CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

June 19, 2026

Jack and Melissa Frederick
2920 N. Woodridge Ct.
Wichita, KS 67226

Re: **BZA2026-00058:** Administrative Adjustment in the City to reduce the northwest rear setback from 20 feet to 16 feet (20 percent) to construct an in-ground pool on property zoned SF-5 Single-Family Residential District, generally located within one-half mile south of East Central Avenue, within one-half mile west of North 143rd Street East (377 N Birkdale Dr.).

Legal Description: Lot 49, Block A, Reber 3rd Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant,

We have reviewed your request for a Zoning Adjustment to reduce the northwest rear setback from 20 feet to 16 (20 percent) on the aforementioned property to construct an in-ground pool. The subject site has 15 feet of a platted 30-foot drainage and utility easement running along the rear property line. The proposed setback reduction is outside of the utility easement and would not permit any structures to encroach into it.

Section V-I.2.a of the Unified Zoning Code ("UZC") allows reducing the minimum rear 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 northwest rear setback from 20 feet to 16 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 north, west, south and east are zoned SF-5 and are platted for residential development. Lots in this subdivision are in the process of being constructed.

3) Compatibility with existing or permitted uses on abutting sites: The proposed in-ground pool is a compatible use to existing and permitted uses on abutting site.

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 northwest rear setback from 20 feet to 16 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 16-foot northwest rear 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.

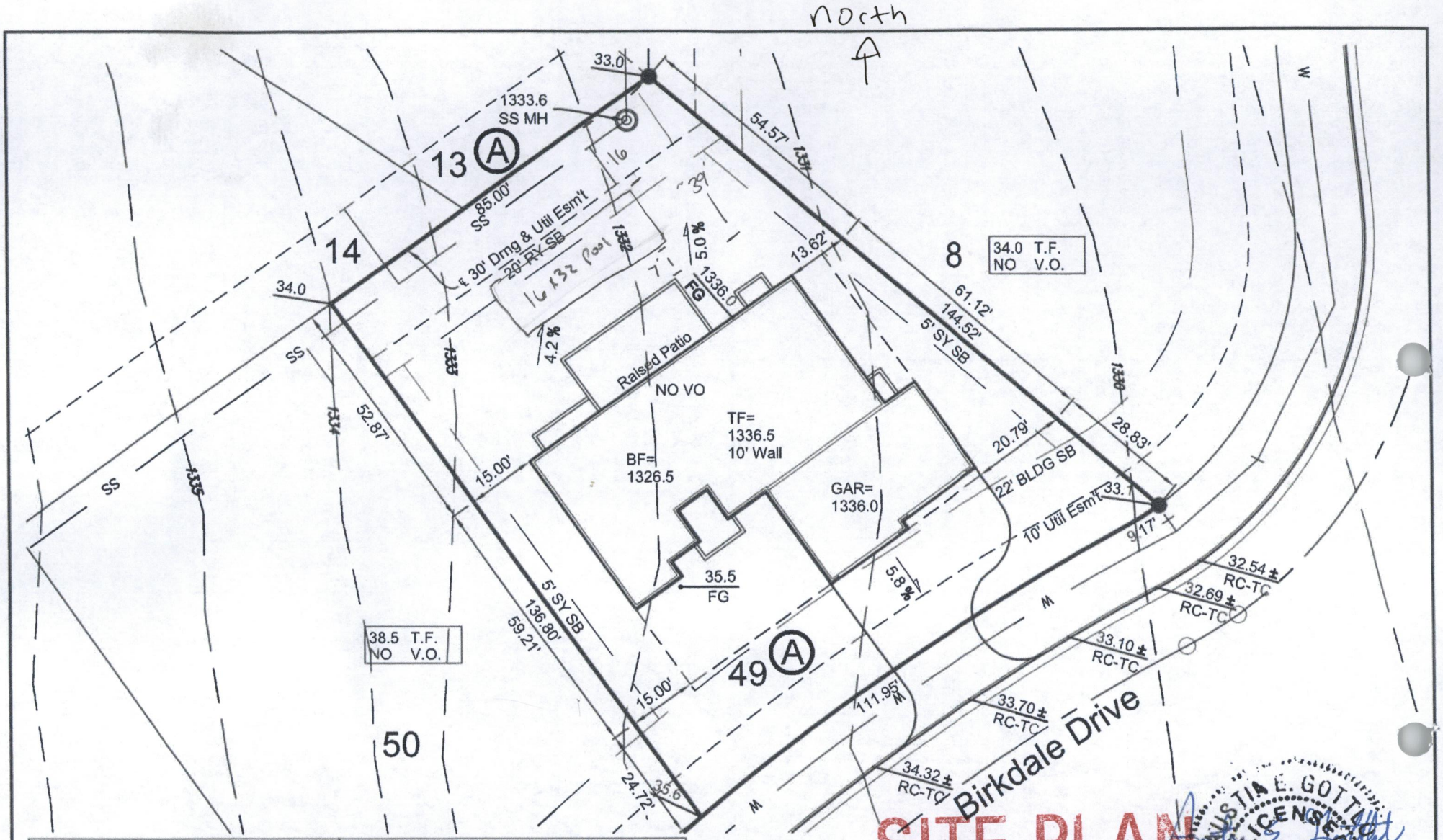
The "Development Application" sign should now be removed from the property.

Scott Wadle, Director
Metropolitan Area Planning Department

J.R. COX JR.

Chris Labrum, Director
Metropolitan Area Building and Construction Department

cc: MABCD
Becky Tuttle, City Council District II;
Teresa Veazey, CSR District II



SITE PLAN

APPROVED 6/19/26 BY
BZA26-58

AUSTIN E. GOTTSCHALK
LICENSED
17919
5/8/26
KANSAS
PROFESSIONAL ENGINEER

LOT GRADING PLAN

General Notes:
1. Staking dimensions are shown for representation only.
2. This drawing does not represent a boundary survey. Easements and setbacks shown have been taken from the recorded plat or other known sources. It shall be the Builder's responsibility to ensure that the final location of the house conforms to all applicable setbacks and easements.
3. Any changes in elevations shown on this plan must be approved by the Developer or his Authorized Representative.
4. The Builder or their subcontractor(s) shall contact the Engineer immediately with any discrepancies.

Location:
Lot 49 Block A Reber 3rd Addition
Prepared For:
Sharp Homes, (316) 775-2129

Date:	Drawn:	Approved:	Job Number:
05/08/26	CJH		26-04-G198

Legend:

CL	Center Line	GAR	Garage Floor
TF	Top Foundation	TC-RC	Top of Roll Curb
VO	View-Out Basement	FG	Finished Dirt Grade
PVO	Partial View-Out	TP	Top of Pavement
WO	Walk-Out Basement	EOP	Edge of Pavement
PWO	Partial Walk-Out	FL	Flow Line
BF	Basement Floor	XX.X	Spot Elevation
TC	Top of Curb		Slope Direction
		—> —	Swale Location

0 15' 30'
Scale: 1" = 30'

BAUGHMAN COMPANY
315 Ellis St. Wichita, KS 67211 316-262-7271
BaughmanCo.com

E:\GRADE\Reber 3rd\Lot 49 Block A.dwg