Wichita-Sedgwick County Metropolitan Area Planning Department

July 7, 2026

Justin Trimmell
1345 N. Saint Andrews Dr.
Wichita, KS 67230

HT Build
Attn: Jamie Baalmann
1814 N Burning Tree Cir.
Wichita, KS 67230

Re: **BZA2026-00064:** Administrative Adjustment in the County to reduce the southeast interior side setback from 10 feet to 6 feet (40 percent) to allow open deck stairs on property zoned SF-20 Single-Family Residential District, generally located within one-block south of East 13th Street North and one-half mile east of North 127th Street East (1345 N. Saint Andrews Drive).

Legal Description: Lot 2, Block 3, CCCE Northpoint Addition, Wichita, Sedgwick County, Kansas.

Dear Applicants,

We have reviewed your request for a Zoning Adjustment to reduce the southeast interior side setback from 10 feet to 6 feet (40 percent) for an area less than 300 square feet on the aforementioned property to permit open deck stairs. The easternmost portion of the stair structure would be 6 feet from the property line and the westernmost portion of the stairs would be 7 feet from the property line. The total area of encroachment would not exceed 42 square feet, which is less than the maximum allowable 300 square feet.

Section III-E.1.e.(1).(g). of the Unified Zoning Code ("UZC") allows open outside stairways that do not project more than 2 feet into a required side setback. The proposed stairs project up to 4 feet into the side setback, which necessitates the reduction of the setback at this location.

Section V-I.2.a of the UZC allows reducing the minimum interior 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 southeast interior setback from 10 feet to 6 feet will have no impact on the safety and convenience of vehicular and pedestrian circulation in the right-of-way. The proposed stair structure is behind the principal dwelling.

2) Impact on existing uses in surrounding areas: There will be no impact on the existing uses. The surrounding properties are zoned SF-5 and developed with single-family dwellings.

The proposed stairs are unenclosed and would be constructed behind the dwelling on the abutting lot to the southeast. Construction of the stairs at this location is not likely to have significant detrimental impacts on the abutting property.

3) Compatibility with existing or permitted uses on abutting sites: The proposed porch and stairs is a compatible use with the existing and permitted uses on the abutting sites. Construction of the stairs at this location is not likely to have significant detrimental impacts on the abutting property.

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 southeast interior side setback from 10 feet to 6 feet for an area less than 300 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) The setback reduction shall apply only to the 6-foot southeast 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.

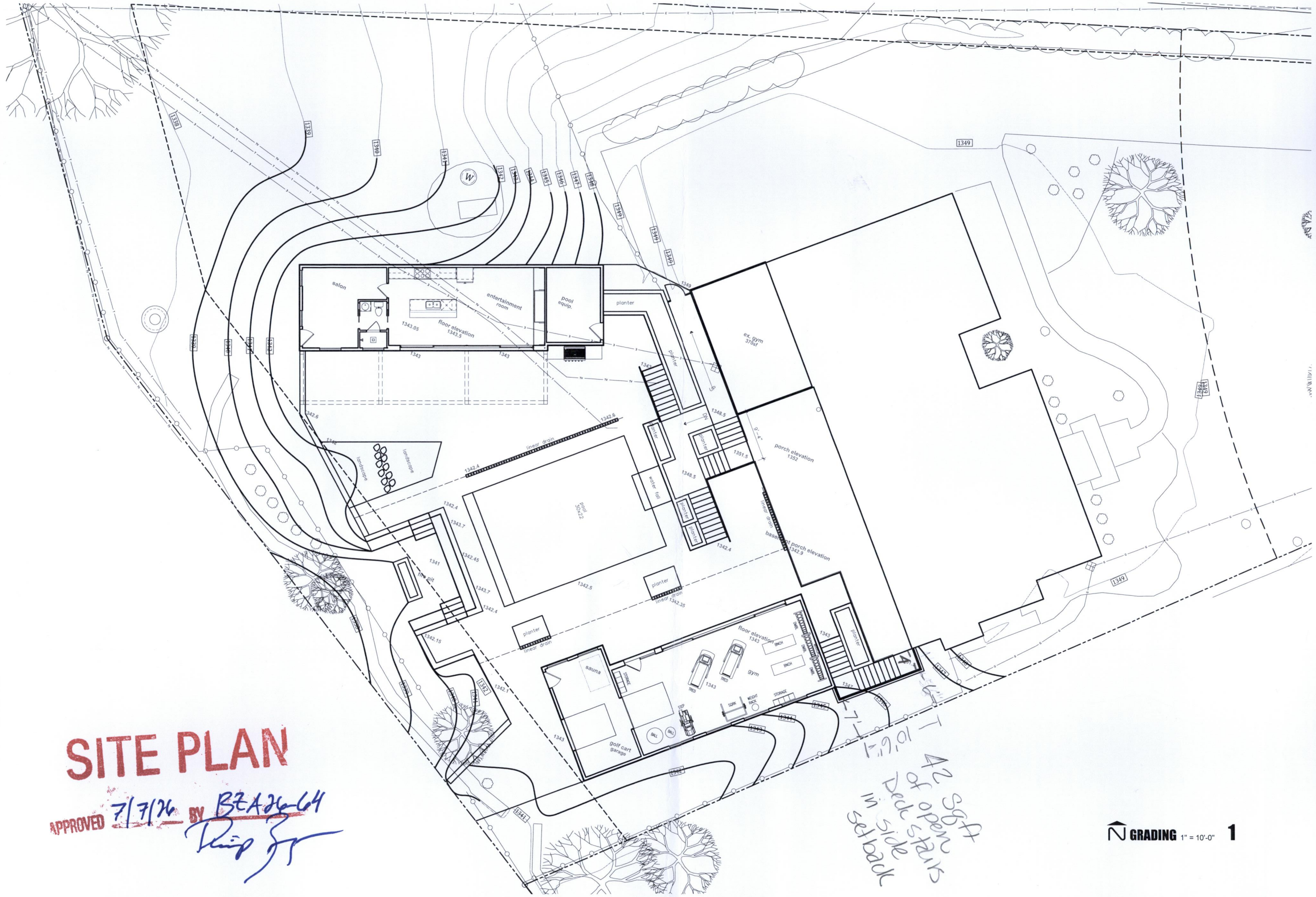
The "Development Application" sign should now be removed from the property.

Scott Wadle, Director
Metropolitan Area Planning Department

J.R. Cox

Chris Labrum, Director
Metropolitan Area Building and Construction Department

cc: MABCD
Pete Meitzner, BoCC District 1



SITE PLAN

APPROVED 7/7/26 BY BZA26-64

42 sqft of open Dec stairs in side setback

GRADING 1" = 10'-0" 1

Trimmell Residence
1345 Andrews Circle
Wichita, KS 67230

GRADING

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