



Wichita-Sedgwick County Metropolitan Area Planning Department

Shawn Patterson
2518 South Prescott Cir.
Wichita, KS 67215

November 17, 2023

RE: BZA2023-00062: Administrative Adjustments in the City for a 20 percent reduction for the north interior side setback from 6 feet to 4.8 feet for construction of a third-car garage addition on property zoned SF-5 Single-Family Residential; generally located within one-half mile west of South Maize Road and within one-quarter mile south of West Pawnee Avenue (2518 South Prescott Cir.).

Legal Description: Lot 9, Block C, Southern Ridge 2nd 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 third-car garage 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 this section and the Zoning Adjustment Criteria of Section V-I.6 are met. We find that the reduction of the setback as proposed meets the provisions of Section V-I.2.a and the four criteria required by Section V-I.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:** 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:** Properties to the north, east, south, and west are zoned SF-5 Single-Family Residential District and developed with single-family dwellings. Several homes on the block are constructed with three-car garages. Therefore, the request for a third-car garage addition is not out of character with the area.
- 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 the 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.



Scott Wadle, Director
Metropolitan Area Planning Department



J.R. COX JR.

Chris Labrum, Director
Metropolitan Area Building and Construction
Department

cc: MABCD
Jeff Blubaugh, CM District IV
Brooke Kauchak, CSR District IV

2518 S Prescott Cir Administrative Adjustment site plan

Request: reduce 6' setback by the maximum 20% allowable by administrative adjust to allow for 3rd car garage addition.

Owner: Shawn Patterson, 316-833-8677, trucaftan@hotmail.com

SITE PLAN



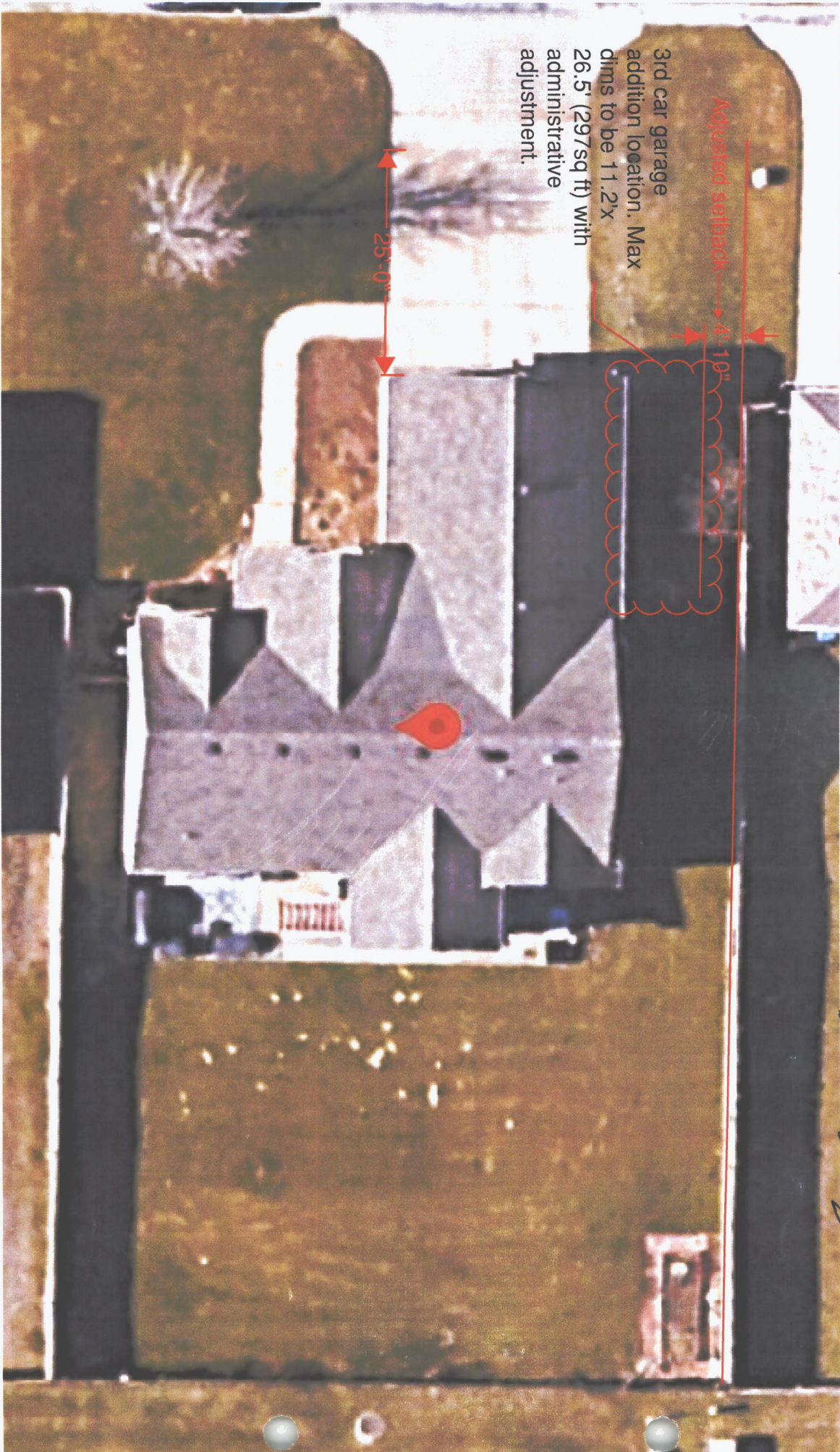
APPROVED
11/17/23 BY *Tracy R*
BXT 23-62

3rd car garage addition location. Max dims to be 11.2' x 26.5' (297sq ft) with administrative adjustment.

Adjusted setback

4'-10"

25'-0"



Scale approx 1"=15'