



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

**REVISED**

January 25, 2021

James Fletcher  
1013 W. Meribeu Ct.  
Wichita, KS 67212

**Re: BZA2020-00071: Administrative Adjustment to reduce the Interior Side Yard Setback from 6-feet to 3-feet and allowing a 2.5-feet eave overhang into the 3-feet setback on the southwest property line to build an addition to the existing house on property zoned SF-5 Single-Family Residential.**

**Legal Description: Lot 4, Block 2, Oak Cliff Estates 5th Addition, Wichita, Sedgwick County, Kansas (10513 W. Meribeu Ct.); generally located 500 feet west of N. Maize Road and 0.4 mile north of W. Maple Street.**

Dear Applicant,

We have reviewed your request for a Zoning Adjustment to reduce the Interior Side Setback from 6-feet to 3-feet and allowing a 2.5-feet eave overhang into the 3-feet setback on the southwest property line to build an addition to the existing house on property zoned SF-5 Single-Family Residential.

Section V-I.2.a of the Unified Zoning Code ("UZC") allows the reduction of the Interior Side Yard Setback up to three feet when the adjusted yard area does not exceed 300 square feet. This adjustment is permissible when the provisions of the Zoning Adjustment Criteria of Section V-I.6 are met. We find that the Interior Side Setback reduction meets the provisions of Section V-I.2.a and the four criteria required by Section V-I.6 as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: Reduction of the Interior Side Setback will have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity as right-of-way and driveways are not affected.
- 2) Impact on existing uses in surrounding areas: There will be no impact on the existing uses in surrounding areas as a result of these changes. Street visibility will be unchanged for neighboring properties.
- 3) Compatibility with existing or permitted uses on abutting sites: The properties to the north, south, east, and west are zoned SF-5 and are developed with single-family residences. These changes will not have a negative impact on existing or permitted uses.
- 4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or rights-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.

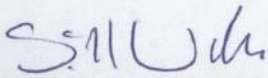
Our signatures below indicate that a Zoning Adjustment to reduce the Interior Side Yard Setback from 6-feet to 3-feet on the southwest property line to build an addition to the existing house on the aforementioned

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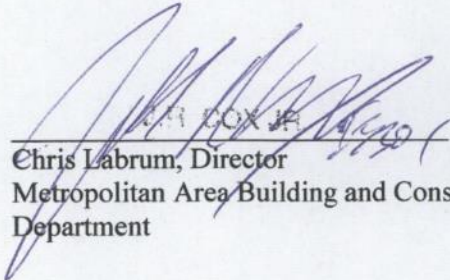
property is hereby GRANTED, subject to the following conditions:

- 1) Reduction of the Interior Side Setback from 6-feet to 3-feet and allowing a 2.5-feet eave overhang into the 3-feet setback on the southwest property line to build an addition to the existing house is granted. 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) The applicant shall obtain a building permit and complete construction within one year of the Administrative Adjustment approval. The site shall conform to all codes including but not limited to building, health and fire.
- 3) 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  
Bryan Frye, CM District V  
Cory Buchta, Community Service Representative, District V

AMES  
10513 Fletcher  
W. Maribea Ct 67212

# SITE PLAN

**APPROVED**

1207, 11-1

BY

klmnp

