



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

October 7, 2022

Ramon Berumen  
6508 W Renee Ct.  
Wichita, KS 67212

*VOID Failure to provide site plan*

**Re: BZA2022-00049: City Administrative Adjustment to reduce the rear setback from 20 feet to 16 feet (20 percent) for covered patio on property zoned SF-5 Single-Family Residential, located one-half mile east of North Ridge Road and one-half mile north of West Maple Street (6508 W Renee Court)**

**Legal Description: Lot 10, Block C, Willo Esque 4<sup>th</sup> Addition, Wichita, Sedgwick County, Kansas.**

Dear Applicant,

We have reviewed your request for a Zoning Adjustment to reduce the east, rear yard setback on the aforementioned property. From reviewing the application, we understand that you desire to reduce the east, rear yard setback from 20 feet to 16 feet (20 percent) to allow for a covered patio/deck on the rear of your home.

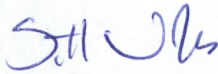
Section V-I.2.a of the Unified Zoning Code (“UZC”) allows reducing the minimum rear yard setback (required by the property development standards of the zoning district) by up to 20 percent. This adjustment is permissible when the provisions of those sections and the Zoning Adjustment Criteria of Section V-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 reduction of the east 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 properties are zoned SF-5 Single-Family Residential and are developed with single-family residences.
- 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 east, rear yard setback from 20 feet to 16 feet (20 percent) to construct a covered patio is hereby GRANTED, subject to the following conditions:

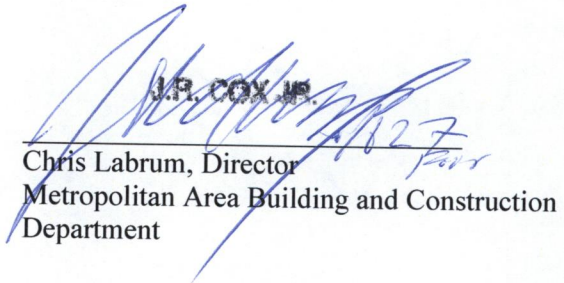
- 1) A revised site plan shall be provided to Planning indicating the extend of the covered patio along the rear portion of the home with dimension labels to the property lines.
- 2) The site shall be developed in general conformance with the approved site.
- 3) The applicant shall obtain a building 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.
- 4) The setback reduction shall apply only to the east rear yard setback for the extent of the covered patio 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.
- 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.



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Scott Wadle, Director  
Metropolitan Area Planning Department



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

cc: MABCD  
Bryan Frye, CM District V  
Cory Buchta, CSR District V

## **Zevenbergen, Philip**

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**From:** Zevenbergen, Philip  
**Sent:** Monday, February 27, 2023 3:26 PM  
**To:** ramonberumen2015@gmail.com  
**Subject:** BZA2022-00049 Revised Site Plan  
**Attachments:** BZA2022-00049 Approval Letter.pdf

Good afternoon,

In October 2022, the attached approval letter was sent out regarding an administrative adjustment to reduce a setback for a home addition. Condition #1 of approval stated that a revised site plan needed to be submitted to the Planning Department indicating the extent of the covered patio along the rear portion of the home with dimension labels to the property lines.

Please submit a revised site plan within 60 days or the administrative adjustment will be considered null and void.

PHILIP ZEVENBERGEN  
CURRENT PLANS, DIVISION MANAGER  
METRO AREA PLANNING DEPARTMENT  
316-268-4494



Wichita-Sedgwick County Metropolitan Area Planning Department