Wichita-Sedgwick County Metropolitan Area Planning Department

August 25, 2025

TCRS, LLC
4340 S. West Street
Wichita, KS 67217

Professional Engineering Consultants, P.A.
Attn: Rebecca Mellies
303 South Topeka Ave.
Wichita, KS 67202

Re: **BZA2025-00057:** Administrative Adjustments in the City to reduce the interior side setbacks from 6 feet to 5 feet (16.67 percent) on multiple lots to construct duplexes on properties zoned TF-3 Two-Family Residential District, generally located northeast of West 29th Street North and North West Street.

Legal Description: Lots 10, 15, & 16, Block A, Pineway Addition, Wichita, Sedgwick County, Kansas.

Dear Applicants,

We have reviewed your request for Zoning Adjustments to reduce the interior side setbacks from 6 feet to 5 feet (16.67 percent) on the aforementioned properties in order to build duplexes on said lots. The properties are under common ownership of the developer and are undeveloped.

Section V-I.2.a of the Unified Zoning Code ("UZC") allows reducing the minimum side setbacks (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 reduction of the interior side setbacks from 6 feet to 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 of all subject lots are zoned TF-3 Two-Family Residential and are platted lots for duplex development.

3) Compatibility with existing or permitted uses on abutting sites: The reduction in the interior setbacks as proposed is compatible with existing or permitted uses on abutting sites. The surrounding properties of all subject lots are zoned TF-3 Two-Family Residential and are platted lots for duplex development.

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 the Zoning Adjustments to reduce the interior side setbacks from 6 feet to 5 feet are hereby GRANTED, subject to the following conditions:

1) The sites 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 sites shall conform to all codes including but not limited to zoning, building, health, and fire.

3) The setback reductions shall apply only to the 5-foot interior side setbacks on Lots 10, 15, & 16, Block A, Pineway Addition as illustrated on the approved site plans. All other structures or additions on the subject properties 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.

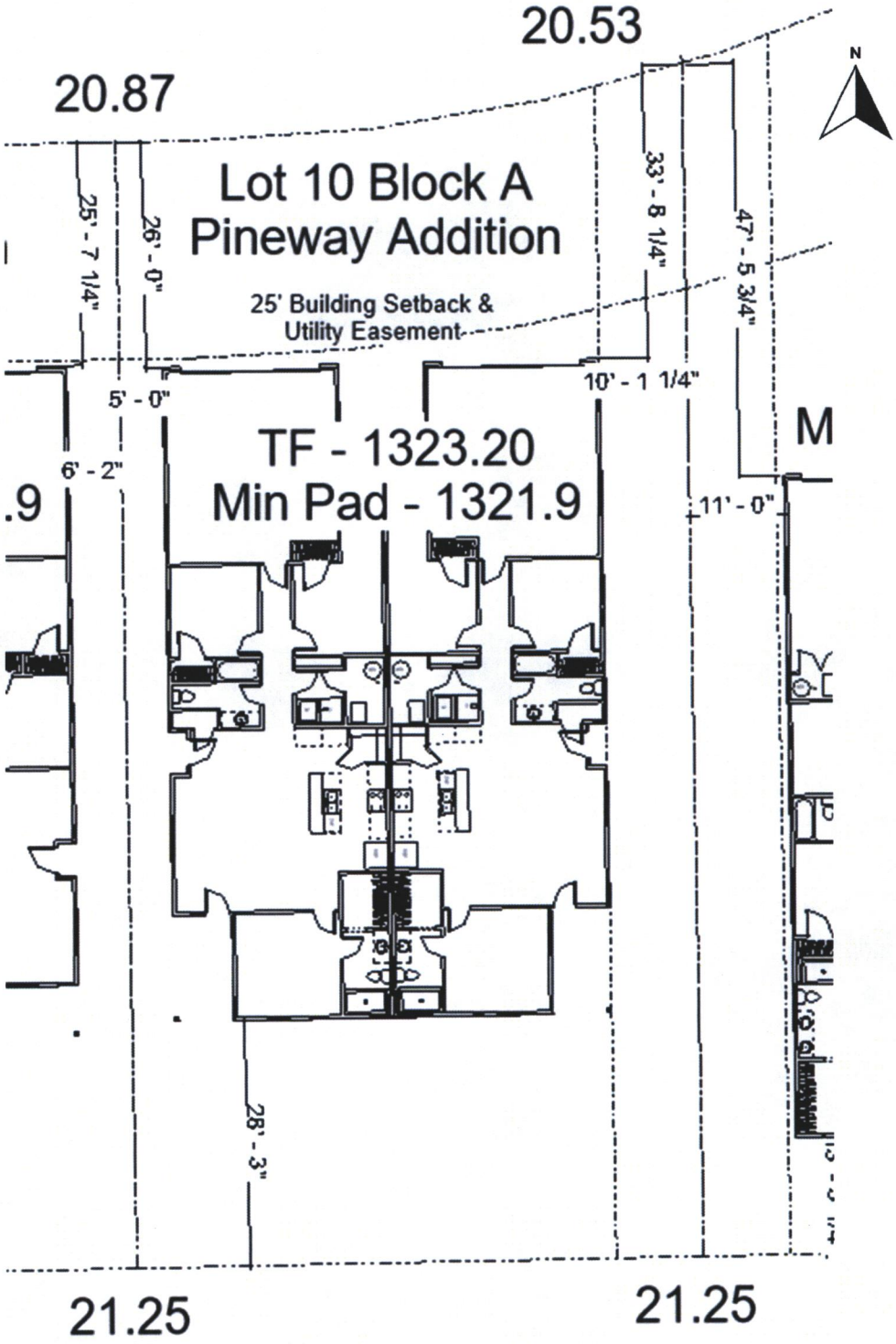
Scott Wadle, Director
Metropolitan Area Planning Department

J.R. COX JR.

Chris Labrum, Director
Metropolitan Area Building and Construction Department

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

Lot 10, Block A, Pineway Addition



SITE PLAN

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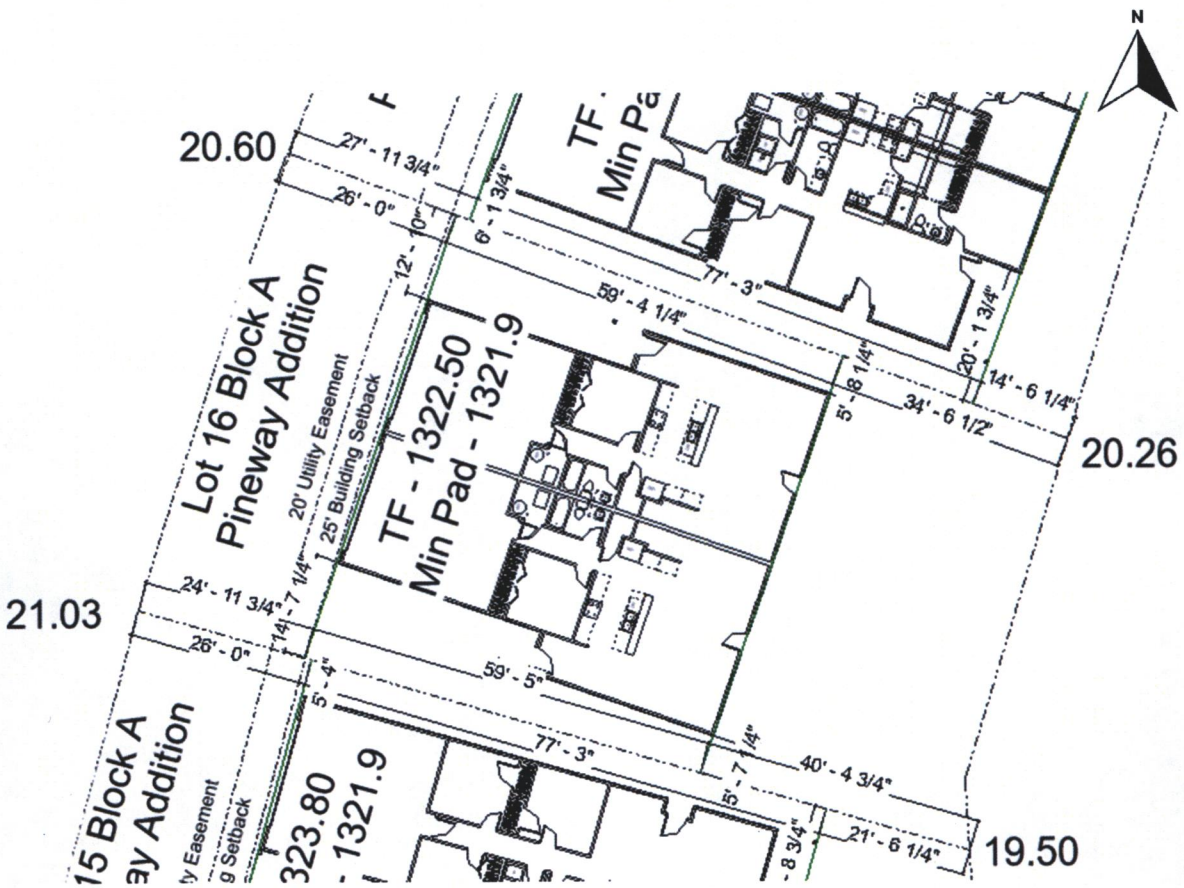
BZA25-57 1 of 3

Lot 16, Block A, Pineway Addition



SITE PLAN

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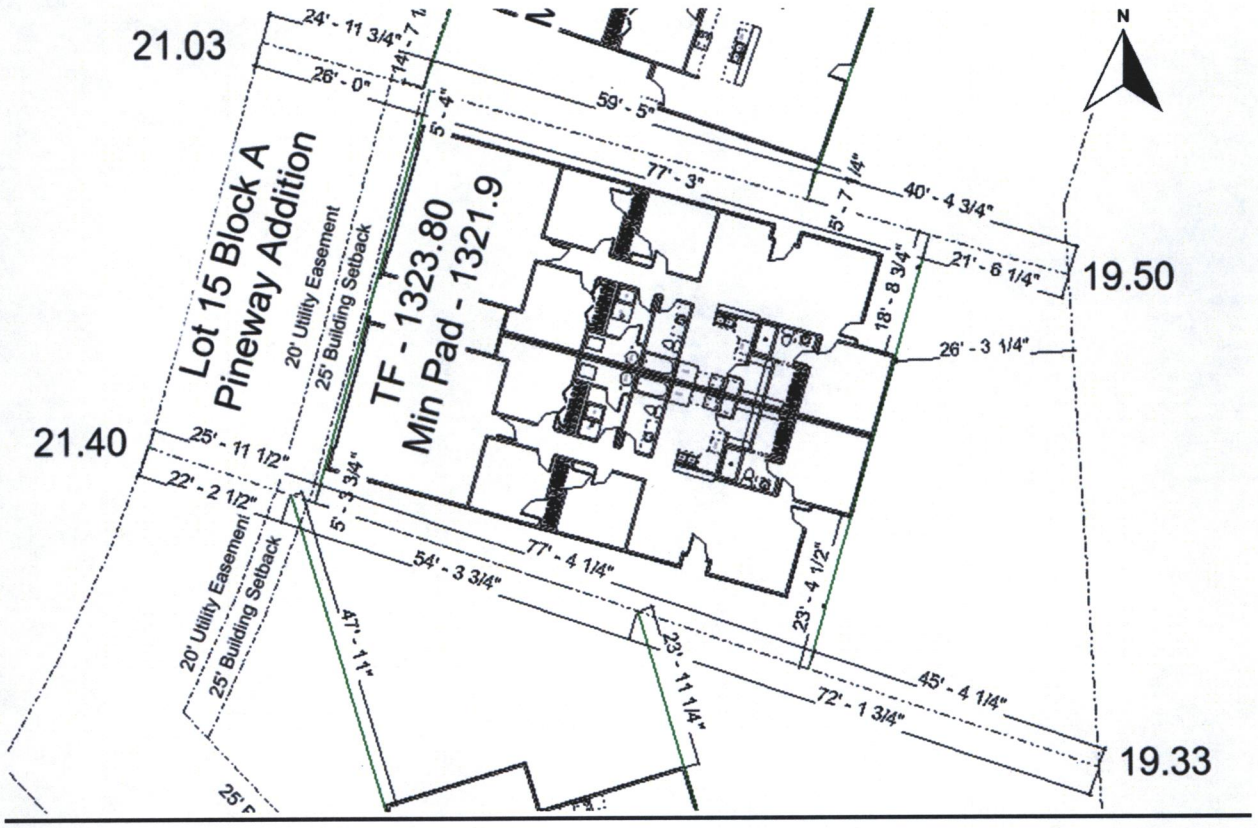
BEA25-57 2.13

Lot 15, Block A, Pineway Addition



SITE PLAN

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BZA 25-57 3 of 13