



Wichita-Sedgwick County Metropolitan Area Planning Department

March 3, 2020

Ernest and Diann Trotter
2280 S. Euclid
Wichita, KS 67213

Re: BZA2020-00005: Administrative Adjustment to increase the front setback encroachment and reduce the street side setback from 15 feet to 8 feet (approximately 50%) at the northeast corner of Euclid Avenue and Haskell Street to build a wrap-a-round open covered patio on property zoned SF-5 Single-Family Residential.

Legal Description: Lot 14, Block 19, Pawnee Park Addition, Wichita, Sedgwick County, Kansas (2280 South Euclid Avenue)

Dear Applicant,

We have reviewed your request for a Zoning Adjustment to increase the front setback encroachment and reduce the street side setback from 15 feet to 8 feet on the aforementioned property. From reviewing the application, we understand that you desire to increase the front yard encroachment from 8-feet to 8.5-feet and the street side building setback from 15-feet to 8 feet.

Section V-1.2.j of the Unified Zoning Code ("UZC") allows increasing the front yard setback encroachment by up to 20% and street side setbacks by up to 50 percent when the required setback adjustment does not exceed 300 square feet (required by the property development standards of the zoning District). This adjustment is permissible when the provisions of the Zoning Adjustment Criteria of Section V-1.6 are met. We find that the setback reduction the street side setback and the increased encroachment in the front yard setback for a wrap-a-round open covered patio as proposed meets the provisions of Section V-1.2.a and the four criteria required by Section V-1.6 as set out below:

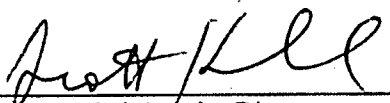
- 1) Impact on safety and convenience of vehicular and pedestrian circulation: Increased front setback encroachment from 8-feet to 8.5 feet and the reduced street side setback from 15 feet to 8 feet (approximately 50%) will have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity as right-of-way and driveways are not affected.
- 2) Impact on existing uses in surrounding areas: There will be no impact on the existing uses in surrounding areas as a result of these changes. Street visibility will be unchanged for neighboring properties.
- 3) Compatibility with existing or permitted uses on abutting sites: The properties to the north, east south and west are zoned SF-5 and are developed with single-family residences. These changes will not have a negative impact on existing or permitted uses.

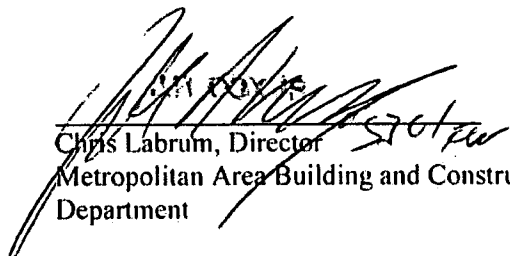
- 4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or rights-of-way. There will be no negative impact on the public health, safety or welfare, nor will properties or improvements in the vicinity be materially injured.

Our signatures below indicate that a Zoning Adjustment to increase front setback encroachment from 8-feet to 8.5 feet and reduce the street side setback from 15 feet to 8 feet (approximately 50%) for the aforementioned property is hereby **GRANTED**, subject to the following conditions:

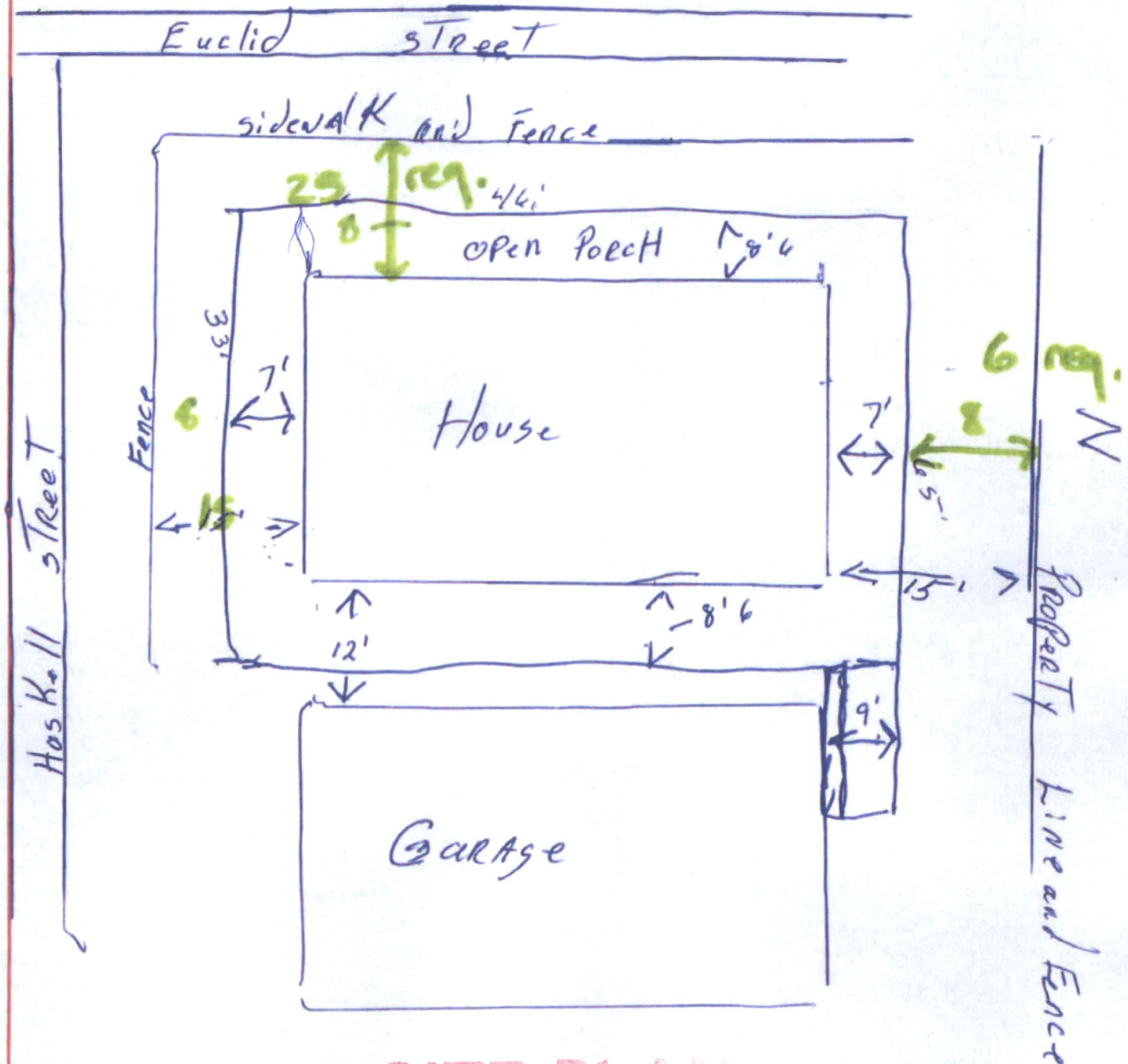
- 1) The increased front setback encroachment from 8-feet to 8.5 feet and the reduced street side setback from 15 feet to 8 feet (approximately 50%) All other structures or additions on the subject property shall conform to the setbacks permitted by the Unified Zoning Code unless a separate Zoning Adjustment or Variance is granted.
- 2) The applicant shall obtain a building permit and complete construction within one year of the Administrative Adjustment approval. The site shall conform to all codes including but not limited to building, health and fire.
- 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 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 Knebel, Interim Director
Metropolitan Area Planning Department


Chris Labrum, Director
Metropolitan Area Building and Construction
Department

cc: MABCD
Jeff Blubaugh, CM District IV
Rebecca Fields, Community Service Representative, District VI



SITE PLAN

APPROVED 3/march/2000 RLMorgan