CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

July 14, 2026

Eric Gilbert
11100 S. Fremont Cir.
Mulvane, KS 67110

Re: **BZA2026-00068:** Administrative Adjustment in the City to reduce the east street side setback from 15 feet to 12 feet to construct a duplex on property zoned TF-3 Two-Family Residential District, generally located one-quarter mile east of South Clifton Avenue and one-quarter mile north of West 63rd Street South.

Legal Description: Lot 14, Block G, Swaney Farm Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant,

We have reviewed your request for a Zoning Adjustment to reduce the east street side setback from 15 feet to 12 (20 percent) on the aforementioned property to construct a duplex. The street side setback in question is not platted.

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 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 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 east street side setback from 15 feet to 12 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. Properties to the west and south are zoned TF-3 and are platted with residential lots. Properties to the east and north are zoned SF-20 Single-Family Residential District and used for agriculture.

3) Compatibility with existing or permitted uses on abutting sites: The proposed duplex is compatible with the surrounding development. A reduced street side setback is not likely to have significant detrimental impacts on the existing and permitted uses 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 street side setback from 15 feet to 12 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 12-foot east 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
Mike Hoheisel, City Council District III;
Rebecca Johnson, CSR District III

SWANEY FARM ADDITION

CITY OF WICHITA, SEDGWICK COUNTY, KANSAS

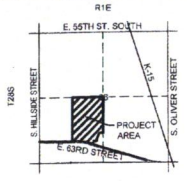
FINAL PLAT

BENCH MARK

BENCHMARK 202 - CHISELED X ON CURB STORM DRAIN ON THE SE SIDE OF CLIFTON AND 63RD.
ELEV. = 1259.36 (NAVD88)
THENCE N00°17'28"W AT DISTANCE 86.56'
THENCE N89°39'36"E AT DISTANCE 3.86'
TO THE SOUTHWEST CORNER OF SWANEY FARM ADDITION

MINIMUM PAD TABLE

LOCATION	MINIMUM OPENING (BFE + 2')
BLOCK A, LOTS 1-6	1261.6
BLOCK B, LOTS 1-3	1261.6
BLOCK C, LOTS 1-4	1261.6
BLOCK C, LOTS 5-7	1262.8
BLOCK C, LOTS 9-11	1263.5
BLOCK C, LOTS 12-14	1263.8
BLOCK D, LOTS 1-4, 7	1261.6
BLOCK E, LOTS 11-12	1264.9
BLOCK E, LOTS 13-14	1264.7
BLOCK E, LOT 15	1264.4
BLOCK E, LOT 16	1264.4
BLOCK E, LOT 17	1264.0
BLOCK E, LOT 18	1263.8
BLOCK E, LOT 19	1263.7
BLOCK E, LOT 20	1263.6
BLOCK E, LOTS 21-23	1263.5
BLOCK F, LOT 1	1264.9
BLOCK F, LOT 23	1264.7
BLOCK F, LOTS 15-16	1264.3
BLOCK F, LOTS 17-18	1264.8
BLOCK G, LOTS 1-3	1265.0

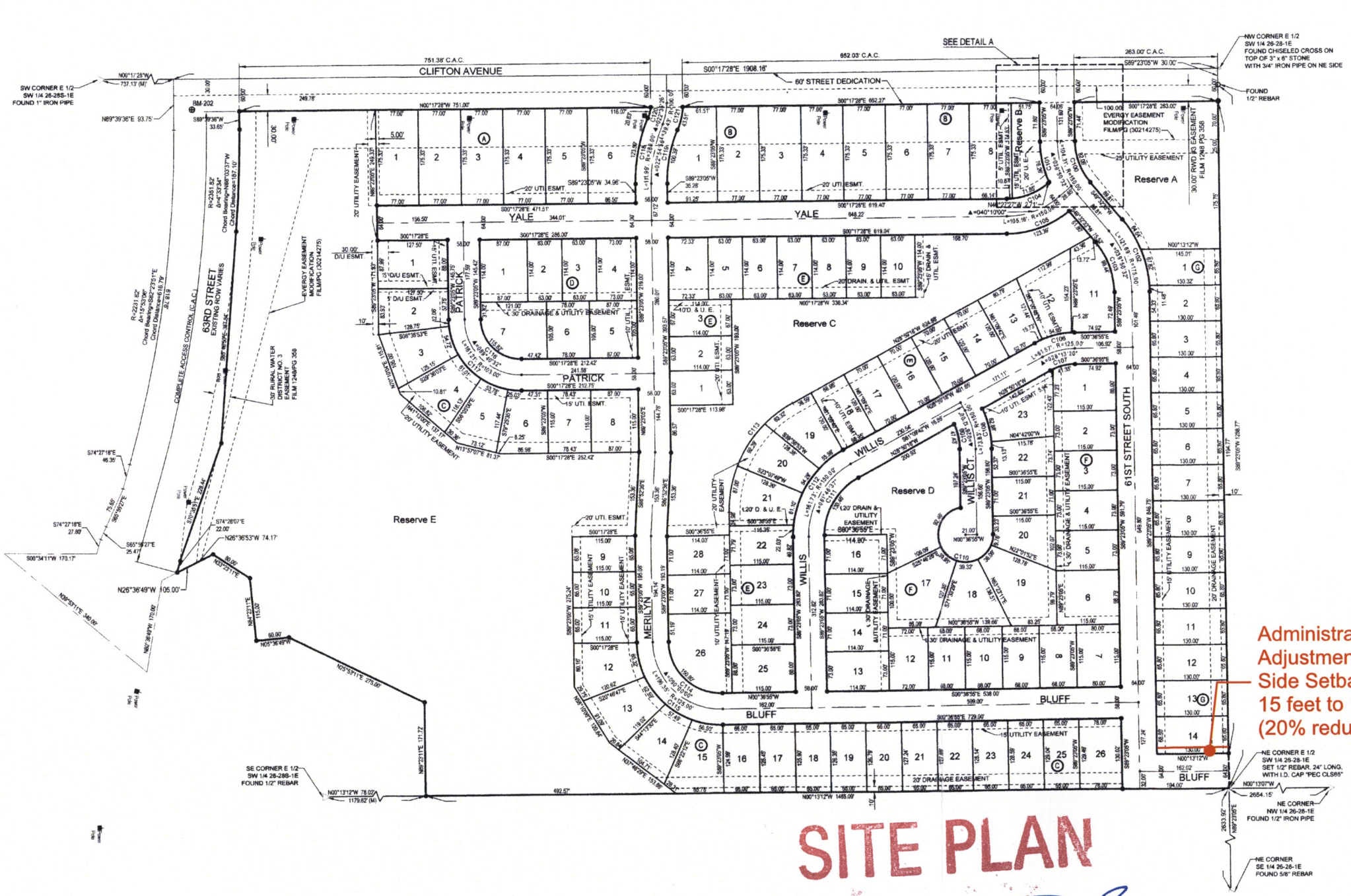


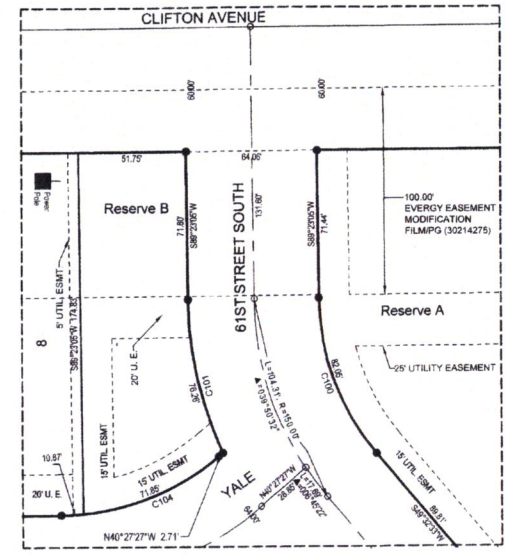
VICINITY MAP

0' 100' 200'
1 INCH =100 FEET

PLAT LEGEND

- SECTION CORNER AS NOTED
- SET 1/2" REBAR, 24" LONG, WITH I.D. CAP "PEC CLS65"





DETAIL A
1 INCH =40 FEET

CURVE TABLE					
CURVE NO	RADIUS	DELTA	LENGTH	CHORD LENGTH	CHORD BEARING
C100	118.00'	39°50'32"	82.05	80.41'	N69° 27' 48"E
C101	182.00'	24°00'25"	76.26	75.70'	N77° 22' 52"E
C102	207.00'	39°50'32"	143.94	141.06'	S69° 27' 49"W
C103	143.00'	39°50'32"	99.44	97.45'	S69° 27' 49"W
C104	118.00'	40°10'00"	82.72	81.04'	N20° 22' 27"W
C105	182.00'	38°50'48"	123.39	121.04'	N19° 42' 50"W
C106	154.00'	28°13'23"	75.86	75.09'	S14° 43' 37"E
C107	96.00'	28°13'23"	47.29	46.81'	S14° 43' 37"E
C108	179.00'	24°19'50"	76.01	75.44'	S77° 13' 10"W
C109	121.00'	22°27'34"	47.43	47.13'	S78° 09' 18"W
C111	121.00'	61°46'37"	130.46	124.24'	S59° 43' 37"E
C112	179.00'	61°46'37"	193.00	183.79'	S59° 43' 37"E
C113	225.00'	61°46'37"	242.60	231.02'	S59° 43' 37"E
C114	96.00'	90°00'00"	150.80	135.76'	N44° 23' 05"E
C115	154.00'	90°00'00"	241.90	217.79'	N44° 23' 05"E
C116	74.00'	89°40'32"	115.82	104.38'	N44° 32' 49"E
C117	132.00'	89°40'32"	206.60	186.15'	N44° 32' 49"E
C118	309.00'	22°54'56"	123.59	122.78'	S79° 09' 27"E
C119	251.00'	22°54'56"	100.39	99.72'	S79° 09' 27"E
C120	71.00'	16°38'48"	20.63	20.56'	N78° 01' 23"W
C121	129.00'	19°19'25"	43.51	43.30'	N77° 21' 41"W

Administratively Adjustment Street Side Setback from 15 feet to 12 feet (20% reduction)

SITE PLAN

APPROVED 7/14/24 BY BZA 24-68

PLOTTED 2/23/2024 2:26:44 PM BY BILL SEXSON
U:\WICHITA-CIVIL\2020\200605\001\PEC\DRAWINGS\PLAT\200605-001 SWANEY FARM ADDITION-2-22-2023.DWG

PEC
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