



Wichita-Sedgwick County Metropolitan Area Planning Department

November 16, 2020

David Thompson
1534 N. Ash
Wichita, KS 67214

Re: BZA2020-00058: Administrative Adjustment to reduce the front setback by 20% from 17-feet to 15-feet to allow eave of open porch to extend into the front building setback; generally located two blocks west of North Grove Avenue and one-and-one-half blocks north of East 13th Street North (1534 North Ash Avenue).

Legal Description: Lots 112 and 114, Strong Now Ash Street, Logan Addition, Wichita, Sedgwick County.

Dear Applicants,

We have reviewed your request for a Zoning Adjustment to reduce the front setback to accommodate a two-foot eave overhang on an open porch that is located eight-feet into the 25-foot front building setback.

Section III-E.1.e(1)(i) of the Unified Zoning Code (UZC) allows open, unenclosed porches to project eight feet into the front setback. Section V-I.2.a of the UZC allows reducing minimum front setbacks (required by the property development standards of the zoning district) by up to 20 percent. These adjustments are permissible when the provisions of those sections and the Zoning Adjustment Criteria of Section V-I.6 are met. We find that the reduction of the front building setback as proposed meet the provisions of Section V-I.2.a, Section V-I.2.d 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 requested adjustment to allow the unenclosed porch roof to encroach two-feet into the front setback has no bearing on vehicular or pedestrian circulation, therefore should have no negative affect on the surrounding area in that regard.
- 2) Impact on existing uses in surrounding areas: The proposed adjustments will not increase any impacts to surrounding property owners.
- 3) Compatibility with existing or permitted uses on abutting sites: The land use pattern in this area is single-family residential uses on property zoned TF-3 Two-Family residential. Nothing in this request should lessen the existing compatibility between these uses.
- 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 a Zoning Adjustment to reduce the front building setback from 20-feet to 15-feet for the aforementioned property is hereby **GRANTED**, subject to the following conditions:

1. The setback reduction shall apply only to the front setback as illustrated on the approved site plan. All other structures or additions on the subject property shall conform to the setbacks permitted by

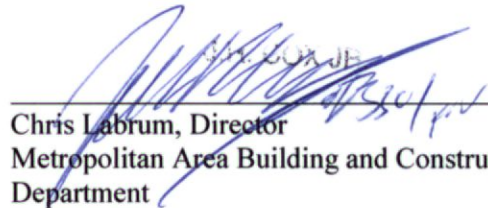
the Unified Zoning Code unless a separate Zoning Adjustment or Variance is granted.

2. 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

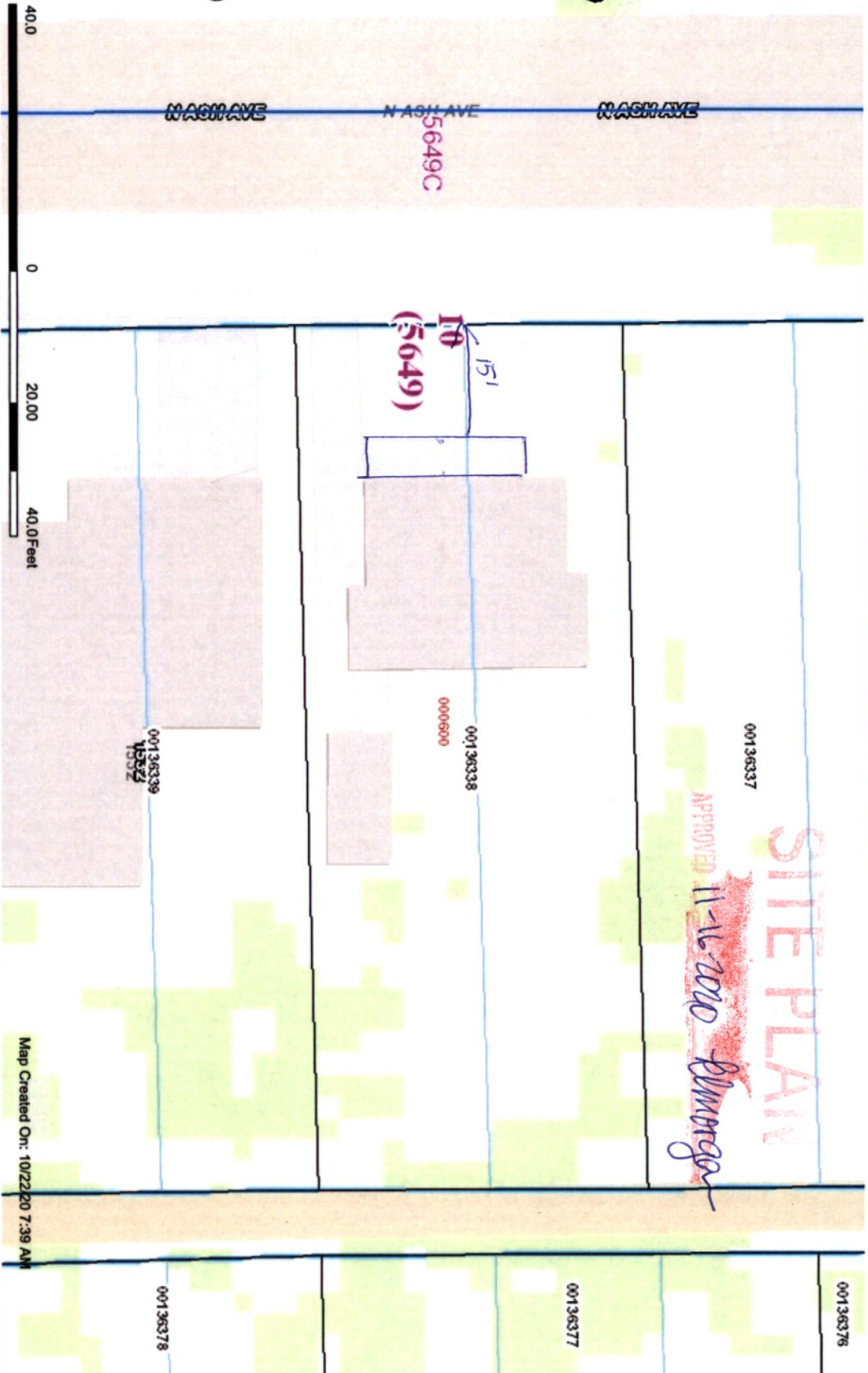


Chris Labrum, Director
Metropolitan Area Building and Construction
Department

cc: MABCD
Brandon Johnson, CM District I
Kameelah Alexander, Community Service Representative, District I



City of Wichita Map Print



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