



Wichita-Sedgwick County Metropolitan Area Planning Department

April 13, 2023

Rolando and Adoracion Chavira
7308 East Beachy St.
Wichita, KS 67206

Eswin M. Lopez Jimenez
2451 West Caroline St
Wichita, KS 67203

Re: BZA2023-00020: Administrative Adjustment in the City to reduce the front setback by 20 percent (from 25 feet to 20 feet) and the interior side setback by 33 percent (from 6 feet to 4 feet) for a building addition; generally located within one block east of North Meridian Avenue and within one-quarter mile south of North McLean Blvd (2451 West Caroline Street).

Legal Description: Lots 17 & 19, Caroline Avenue, Kirkpatrick's Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant,

We have reviewed your request for Zoning Adjustments to reduce the north front yard setback from 25 feet to 20 feet (20 percent) and the east interior side setback 6 feet to 4 feet (33 percent for an area less than 300 square feet) on the aforementioned property in order to construct a building addition.

Section V-I.2.a of the Unified Zoning Code ("UZC") allows reducing the minimum front yard setback by 20 percent and the minimum interior side yard setback (required by the property development standards of the zoning district) by up to 50 percent if the area to be reduced does not exceed 300 square feet. This adjustment is permissible when the provisions of those sections and the Zoning Adjustment Criteria of Section V-I.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 reductions of the front setback from 25 feet to 20 feet and the east interior side yard setback from 6 feet to 4 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:** Street visibility for the property to the east will be impacted by a front building addition on the subject site. However, given how deep the house is built on the neighboring lot, the current placement of the existing home impacts street visibility. The house on the subject property is built approximately 37 feet from the front property line. Therefore, a 12-foot addition can be built by-right, which would also impact street visibility of the neighboring property to the east. The additional 5-foot setback reduction will have minimal additional impact than what can be constructed by-right.

- 3) Compatibility with existing or permitted uses on abutting sites: Abutting and adjacent properties are zoned SF-5 Single-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.

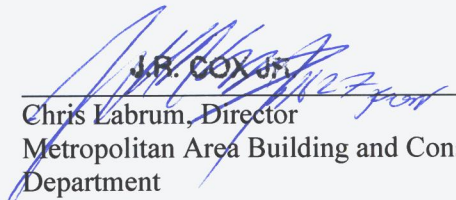
Our signatures below indicate that the Zoning Adjustments to reduce the front setback from 25 feet to 20 feet and the reduction to the east interior side yard setback from 6 feet to 4 feet (for an area less than 300 square feet) is hereby GRANTED, subject to the following conditions:

- 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 reductions shall apply only to the 20-foot front setback and the 4-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) The subject property is located in the Delano Overlay District. Elevations of the building addition must be reviewed and approved by the Planning Department before the issuance of any building permits.
- 5) 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



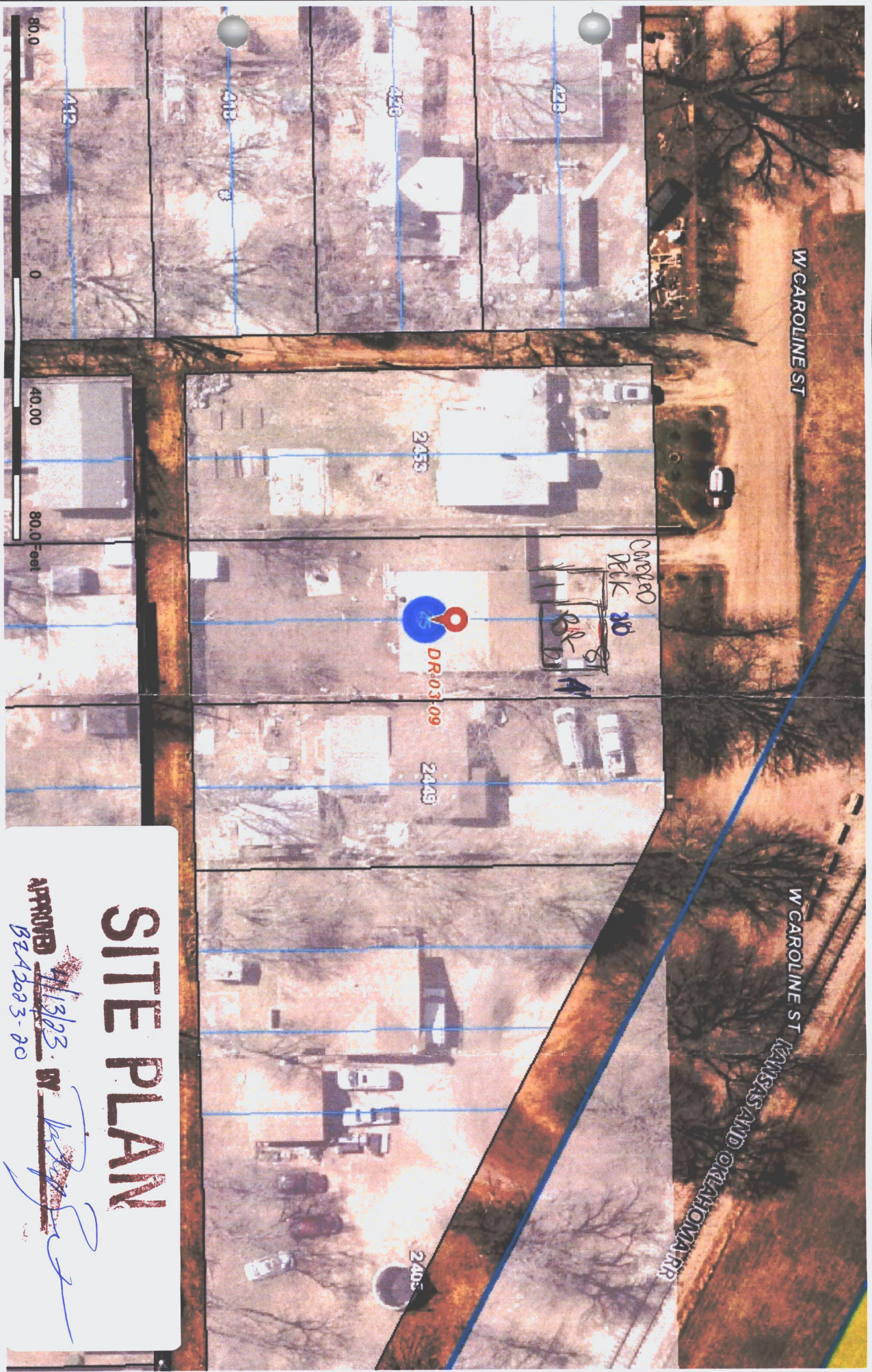
J.R. COX JR.
Chris Labrum, Director
Metropolitan Area Building and Construction
Department

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



2451 W CAROLINE ST.

City of Wichita Map Print



SITE PLAN

APPROVED 1/13/23 BY W [Signature]

BZA2023-20

4' del fence
20' fence

1:480

This information is not an official record, and cannot be used as such. The user should rely only upon official records available from the custodian of records in the appropriate City and/or County department. Some data provided here and used for the preparation of these maps has been obtained from public records not created or maintained by the City of Wichita.