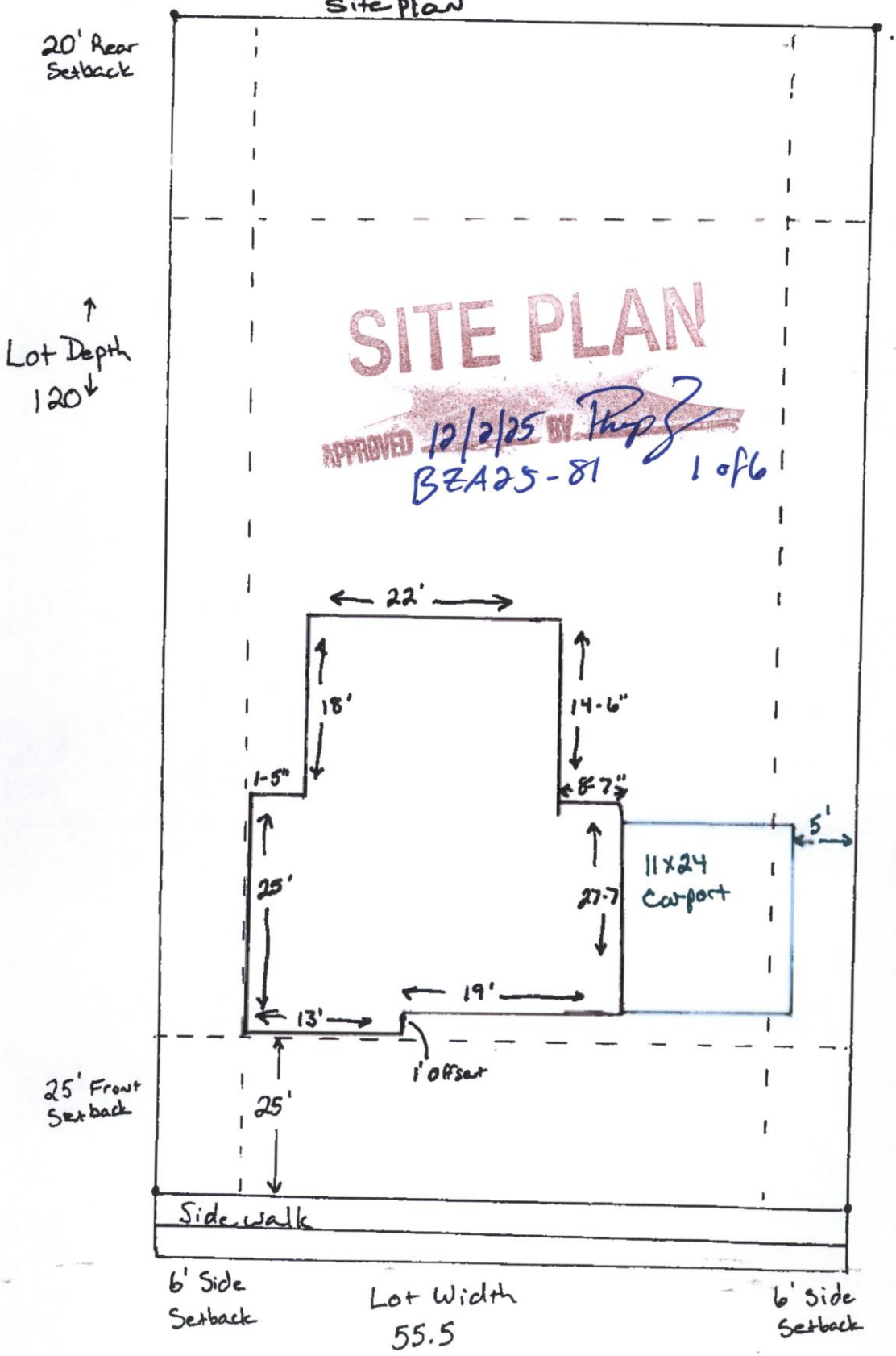
Scott Wadle, Director
Metropolitan Area Planning Department

J.R. COX JR.

Chris Labrum, Director
Metropolitan Area Building and Construction Department

cc: MABCD
Brandon Johnson, City Councilmember, District I
Cameron Jackson, CSR District 1

2613 N. Piatt
Site Plan



Proposed Carport
Wichita Habitat For Humanity
2220 N Opportunity Drive
Wichita, Ks 67219

Proposed Addition Carport
11x 24
w/ 5' Northside Setback Adj

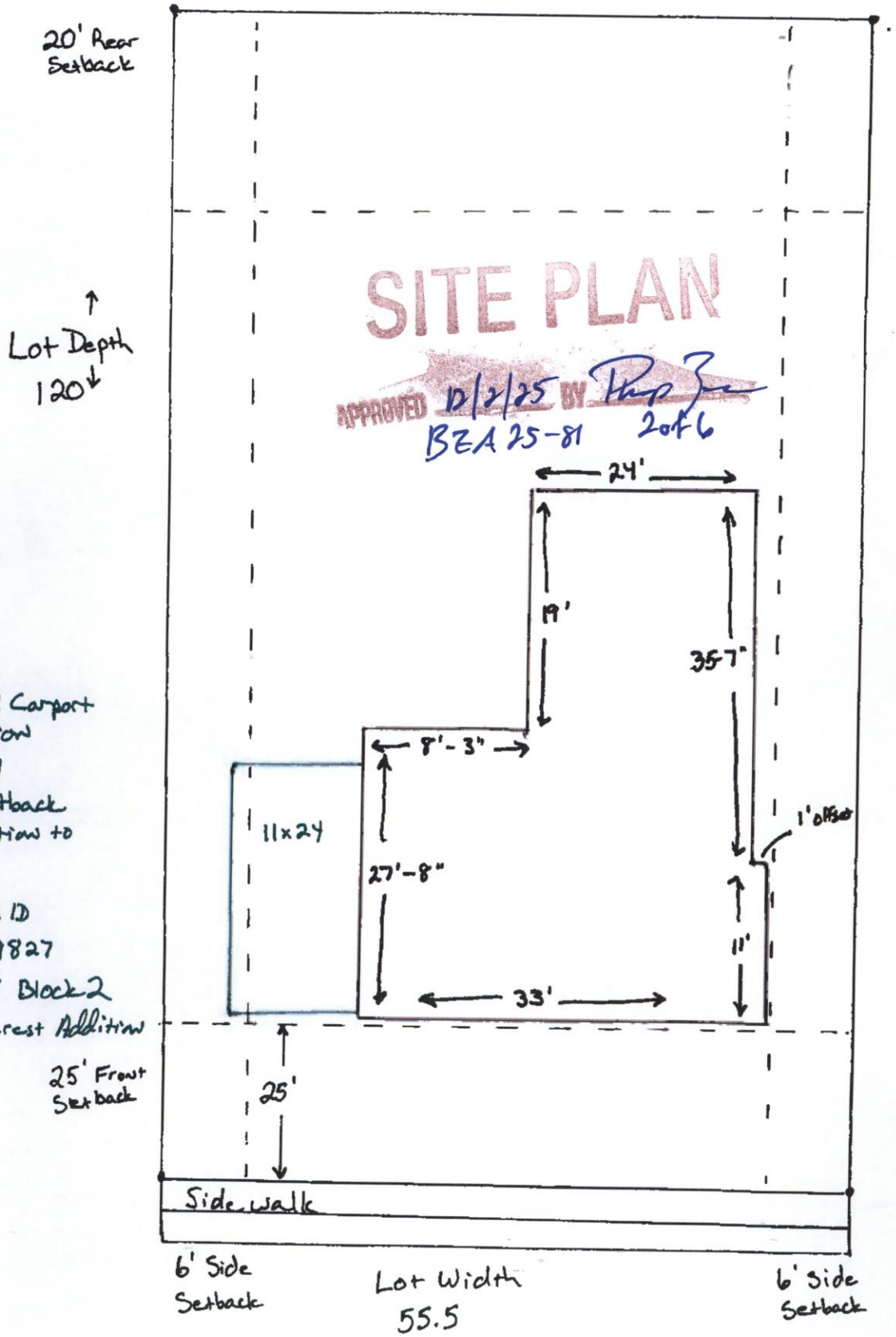
Parcel ID
00169817
Lot 18, Block 1
Ridgecrest Adj. Addition

2613 North Piatt

N →

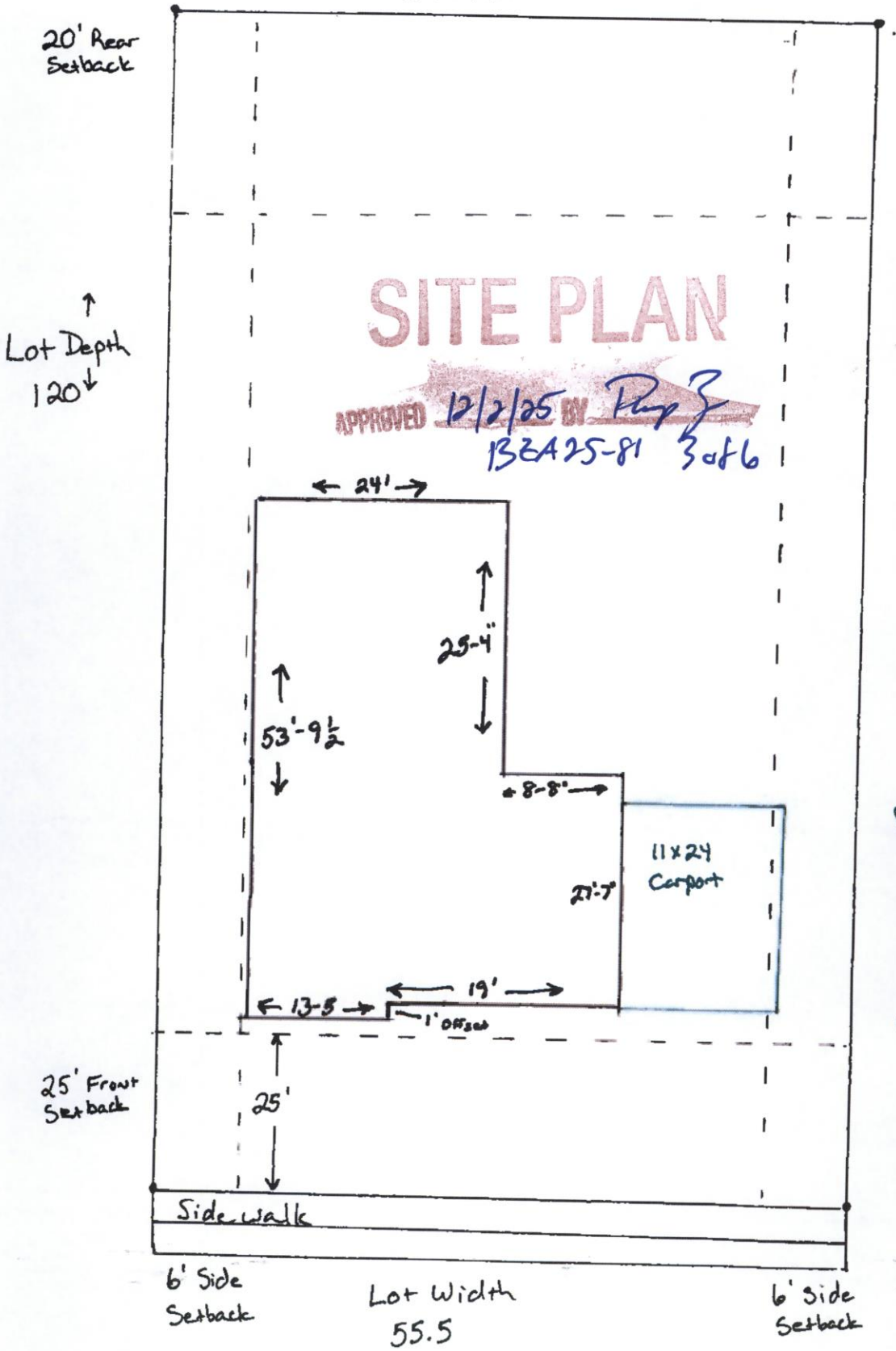
Dana Kortki

2614 N Piatt
Site Plan



Dana Kotkki
WHFH General Contractor

2619 N. Piatt
Site Plan



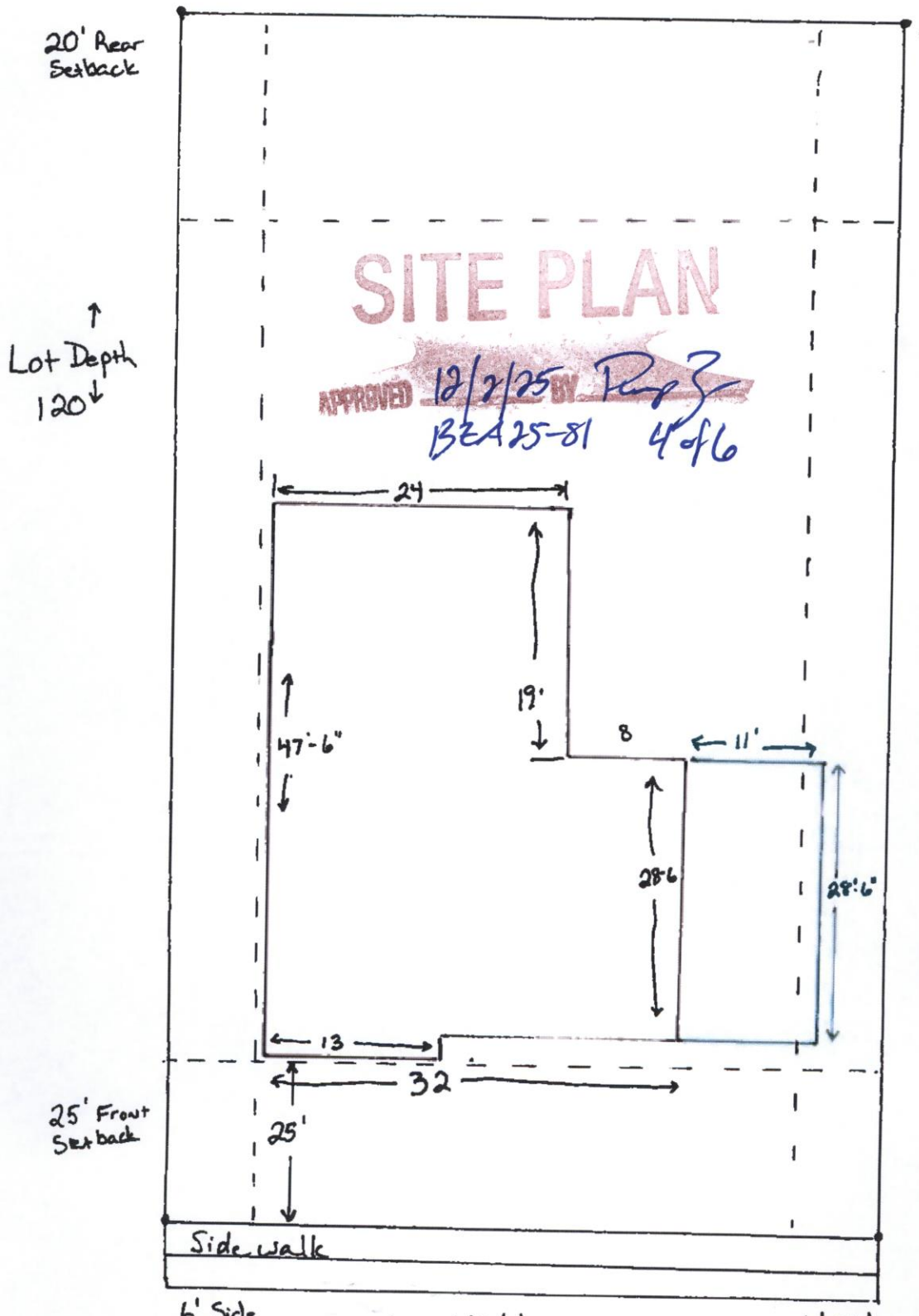
Proposed Carport
Wichita Habitat For Humanity
2220 N Opportunity Drive
Wichita, KS 67219

Proposed Carport addition
11x24
w/ 5' Side Adj to Northside setback

Parcel ID
00169816
Lot 17, Block 1
Ridgecrest Adj.

Dana Korkki
WHFH General Contractor

2625 N. Piatt
Site Plan



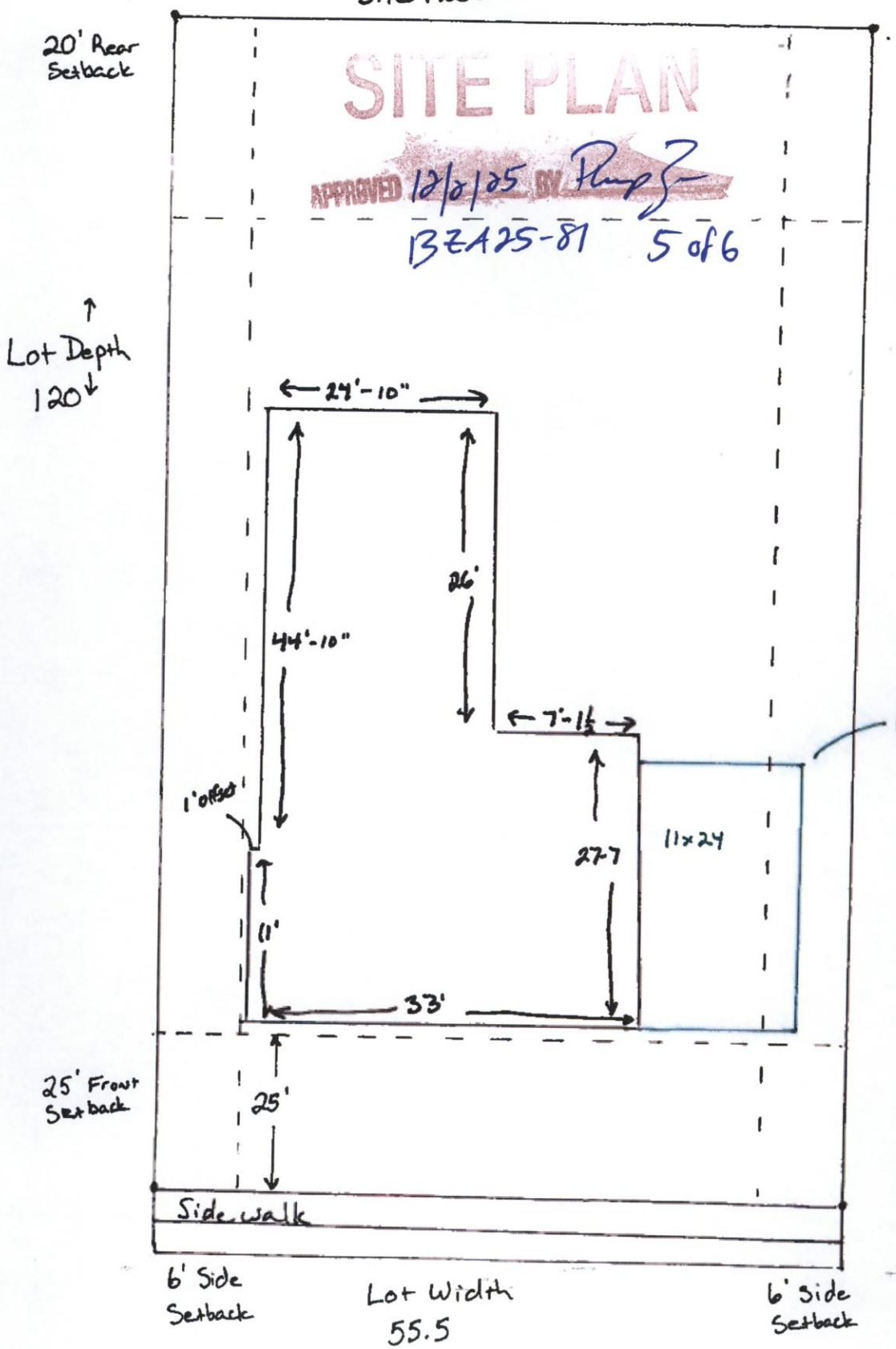
Proposed Carport
Wichita Habitat For Humanity
2220 N Opportunity Drive
Wichita Ks 67219

Parcel # 00169815
Proposed Addition
11 x 28'6"
w/ 5' Northside Setback Adj.

Lot 16, Block 1
Ridgecrest Addition

Dawa Karicki
WHFH General Contractor

2631 N Piatt
Site Plan



Proposed Carport
Wichita Habitat For Humanity
2220 N. Opportunity Drive

Proposed Additional Carport
11x24
w/ 4' Northside Setback Adj.

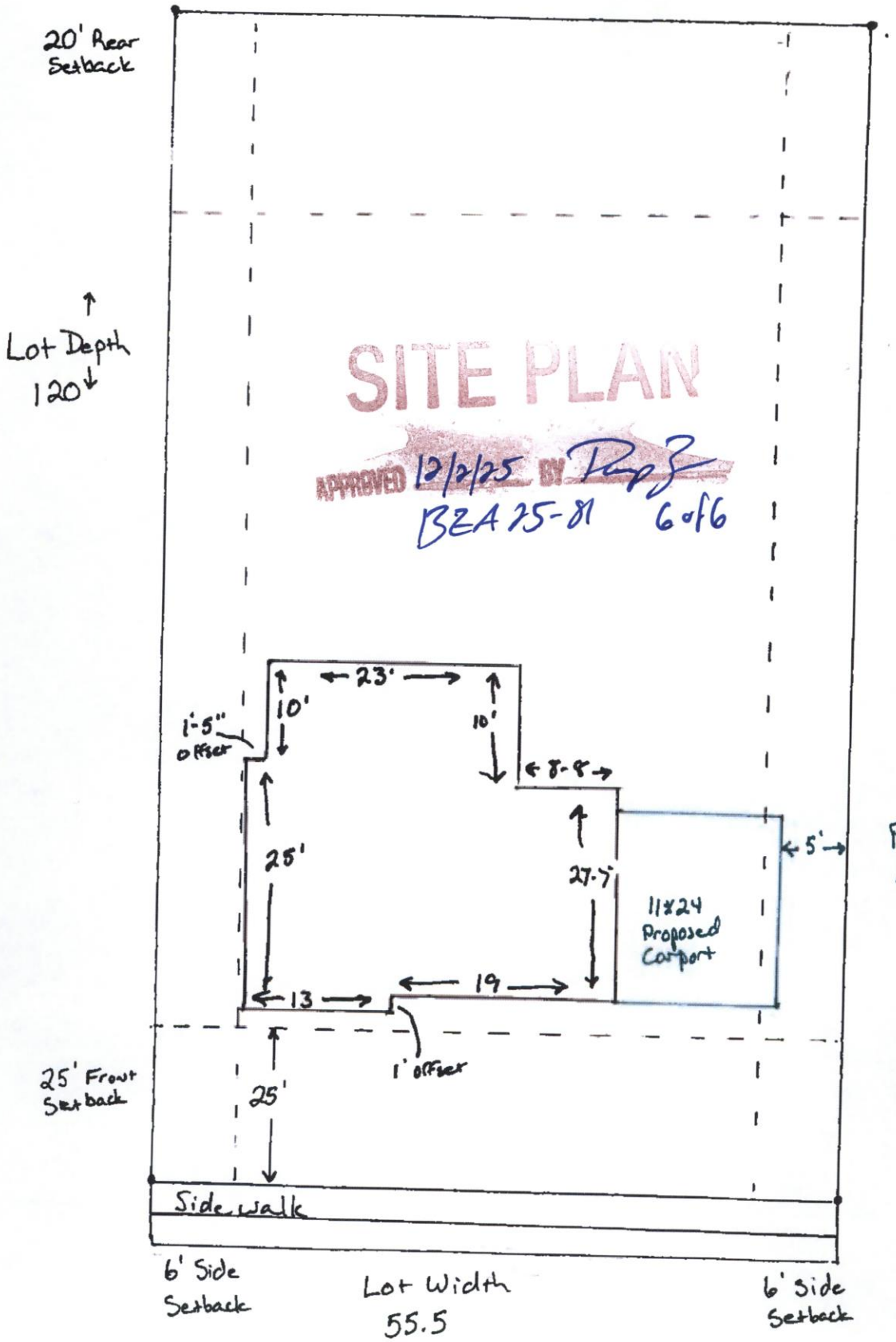
Parcel ID
00169814
Lot 15 Block 1
Ridge Crest Add.

2631 North Piatt

N →

Dana Karkle
WHFH General Contractor

2637 N Piatt
Site Plan



Proposed Carport
Wichita Habitat For Humanity
2220 N Opportunity Drive
Wichita, Ks 67219

Proposed Carport Addition
11x24
w/ 5' Northside Adj to Setback

Parcel 00169813
Lot 14 Block 1
Ridgecrest Addition

2637 North Piatt

N →

Dana Korecki
[illegible] General Contractor