CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

February 26, 2025

Tyler and Haley Beiter
622 North Bay Country St.
Wichita, KS 67235

Re: **BZA2025-00010:** Administrative Adjustment in the City to reduce the north interior side setback from 6 feet to 5.5 feet (8 percent) to construct a building addition on property zoned SF-5 Single-Family Residential District, generally located within one-block south of West Central Avenue and within one-quarter mile west of North 119th Street West (622 N. Bay Country Street).

Legal Description: Lot 33, Block 1, Bay Country Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant,

We have reviewed your request for a Zoning Adjustment to reduce the north interior side setback from 6 feet to 5.5 feet (8 percent) on the aforementioned property in order construct a building addition. The building addition would be built in the void between the rear/east wall of the garage and the side/north wall of the house.

Section V-I.2.a of the Unified Zoning Code ("UZC") allows reducing the minimum interior 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 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-1.6 as set out below:

1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed reduction of the north interior side setback from 6 feet to 5.5 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 surrounding properties are all zoned SF-5 Single-Family Residential District and developed with single-family dwellings on the north, west, and south, and a drainage pond on the east. The building addition would be built within an existing void between the rear wall of the garage and the side wall of the house. The additional building mass is not likely to have negative impacts on the surrounding uses.

3) Compatibility with existing or permitted uses on abutting sites: There will be no impact on the existing uses. The surrounding properties are all zoned SF-5 Single-Family Residential District and developed with single-family dwellings on the north, west, and south, and a drainage pond on the east. The building addition would be built within an existing void between the rear wall of the garage and the side wall of the house. The additional building mass is not likely to have negative impacts on the surrounding uses.

4) Effect on public health, safety, or welfare: 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 the Zoning Adjustment to reduce the north interior setback from 6 feet to 5.5 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 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 5.5-foot north 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

Chris Labrum, Director
Metropolitan Area Building and Construction Department

cc: MABCD
J.V. Johnston, City Council District V
Teresa Veazey, CSR District V

City of Wichita Map Print

SITE PLAN

APPROVED 2/26/25 BY
BZA25-10

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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