



Wichita-Sedgwick County Metropolitan Area Planning Department

May 6, 2024

Neidi Ornelas
4227 W Memory Ln.
Wichita, KS 67212

Re: **BZA2024-00023:** Administrative Adjustment in the City to reduce the west street side setback by 50 percent for an area less than 300 square feet (from 15 feet to 7.5 feet) to allow the placement of a carport on property zoned SF-5 Single-Family Residential District, generally located one-block west of West Zoo Boulevard and three-blocks north of West 9th Street North (4227 W. Memory Lane).

Legal Description: Lot 1, Block 3, Memory Acres Addition, Wichita, Sedgwick County, Kansas.

Dear Applicants,

We have reviewed your request for a Zoning Adjustment to reduce the west street side setback from 15 feet to 7.5 feet (50 percent for an area less than 300 square feet) on the aforementioned property in order to place a carport.

Section V-1.2.a of the Unified Zoning Code ("UZC") allows reducing the minimum side and rear yard setback (required by the property development standards of the zoning district) by up to 50 percent when the area for each setback does not exceed 300 square feet. 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 west street side setback from 15 feet to 7.5 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 site plan illustrates that the carport will be placed behind a six-foot wood fence, which will minimize the visual impact on nearby properties.
- 3) Compatibility with existing or permitted uses on abutting sites: Properties to the north, south, east, and west are zoned SF-5 Single-Family Residential District and are developed with single-family dwellings. The site plan illustrates that the carport will be placed behind a six-foot wood fence, which will minimize the visual impact on nearby properties.
- 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 west street side setback from 15 feet to 7.5 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 install the carport 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 7.5-foot west 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.



Scott Wadle, Director
Metropolitan Area Planning Department



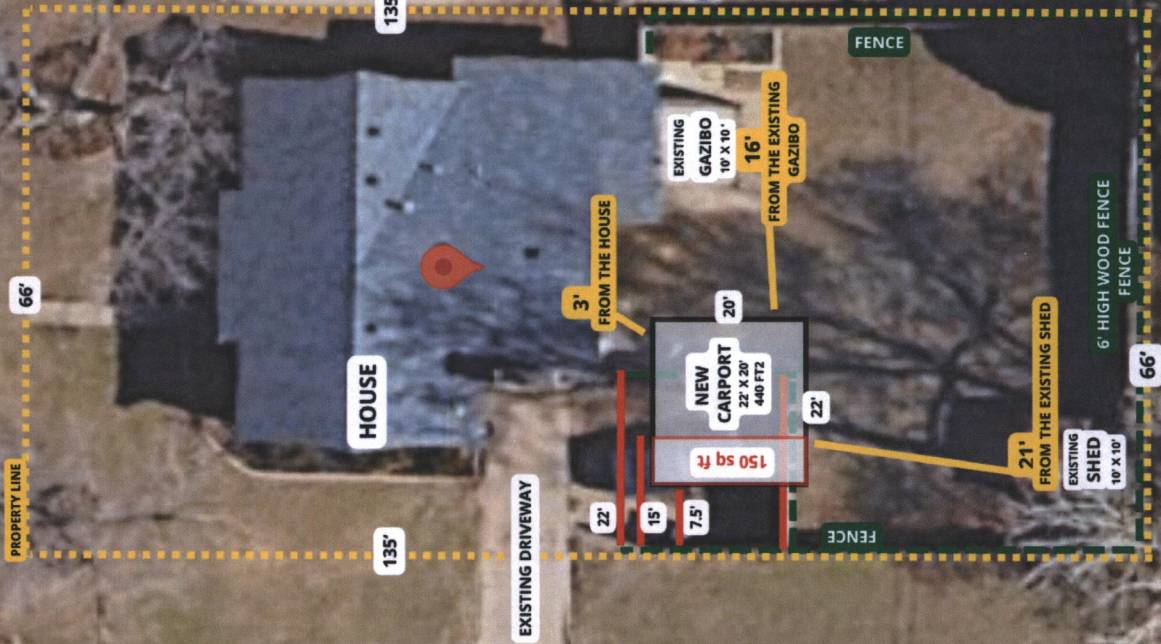
Chris Labrum, Director
Metropolitan Area Building and Construction
Department

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



SITE PLAN

APPROVED 5/16/24 BY *[Signature]*
BZA 24-23



W Memory Ln

W Memory Ln

W Memory Ln

W Memory Ln

W Memory Ln

W Memory Ln

4215

4221

135'

66'

HOUSE

EXISTING DRIVEWAY

EXISTING GAZIBO
10' X 10'

16'
FROM THE EXISTING
GAZIBO

20'

22'

150 sq ft

NEW CARPORT
22' X 20'
440 FT²

FENCE

EXISTING SHED
10' X 10'

21'
FROM THE EXISTING SHED

6' HIGH WOOD FENCE

66'

N Nevada St

N Nevada St