



Wichita-Sedgwick County Metropolitan Area Planning Department

May 5, 2021

Rogelio Granillo
628 South Lulu Avenue
Wichita, KS 67211

Summit Roofing and Remodeling
Attn: Shane Estell
1006 North Woodlawn Avenue
Wichita, KS 67208

Re: BZA2021-00020: Administrative Adjustment to reduce the north street side yard setback from five feet (5) to 4.2 feet on property zoned B Multi-Family Residential to allow a detached garage (18 feet by 25 feet).

Legal Description: South 41.45 Feet of LOT 5 and the North 30 Feet of LOT 7, Haymakers Addition, Wichita, Sedgwick County, Kansas; generally located two blocks south of East Kellogg Drive and three blocks west of South Hydraulic Avenue (628 S. Lulu Avenue)

Dear Applicant,

We have reviewed your request for a Zoning Adjustment to reduce the north street side yard setback on the aforementioned property. From reviewing the application, we understand that you desire to reduce the street side yard setback from 5 feet to 4.2 feet to allow construction of a detached garage.

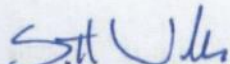
Section V-1.2.a of the Unified Zoning Code ("UZC") allows reducing minimum Front, Side, and Rear Setbacks (required by the property development standards of the zoning District) by up to 20 percent. This adjustment is permissible when the provisions of those sections and the Zoning Adjustment Criteria of Section V-1.6 are met. We find that the reduction of the setbacks 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: The proposed reduction of the north street side yard setback 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 residential uses; street visibility will be unchanged for neighboring properties.
- 3) Compatibility with existing or permitted uses on abutting sites: Abutting sites are zoned B Multi-Family Residential and are developed with single-family dwelling units and a church.
- 4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-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.

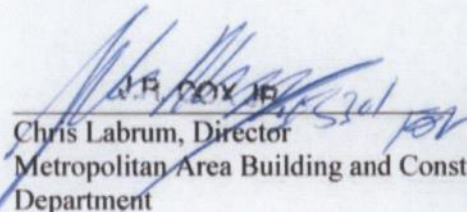
Our signatures below indicate that a Zoning Adjustment to reduce the north street side yard setback is hereby GRANTED, subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site.
- 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) The setback reduction shall apply only to the north street side yard 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) There shall be no business or commercial activity conducted in the detached garage, other than as permitted by the home occupation regulations of the Unified Zoning Code. Any home occupation shall be properly licensed per City Code (Title 3.96).
- 5) Gating the City Right-of-Way east of the detached garage must be resolved to the satisfaction of the City of Wichita Public Works and Utilities Department – Engineering Office. This must be completed within 120 days after the date of this approval letter.
- 6) 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



Chris Labrum, Director
Metropolitan Area Building and Construction
Department

cc: MABCD
Brandon Johnson, CM District I
Kameelah Alexander, CSR District I



SITE PLAN

APPROVED *Blmorga* BY *5-5-2021*



SCALE 1"=40'

- ⊙ - 3/4" iron pipe found
- ⊙ - 1/2" iron pipe found
- M - measured distance
- P - plat distance
- R - record distance
- S - scaled from plat distance