



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

July 12, 2024

Ken Wu  
6544 N. Woodlawn  
Kechi, KS 67067

Excel Custom Construction  
Attn: Darrell Leffew  
150 S. Washington Ave.  
Wichita, KS 67202

**Re: BZA2024-00036:** Administrative Adjustment in the City to reduce the south street side setback from 15 feet to 12 feet (20 percent) to bring an existing structure into compliance and permit an addition on property zoned SF-5 Single-Family Residential District, generally located two-blocks west of North Arkansas Avenue and one-block north of West 29<sup>th</sup> Street North (3102 N. Mascot).

**Legal Description:** Lots 2 & 4 plus ½ vacated alley, Block 2, E.C. & L.R Cole's Addition to Carey Park, Wichita, Sedgwick County, Kansas.

Dear Applicants,

We have reviewed your request for a Zoning Adjustment to reduce the south street side setback from 15 feet to 12 feet (20 percent) on the aforementioned property in order to bring an existing structure into compliance and permit an addition to be constructed onto the west side of the structure that is intended to be converted to a dwelling.

Section V-1.2.a of the Unified Zoning Code ("UZC") allows reducing the minimum side 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 setback 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 south street side setback from 15 feet to 12 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 uses. The surrounding properties are residentially developed. The existing structure has been established for some time, and the addition along the west side of the structure will not encroach closer to the street side than the existing structure while also maintaining all other applicable building setbacks.
- 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 are developed

with single-family residences. The existing structure has been established for some time, and the addition along the west side of the structure will not encroach closer to the street side than the existing structure while also maintaining all other applicable building setbacks.

- 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.

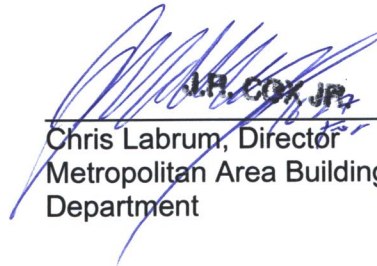
Our signatures below indicate that a Zoning Adjustment to reduce the south street side setback from 15 feet to 12 feet is hereby GRANTED, subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site plan.
- 2) The applicant shall obtain a building permit within one year of the Administrative Adjustment approval. The site shall conform to all codes including but not limited to zoning, building, health, and fire.
- 3) The setback reduction shall apply only to the 12-foot south street side 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.



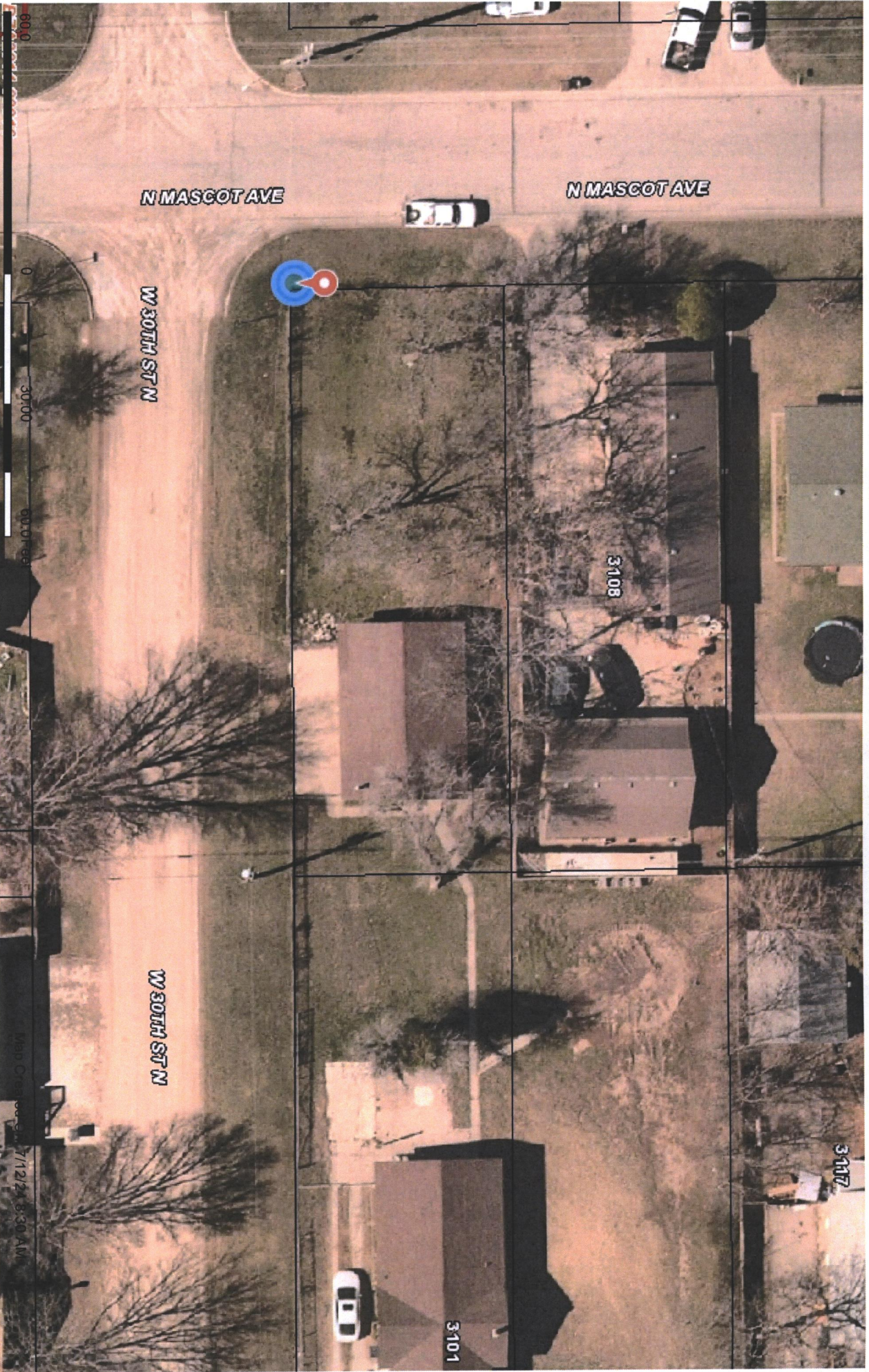
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Scott Wadle, Director  
Metropolitan Area Planning Department

  
J.R. COX, JR.

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Chris Labrum, Director  
Metropolitan Area Building and Construction  
Department

cc: MABCD  
Maggie Ballard, City Councilmember, District VI  
Ana Lopez, CSR District VI

# 3102 N Mascot



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.

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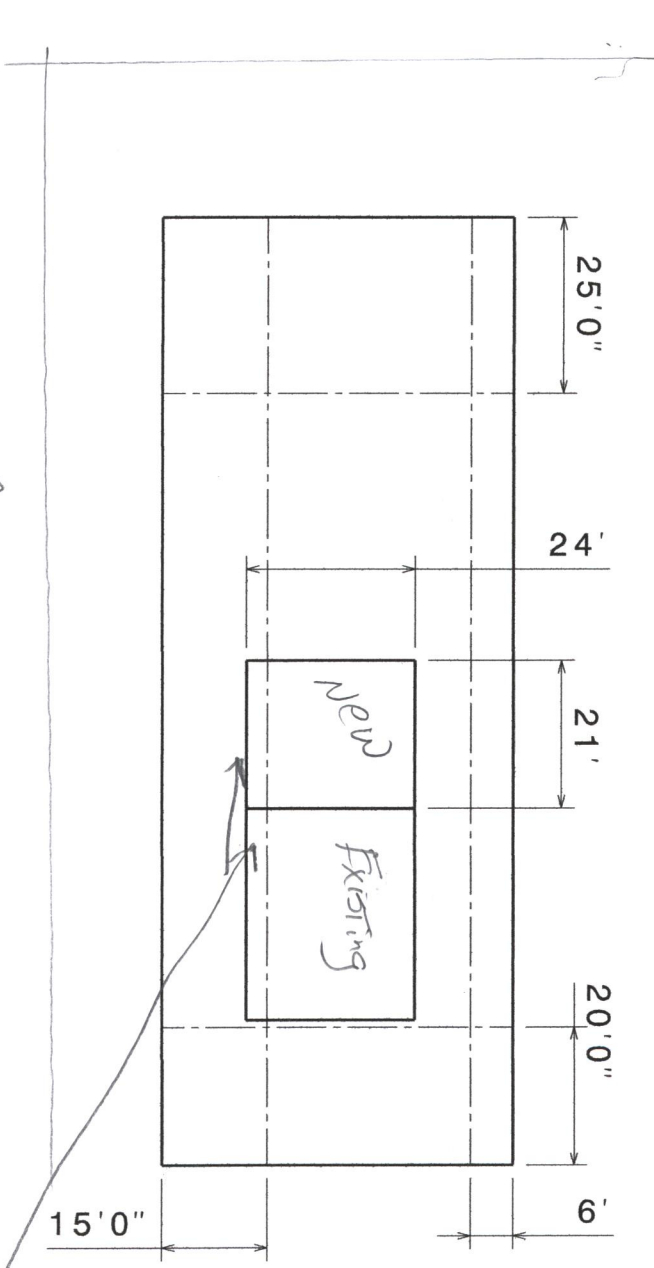
3102 N. MASCOT

Reduce side street setback by 20% along 30th St

APPLICANT - Ken Wu

Agent - Excel Custom Construction LLC - Dreell Lopez  
150 S. Washington Suite 200  
Wichita KS 67202

N. MASCOT



W 30th St. N.

Reduce streetside setback by 20% to 12'

N.

# SITE PLAN

SCALE 1" = 30'

APPROVED  
7/12/14  
BZA 24-36