



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

November 4, 2024

Steve and/or Tambra Johnson
2005 N. Veranda Cir.
Wichita, KS 67206

Farha Home Trends
Attn: Jeremy Farha
1300 E. Central Ave.
Wichita, KS 67214

Re: **BZA2024-00073**: Administrative Adjustment in the City to reduce the southeasterly interior side setback from 6 feet to 4 feet (for areas less than 300 square feet) to permit construction of a building addition, on property zoned SF-5 Single-Family Residential District within CUP DP-274, generally located within one-quarter mile south of East 21st Street North and within one-half mile west of North Greenwich Road (2005 N. Veranda Cir.).

Legal Description: Lot 1, Block 1, Glen Meadows 2nd Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant,

We have reviewed your request for a Zoning Adjustment to reduce the southeasterly interior side setback from 6 feet to 4 feet (33.3 percent for an area less than 300 square feet) on the aforementioned property in order to permit construction of a building addition onto the existing home. The proposed encroachment would be less than 2 square feet.

Section V-1.2.a of the Unified Zoning Code ("UZC") allows reducing the minimum side yard setback (required by the property development standards of the zoning district) by up to 50 percent when the area does not exceed 300 square feet. This adjustment is permissible when the provisions of this section 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 southeasterly interior side setback from 6 feet to 4 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 proposed encroachment would be an area of less than 2 square feet. The proposed addition onto the existing home is nearest to the side property that abuts a platted reserve and not a developed residential lot.
- 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. Properties to the

north and west are developed with single-family dwelling. Properties to the east and south are platted reserves, with the property to the south being a drainage pond. The proposed addition is not anticipated to have any significant detrimental impacts 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.

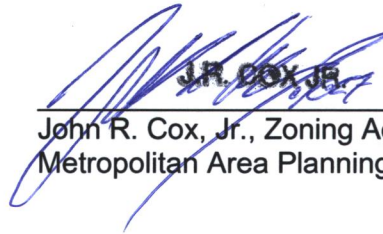
Our signatures below indicate that Zoning Adjustment to reduce the southeasterly interior side setback from 6 feet to 4 feet is hereby GRANTED, subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site plan.
- 2) The applicant shall obtain a building permit and construct the building addition within one year of the Administrative Adjustment approval. The site shall conform to all codes including but not limited to zoning, landscape, building, health, and fire.
- 3) The setback reduction shall apply only to the 4-foot southeasterly interior 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



John R. Cox, Jr., Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
Becky Tuttle, City Councilmember, District II
Teresa Veazey, CSR District II

RES. "B"

30' DRNG. & UTIL. ESMT.

1

PROPOSED NEW OPEN PATIO/PORCH

EXISTING WINDOW WELL

EXISTING CONSTRUCTION

EXISTING WINDOW WELL

EXISTING CONSTRUCTION

setback adjustment request < 2 sq. ft.

PROPOSED NEW ADDITION

PROPOSED NEW TRASH ENCLOSURE WALL

EXISTING CONSTRUCTION

6'-0" SIDEYARD SETBACK LINE

PROPERTY LINE

20' B.S.

SITE PLAN

APPROVED

11/14/24 by [Signature]

BZA-24-73

RES. "B"

CHATEAU PKWY.

VERANDA CIRCLE

