CITY OF WICHITA

SEDGWICK COUNTY KANSAS

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: **BZA2025-00085:** Administrative Adjustment in the City to reduce the north street side setback from 15 feet to10 feet (33.33 percent for an area less than 300 square feet) to construct a carport on property 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 (2654 N. Piatt Ave.).

Legal Description: Lots 1, Block 2, Ridgecrest 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 10 feet (33.33 percent) on the aforementioned property in order to construct a carport. The proposed carport would be on the side of the house and meet the standard front setback. The proposed encroachment into the street side setback would measure 5 feet by 24 feet for a total area of 120 square feet.

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 street side setback from 15 feet to 10 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 are all zoned SF-5 Single-Family Residential District and developed with single-family dwellings. The addition of the proposed carport is not likely to have significant detrimental impacts on surrounding uses.

3) Compatibility with existing or permitted uses on abutting sites: The proposed carport is compatible with the existing uses on abutting sites. The surrounding properties are all zoned SF-5 Single-Family Residential District and developed with single-family dwellings.

The addition of the proposed carport is not likely to have significant detrimental impacts on surrounding 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 north street side setback from 15 feet to 10 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) The setback reduction shall apply only to the 10-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.

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.

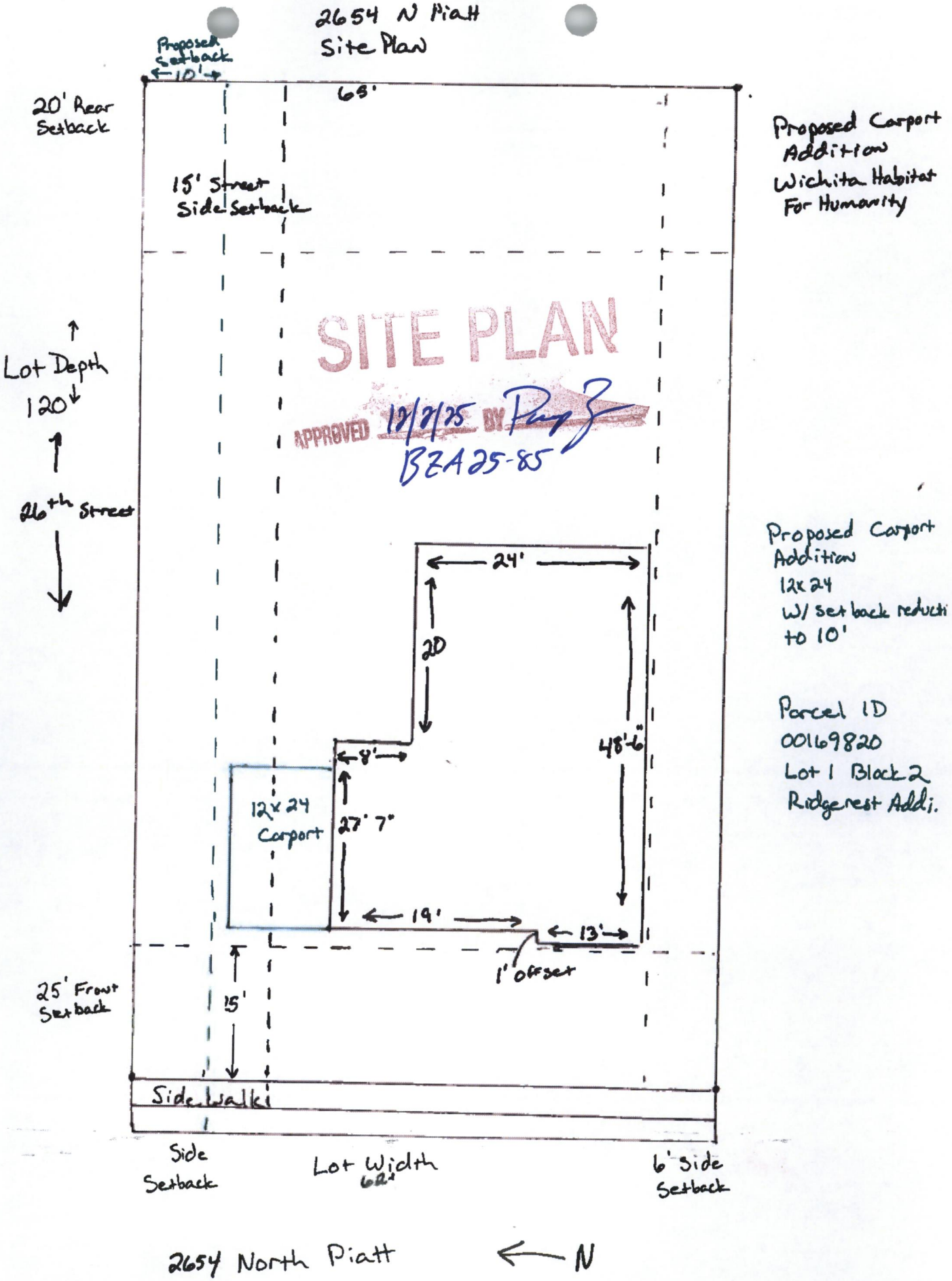
The "Development Application" sign should now be removed from the property.

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 Council District I
Cameron Jackson, CSR District I


2654 N Piatt
Site Plan
Proposed Setback
10'
20' Rear Setback
65'
15' Street Side Setback
Proposed Carport Addition
Wichita Habitat For Humanity
SITE PLAN
APPROVED 12/2/25 BY
BZA25-85
Lot Depth
120
26th Street
24'
20
48'-6"
8'
12x24 Carport
27' 7"
19'
13'
1' offset
25' Front Setback
15'
Proposed Carport Addition
12x24
W/ setback reducti to 10'
Parcel ID
00169820
Lot 1 Block 2
Ridgerest Addi.
Side Walk
Side Setback
Lot Width
62'
6' Side Setback
2654 North Piatt
N