CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

Nancy K Berube
4601 E. 1st Street North
Wichita, KS 67208

February 7, 2025

RE: BZA2025-00007 with CON2025-00019: Administrative Adjustments in the City to revise an approved site plan for CON2023-00048 and reduce a street-side setback by 50 percent to allow a building addition, construction of shed, and construction of covered porch on property zoned TF-3 Two-Family Residential District, generally located on the southwest corner of East 2nd Street North and North Yale Avenue (247 North Yale Ave.).

Legal Description: Lots 1-3, Yale Ave., Robertson & Smith's Subdivision of Lot 3 & part of Lot 4, Block G, College Hill Addition, Wichita, Sedgwick County, Kansas.

Dear applicants,

We reviewed your request for the following Administrative Adjustments:

1. A revised approved site plan for CON2023-00048 illustrating an addition onto an approved Accessory Apartment. The addition includes a 5-foot, 2-inch building addition, a covered porch with structural supports 7.5 feet from the north property line, and a shed which is also 7.5 feet from the north property line.
2. A 50 percent reduction to the street-side setback to permit the construction of the covered porch supports and shed. The street side setback along the north property line would be reduced from 15 feet to 7.5 feet for an area of approximately 187 square feet (7.5 feet by 25 feet).

Section V-D.14 of the Unified Zoning Code ("UZC") allows the Planning Director, with the concurrence of the Zoning Administrator to approve minor adjustments to approved Condition Use site plans. This adjustment is permissible when the provisions of this section and the Zoning Adjustment Criteria of Section V-I.6 are met.

Section V-I.2.a of the Unified Zoning Code ("UZC") allows reducing the minimum rear setback (required by the property development standards of the zoning district) by up to 50 percent (for an area less than 300 square feet). 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 adjustment to the site plan and the adjustment to the setback as proposed meet the four conditions required by Section V-I.6 of the Unified Zoning Code as set out below:

1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed Administrative Adjustments to permit a building addition with shed and covered porch should have no impact on the safety and convenience of vehicular traffic and pedestrian circulation in the vicinity of the application area. The proposed covered porch addition and

new shed are on the rear half of the property and should not disrupt any vehicular sight lines at the intersection of East 2nd Street and North Yale Avenue.

2) Impact on existing uses in surrounding areas: The proposed increased size of the accessory apartment with the addition of a covered porch and shed should not have significant negative impacts on surrounding 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. Many of them have detached accessory structures similar to the subject site.

4) Effect on public health, safety, or welfare: 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 Administrative Adjustments to revise the approved site plan for CON2023-00048 and to reduce the north street side setback by 50 percent are hereby GRANTED, subject to the following conditions:

1. All original conditions of CON2023-00048 shall be adhered to.
2. The site shall be developed in general conformance with the approved, revised site plan submitted with this application.
3. 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.
4. The setback reduction shall apply only to the 7.5-foot north 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.
5. 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.

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

cc: MABCD

Brandon Johnson, CM District I

Cameron Jackson, CSR District I

Nancy Rembe 316-650-7389
247 N Yale
Wichita KS 67208

↓ North

Lots 1-3
Robertson and Smith Sub

SITE PLAN

APPROVED 2/7/25 BY

BZA25-07 + CON25-19

SUPERSEDED 12/29 CMR