



**Wichita-Sedgwick County Metropolitan Area Planning Department**

November 30, 2021

Rigoberto Perez  
1314 W. Brady Street  
Wichita, KS 67204

**Re: BZA2021-00066: Administrative Adjustment to reduce the rear yard setback from 20 feet to 16 feet on property zoned SF-5 Single-Family Residential to allow construction of a garage addition to the existing house.**

**Legal Description: Lot 9, Block 9, Builders 11th Addition, Wichita, Sedgwick County, Kansas; generally located 2,000 feet west of North Arkansas and 1,100 feet north of West 25<sup>th</sup> Street North (1314 W. Brady)**

Dear Applicant,

We have reviewed your request for a Zoning Adjustment to reduce the rear yard setback on the aforementioned property. From reviewing the application, we understand that you are demolishing the existing detached garage and desire to reduce the rear yard setback from 20 feet to 16 feet to allow construction of a garage addition to the existing house as shown on the site plan.

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.

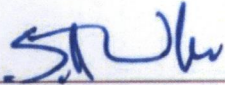
We find that the reduction of the setback as proposed meets the provisions of Section V-1.2.a and the four criteria required by Section V-1.6 as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed reduction of the rear 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 SF-5 Single-Family Residential and are developing with single-family dwelling units.
- 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.

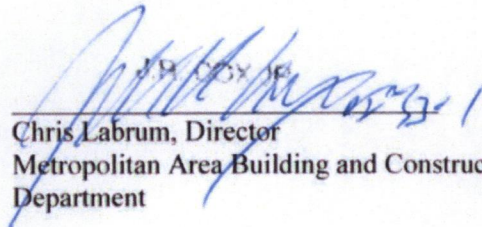
Our signatures below indicate that a Zoning Adjustment to reduce the rear yard setback from 20 feet to 16 feet to allow construction of a garage addition as shown on the site plan is hereby GRANTED, subject to the following conditions:

- 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 rear 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) 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.



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Scott Wadle, Director  
Metropolitan Area Planning Department



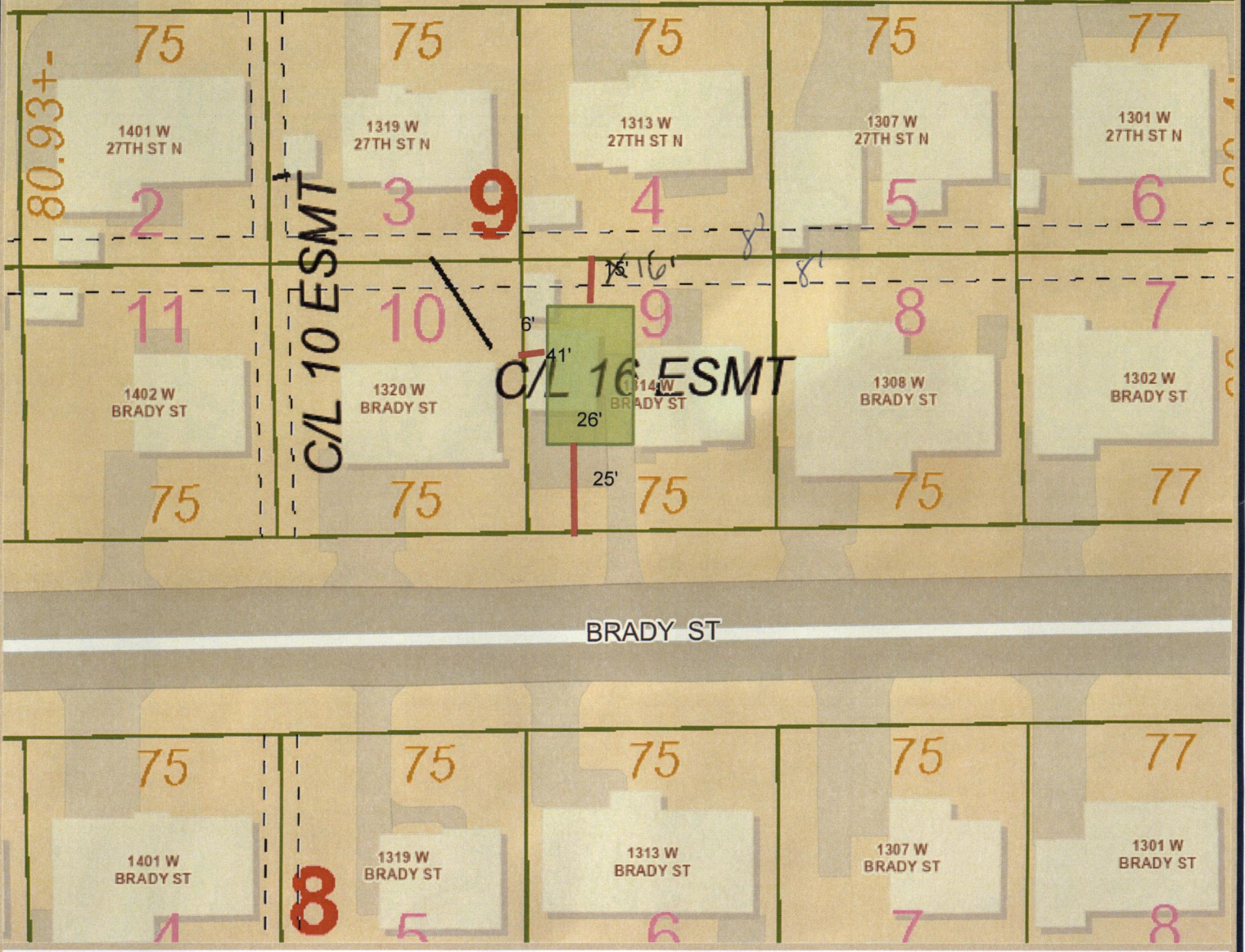
J.P. CSX 10/1

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Chris Labrum, Director  
Metropolitan Area Building and Construction  
Department

cc: MABCD  
Cindy Claycomb, CM District VI  
Ana Lopez, CSR District VI

# SITE PLAN

APPROVED 11/30/2021 *[Signature]*  
27TH ST



BRADY ST

It is understood that the Sedgewick County GIS, Division of Information and Operations, has no indication or reason to believe that there are inaccuracies in information incorporated in the base map.  
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