



Wichita-Sedgwick County Metropolitan Area Planning Department

Constance Rogers
225 N Susie Ave
Wichita, KS 67215

October 6, 2023

RE: BZA2023-00057: Administrative Adjustments in the County for a 20 percent reduction for north street side setback from 20 feet to 16 feet for construction of a home addition on property zoned SF-20 Single-Family Residential; generally located within one-block north of West MacArthur Avenue and within one-quarter mile west of K-42 Highway (225 North Susie Ave).

Legal Description: Lots 18-24 Even, Block 4, Shulte Addition, Sedgwick County, Kansas.

Dear applicant,

We have reviewed your request for Zoning Adjustment to reduce the north street side yard setback by 20 percent from 20 feet to 16 feet on the aforementioned property in order to construct an addition onto the existing single-family dwelling.

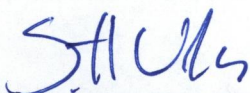
Section V-1.2.a of the Unified Zoning Code ("UZC") allows reducing the minimum street side yard setback (required by the property development standards of the zoning district) by up to 20 percent. These adjustments are permissible when the provisions of those sections and the Zoning Adjustment Criteria 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 from 20 feet to 16 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:** There will be no impact on the existing residential use; street visibility will be unchanged for neighboring properties.
- 3) **Compatibility with existing or permitted uses on abutting sites:** Property to the north is zoned SF-5 Single-Family Residential District and is developed with a dwelling and a school. Properties to the east, south, and west are zoned SF-20 Single-Family District and developed with single-family dwellings. The proposed addition should not create any significant detrimental impacts on neighboring properties.
- 4) **Effect on public health, safety, or welfare:** There will be no encroachment into public utility easements or right-of-way. It is not anticipated to have any significant negative impacts on the public health, safety, or welfare, nor will properties or improvements in the vicinity be materially injured.

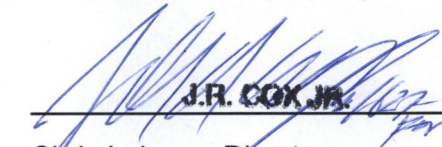
Our signatures below indicate that Zoning Adjustment to reduce the north street side yard setback from 20 feet to 16 feet is hereby GRANTED, subject to the following conditions:

- 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 16-foot, 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) 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



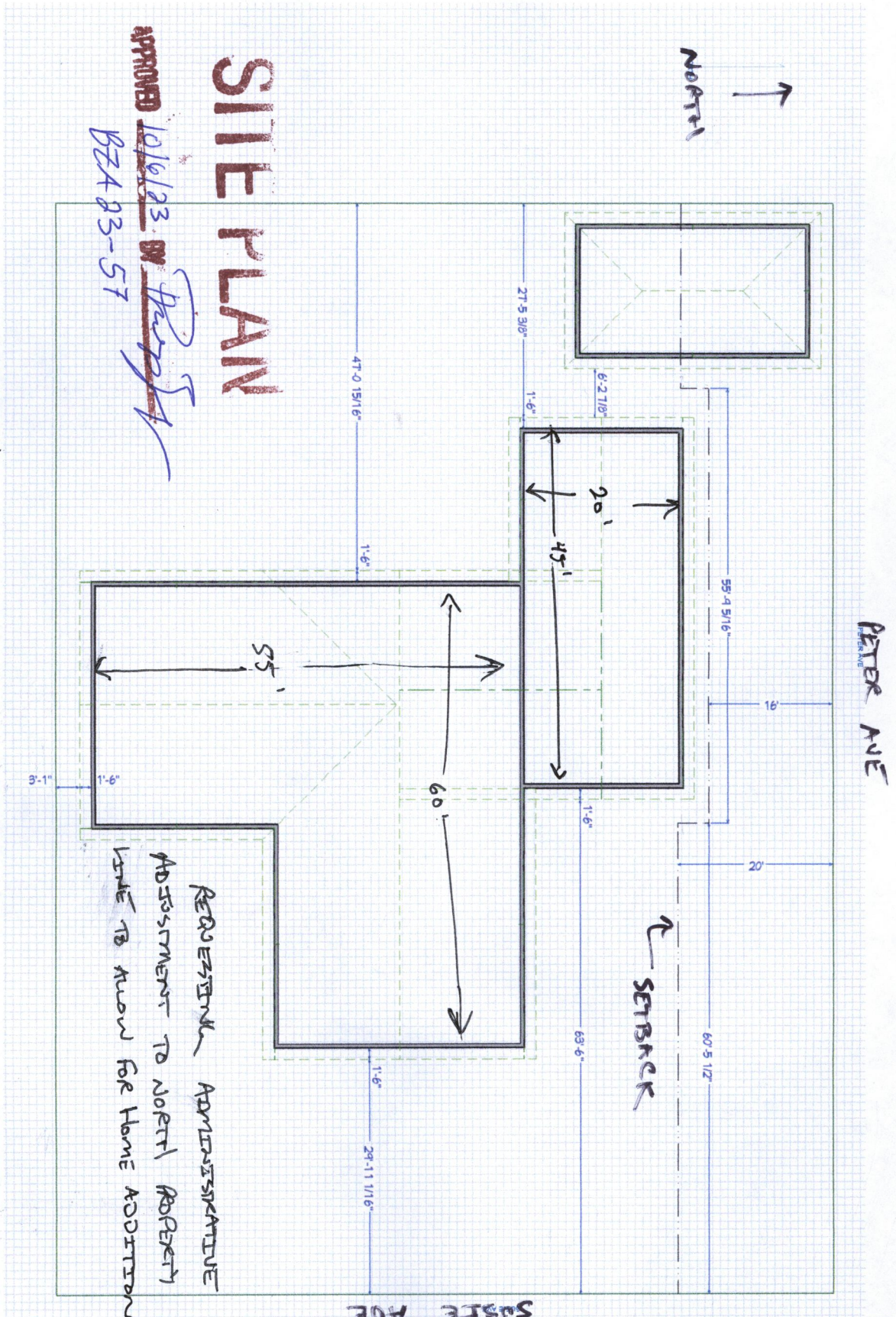
J.R. COX, JR.
Chris Labrum, Director
Metropolitan Area Building and Construction
Department

cc: MABCD
Sarah Lopez, BoCC District 2
Jason Davis, 608 Ralph McGill Blvd NE #519, Atlanta, GA 30312
Jacob Arnold, 21223 West Maple, Goddard, KS 67052

PREPARED BY: JACOBS ARNOLD 316-570-3565
 FOR: CONSTANCE ROGERS, PROPERTY OWNER

APPROVED ~~10/6/23~~ BY *[Signature]*
 BZA 23-57

SITE PLAN



REQUESTING ADMINISTRATIVE
 ADJUSTMENT TO NORTH PROPERTY
 LINE TO ALLOW FOR HOME ADDITION

DRAWINGS PROVIDED BY:	DATE:	SCALE:	REVISION TABLE	
			NUMBER	DATE
225 N SUSIE ADMINISTRATIVE ADJUSTMENT	9/25/2023	P-1	REVISED BY	DESCRIPTION