WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

July 16, 2012

Paul Longhofer
407 N. Dellrose
Wichita, KS 67208

Re: **BZA2012-40: Administrative adjustment to reduce the side setback from 6 to 5 feet in SF-5 Single-family Residential zoning for an addition, generally located east of North Dellrose and north of 3rd Street (407 N. Dellrose).**

Legal Description: S 10 FT LOT 16-ALL LOTS 18-20 BROOKS NOW DELLROSE AVE. CENTRAL AVE. SUB., Wichita, Sedgwick County, Kansas.

Dear Applicants:

We reviewed your request for a Zoning Adjustment to reduce the side setback for a proposed addition. You propose to build on the above referenced property with a 5-foot setback from the north, or side property line. The Unified Zoning Code requires a 6-foot setback along the side property line in SF-5 zoning; the requested Zoning Adjustment is to reduce the setback along the north property line from 6 feet to 5 feet.

Sec. V.I.2.a of the Unified Zoning Code allows a Zoning Adjustment to reduce the side setback by up to 20% when the conditions required by Sec. V.I.6 of the Code are met. We find that reducing the setback along the north property line from 6 feet to 5 feet meets the four conditions required by Section V-I.6 of the Code as set out below:

1) Impact on safety and convenience of vehicular and pedestrian circulation: This request is to reduce the setback along the side property line. Public vehicular and pedestrian circulation should not be affected.

2) Impact on existing uses in surrounding area: The proposed addition is compatible with surrounding residential properties. The setback reduction from 6 to 5 feet will not impact uses in the surrounding area.

3) Compatibility with existing or permitted uses on abutting sites: The property to the north is developed with a single-family residence approximately 10 feet from the subject property line

with an intervening driveway. Adequate separation between structures will be maintained.

4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way; there should be no impact on the public health, safety or welfare, nor will properties or improvements in the vicinity be materially injured.

Our signatures below indicate that a Zoning Adjustment to reduce the side setback along the north property line from 6 feet to 5 feet for the aforementioned property is hereby granted, subject to the following conditions:

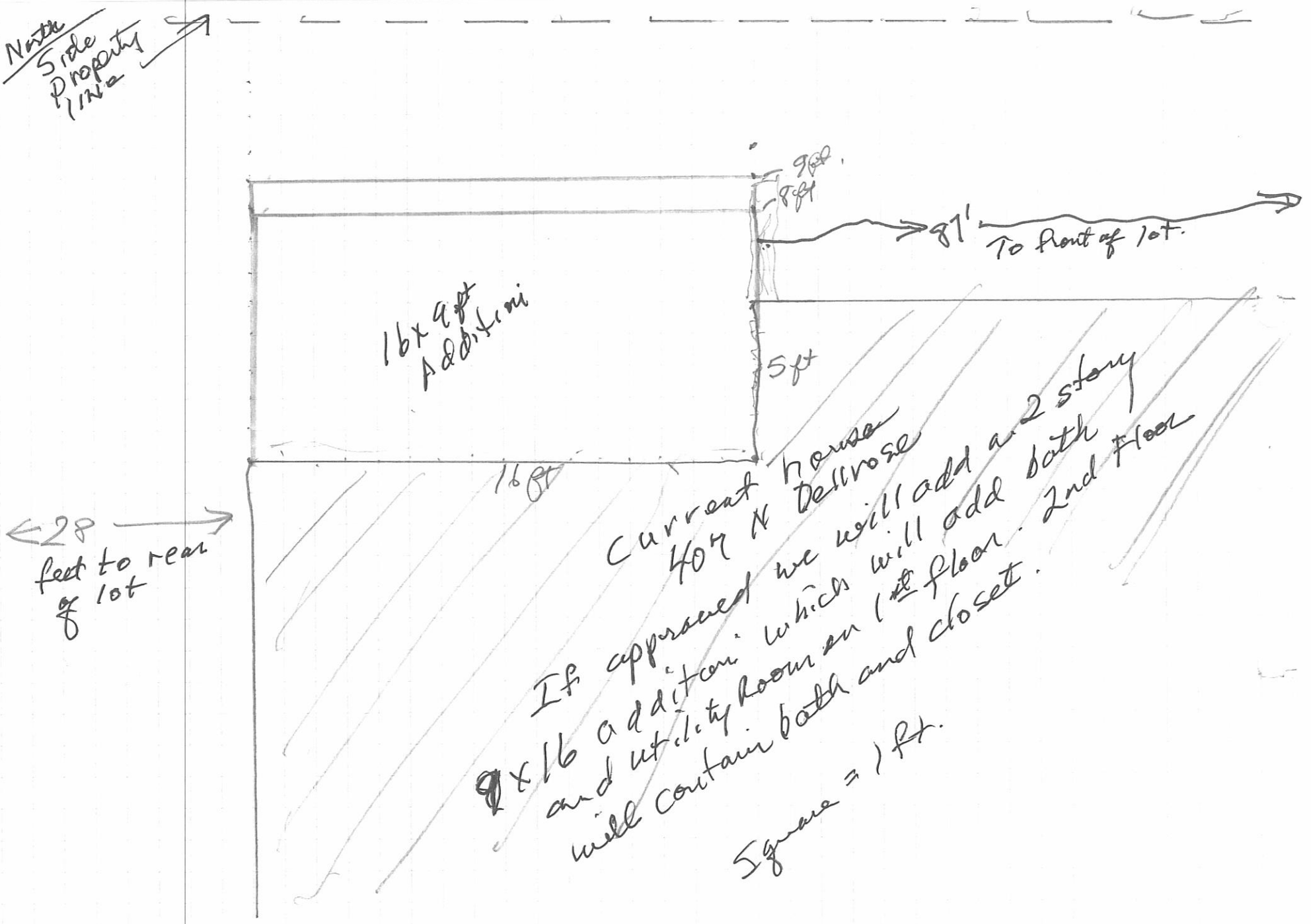
1) The site shall be developed in general conformance with the approved site plan.
2) The setback reduction shall apply only to the addition as illustrated on the approved site plan. All other structures or additions on the subject property shall conform to the setbacks required by the Unified Zoning Code unless a separate Zoning Adjustment is granted.
3) 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 Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.

The zoning adjustment sign may now be removed from the property.

John Schlegel
Planning Director

Ricky Stubbs
Co-assistant Director of Central Inspection

cc: Ricky Stubbs, Office of Central Inspection
Paul Hays, Office of Central Inspection
Pete Meitzner, CM District II
Antione Sherfield, NA District II


North Side Property line
9ft
8ft
87' To front of lot.
16x9ft Addition
5ft
16ft
<28 feet to rear of lot
Current house 407 N Bellrose
If approved we will add a 2 story 9x16 addition which will add Bath and utility Room on 1st floor. 2nd floor will contain bath and closet.
Square =) ft.