



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

April 13, 2023

Josh and Leah Coslett  
1341 North River Blvd.  
Wichita, KS 67203

**Re: BZA2023-00021: Administrative Adjustment in the City for a 20 percent reduction in the interior side setback from 6 feet to 4.8 feet for a room addition; generally located within one block south of East 13<sup>th</sup> Street North and on the west side of North River Boulevard (1341 North River Blvd).**

**Legal Description: Lot 2, Innes Addition, Wichita, Sedgwick County, Kansas.**

Dear Applicant,

We have reviewed your request for a Zoning Adjustment to reduce the north interior side yard setback by 20 percent from 6 feet to 4.8 feet on the aforementioned property in order to construct a room addition.

Section V-I.2.a of the Unified Zoning Code (“UZC”) allows reducing the minimum interior side yard setback (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-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 interior side yard setback from 6 feet to 4.8 feet 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: The room addition is not anticipated to have any negative impacts on surrounding properties as it projects only 1 foot, 8 inches more than the current edge of the house.
- 3) Compatibility with existing or permitted uses on abutting sites: Abutting and adjacent properties are zoned TF-3 Two-Family Residential District on all sides and are developed with single-family dwellings.
- 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 interior side yard setback from 6 feet to 4.8 feet is 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 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 4.8-foot, 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) 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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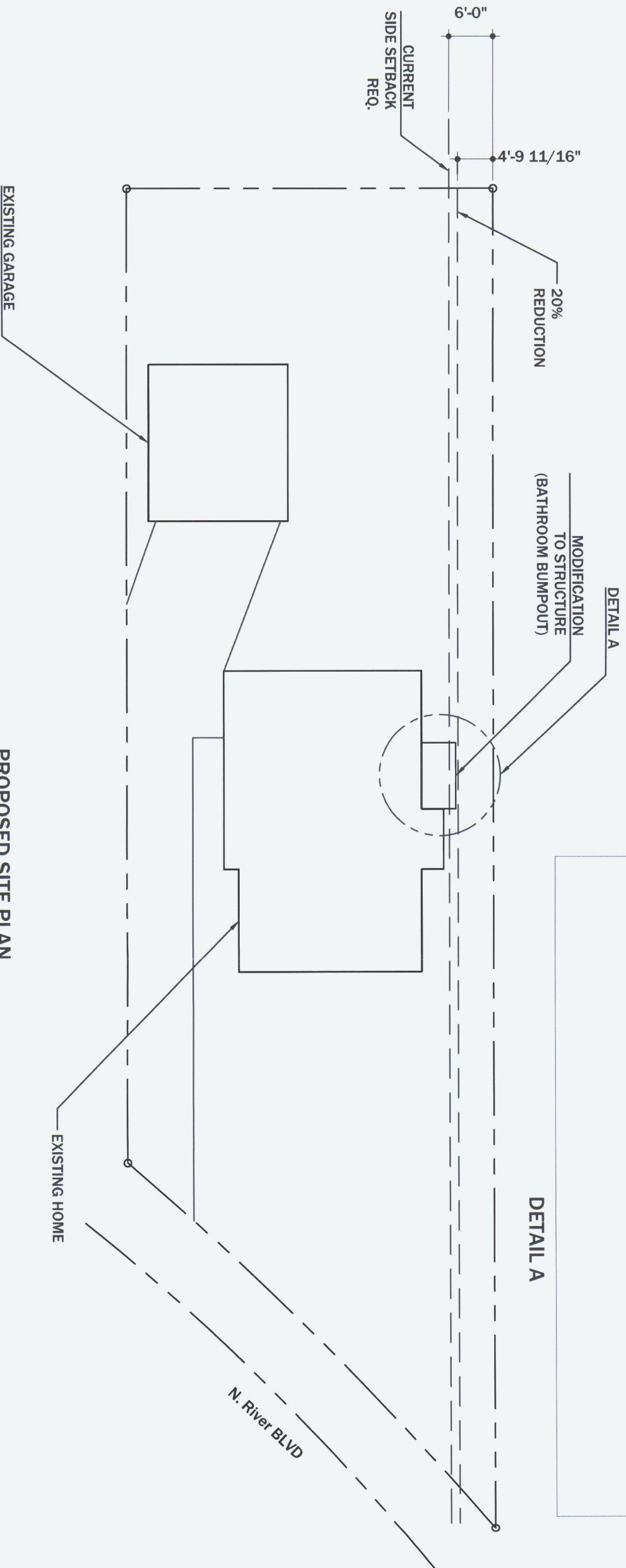
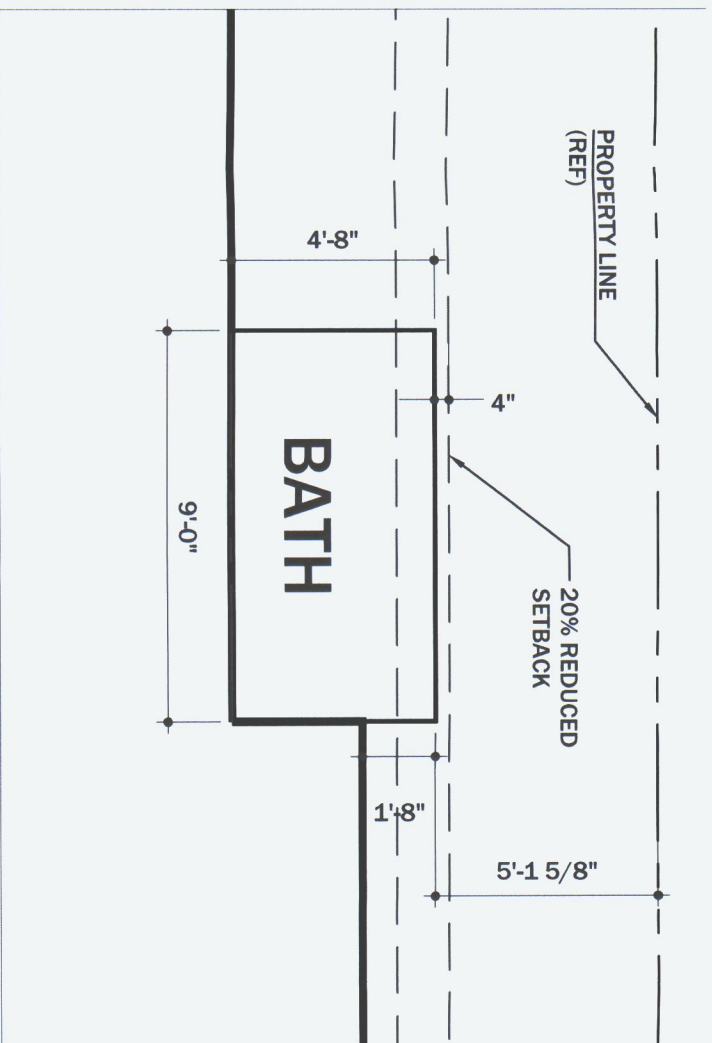
Scott Wadle, Director  
Metropolitan Area Planning Department



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J.R. COX JR.  
Chris Labrum, Director  
Metropolitan Area Building and Construction  
Department

cc: MABCD  
Maggie Ballard, CM District VI  
Ana Lopez, CSR District VI



PROPOSED SITE PLAN  
 1341 N RIVER BLVD  
 WICHITA, KS 67203  
 SCALE: 1/16"=1'

LEGAL:  
 LOT 2 INNES ADDITION  
 CITY OF WICHITA  
 COUNTY OF SEDGWICK  
 STATE OF KANSAS

**SITE PLAN**

APPROVED 4/13/23  
 BZA 2023-21

the **BATH BUMP OUT**



Project No. 2023.01

Revisions


Notes  
 DRAWN BY: JOSIE COSLETT

Project Name



Scale  
 NOTED  
 PROPOSED SITE PLAN

**A1.1**

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