CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

June 10, 2026

Joseph and Kathleen Metzinger
3335 N. Jeanette St.
Wichita, KS 67204

Re: **BZA2026-00055:** Administrative Adjustments in the City to reduce the north side setback from 3 feet to 2 feet 11 inches (3 percent) and reduce the west rear setback from 5 feet to 2 feet 8 inches (47 percent for an area less than 300 square feet) to reconstruct an accessory structure on the rear half of a property zoned SF-5 Single-Family Residential District, generally located within one-quarter mile west of North Arkansas Avenue and within one-block south of West 33rd Street North (3335 N. Jeanette St.).

Legal Description: S1/2 E 132 FT W1/2 W1/2 N1/2 N1/2 NE1/4 SW1/4 SEC 32-26-1E, Wichita, Sedgwick County, Kansas.

Dear Applicant,

We have reviewed your request for Zoning Adjustments to reduce the north interior setback from 3 feet to 2 feet 11 inches (3 percent) and reduce the west rear setback from 5 feet to 2 feet 8 inches (47 percent for an area less than 300 square feet) on the aforementioned property to reconstruct an accessory structure on the rear half of the subject site. The total area of reduction for the rear setback is 46.6 square feet (2.67 feet x 20 feet), which is under the maximum allowable of 300 square feet. The accessory structure is single-story, which meets the height requirements for reduced setback of accessory structures in the rear half of the lot. There is no platted utility easement along the rear property line.

Section V-I.2.a of the Unified Zoning Code ("UZC") allows reducing the minimum side setback (required by the property development standards of the zoning district) by up to 20 percent and reducing the minimum rear setback (required by the property development standards of the zoning district) by up to 50 percent (for an area less than 300 square feet). 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 north and west setbacks as described 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, east, south, and west are zoned SF-5 Single-Family Residential and developed with single-family dwellings. The portion of the property to the west is part of a single large lot residential development, for which there are no immediate structures nearby. The request is to reconstruct a building on the same footprint as previously existed.

3) Compatibility with existing or permitted uses on abutting sites: The reconstruction of the accessory structure in the rear half of the lot 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 Adjustments to reduce the north and west setbacks as described are 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 2-foot, 11-inch north side setback and the 2-foot, 8-inch 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
Maggie Ballard, City Council District VI;
Ana Lopez, CSR District VI

North

2'11"

3335

N JEANETTE ST

SITE PLAN

APPROVED 6/10/26 BY

BZA2655