



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

September 18, 2025

JBj, LLC
Attn: Josh Wilson
7540 W. Northwind, Unit 300
Wichita, KS 67205

Armstrong Land Survey
Attn: Jordan Doom
1601 E. Harry St.
Wichita, KS 67211

Re: **BZA2025-00060:** Administrative Adjustment in the City to reduce the west front and the south street side setbacks each by 20 percent to build a duplex, on property zoned TF-3 Two-Family Residential District, generally located on the northeast corner of East 18th Street North and North Lorraine Ave.

Legal Description: Lots 45 & 47, Block 4, College Terrace Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant,

We have reviewed your request for Zoning Adjustments to reduce the west front and south setbacks by 20 percent on the aforementioned property in order to build a duplex. The west front setback would be reduced from 25 feet to 20 feet and the south street side setback would be reduced from 15 feet to 12 feet.

Section V-I.2.a of the Unified Zoning Code ("UZC") allows reducing the minimum front and street side setback (required by the property development standards of the zoning district) by up to 20 percent. These adjustments are 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 setbacks 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 reductions as described above for the front and street side setbacks 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 subject site is zoned appropriately for duplex development. The reduction in the south street side setback maintains the minimum six-foot interior side setback on the north side. The placement of the proposed duplex close to the west and south is not likely to have significant detrimental impacts on the dwelling on the west and the parking lot to the south.
- 3) **Compatibility with existing or permitted uses on abutting sites:** The subject site and properties to the north, west and south are zoned TF-3. The properties to the north and west are developed with single-family homes, and the property to the south is developed

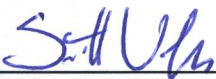
with a parking lot. The subject site is zoned appropriately for duplex development. Property to the east is zoned B Multi-Family Residential District, owned by the City of Wichita, and is a landscape buffer between the subject site and North Hillside Avenue. Duplex development on the subject site is compatible with the surrounding development.

- 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 Adjustments to reduce the front setback from 25 feet to 20 feet and the street side setback from 15 feet to 12 feet are 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 reductions shall apply only to the 20-foot west front setback and the 12-foot south street 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



J.R. COX JR.
Chris Labrum, Director
Metropolitan Area Building and Construction
Department

cc: MABCD
Brandon Johnson, City Council District I
Cameron Jackson, CSR District I

ADMINISTRATIVE ADJUSTMENTS TO FRONT AND SIDE STREET SETBACKS

Lots 45 and 47, Block 4, College Terrace Addition to Wichita, Sedgwick County, Kansas

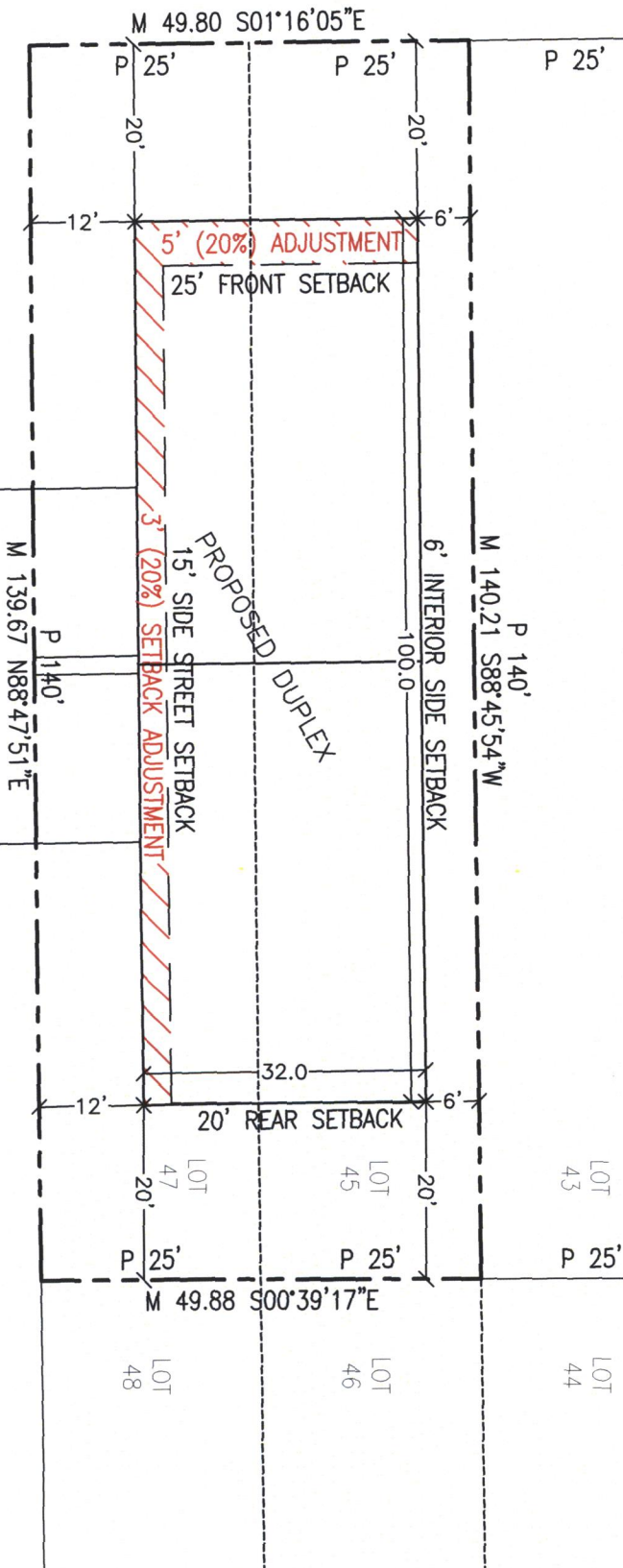
TBD N Lorraine Ave

JBU LLC, a Kansas Limited Liability Company

LORRAINE AVE

SITE PLAN

18TH ST N



APPROVED

9/15/25

BEA05-60

M - measured
P - plot
Boundary Survey performed July 15, 2025

SCALE 1"=20'





ARMSTRONG
LAND SURVEY, P.A.

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