



File COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

May 22, 2020

Chi Ai Huynh
352 N Young Street
Wichita, KS 67212

Max Christiansen, Architect
6572 E. Central, #206
Wichita, KS 67206

Re: BZA2020-00017: Administrative Adjustment to reduce the front setback by 16% from 25-feet to 21-feet and reduce the street side compatibility setback from 25-feet to 15-feet on property zoned SF-5 Single-Family Residential; generally located four blocks south of West Central Avenue and seven blocks west of South West Street at the southeast corner of West 3rd Street and North Young Street (352 N. Young Street).

Legal Description: West 225 feet of Lot 2, Block 14, Parkwilde Addition, Wichita, Sedgwick County.

Dear Applicants,

We have reviewed your request for a Zoning Adjustment to reduce the front setback and the street side compatibility setback on the aforementioned property. From reviewing the application, we understand that you desire to reduce the front setback from 25-feet to 21-feet (16%) and reduce the street side compatibility setback from 25-feet to 15-feet so that you may build an addition to accommodate ADA restrooms.

Section V-1.2.a of the Unified Zoning Code ("UZC") allows reducing minimum front setbacks (required by the property development standards of the zoning district) by up to 20 percent. Section V-1.2.d allows the street side compatibility setback to be reduced from 25-feet to 15-feet. These adjustments are permissible when the provisions of those sections and the Zoning Adjustment Criteria of Section V-1.6 are met. We find that the reduction of the front building setback and the reduction of the street side compatibility setback as proposed meet the provisions of Section V-1.2.a, Section V-1.2.d and the four criteria required by Section V-1.6 as set out below:

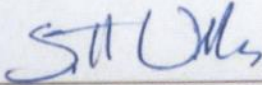
- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The requested adjustment has no bearing on vehicular or pedestrian circulation, therefore should have no negative affect on the surrounding area in that regard.
- 2) Impact on existing uses in surrounding areas: The ADA bathroom area 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 well-established with predominantly single-family residential uses, and this existing church and residence, and 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.

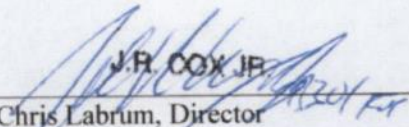
Our signatures below indicate that a Zoning Adjustment to reduce the front building setback from 25-feet to 21-feet and the street side compatibility setback from 25-feet to 15-feet for the aforementioned property is hereby **GRANTED**, subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site plan.
- 2) The applicant shall obtain a building permit 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) The setback reduction shall apply only to the front setback and the street side compatibility 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, Interim Director
Metropolitan Area Planning Department

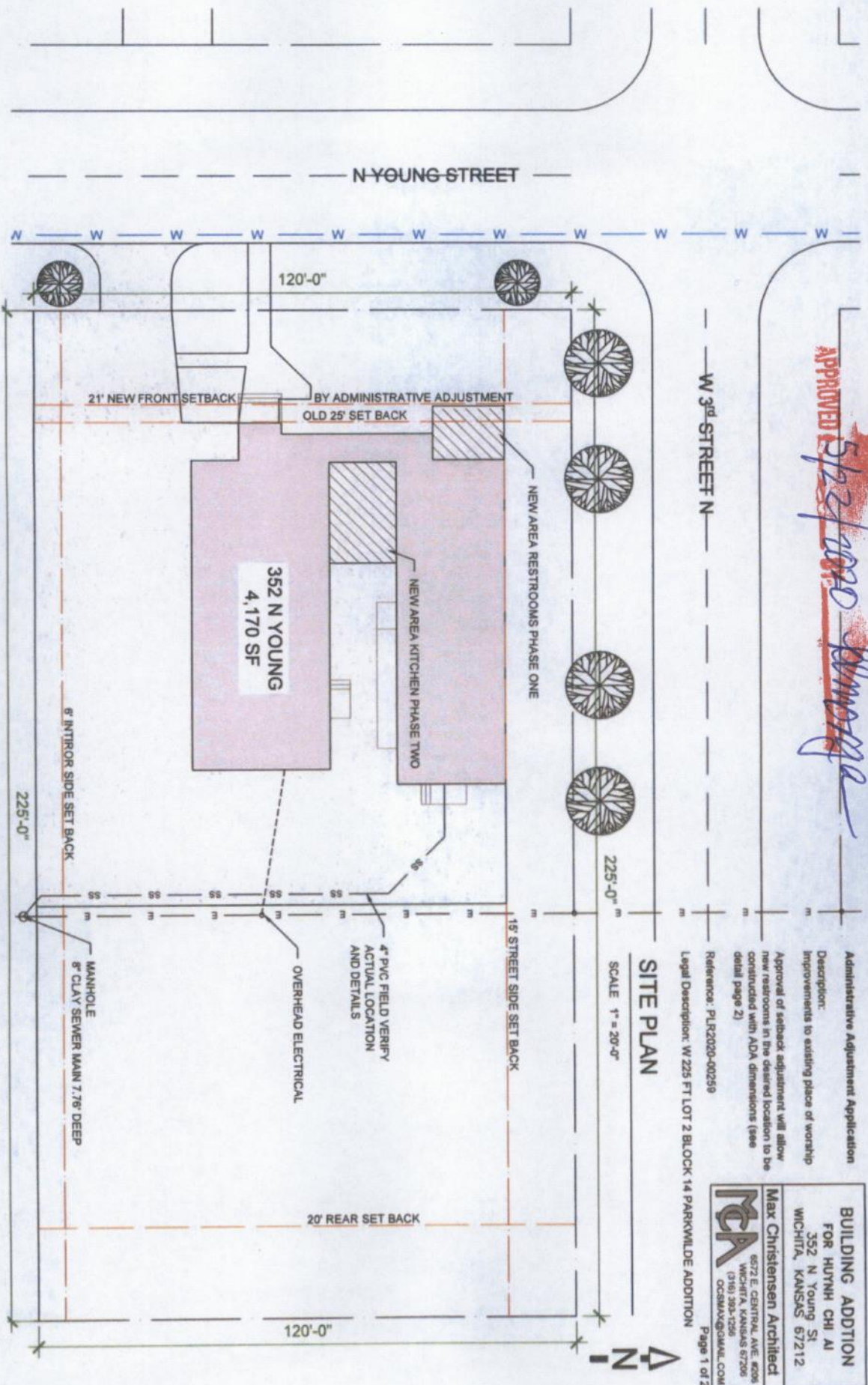


Chris Labrum, Director
Metropolitan Area Building and Construction
Department

cc: MABCD
Cindy Claycomb, CM District VI
Ana Lopez, Community Service Representative, District VI

SITE PLAN

APPROVED 5/22/2020 *[Signature]*



SITE PLAN

SCALE 1" = 20'-0"

W 3RD STREET N

N YOUNG STREET

Administrative Adjustment Application

Description:
Improvements to existing place of worship

Approval of setback adjustment will allow new restrooms in the desired location to be constructed with ADA dimensions (see detail page 2)

Reference: PLR2020-00259

Legal Description: W 225 FT LOT 2 BLOCK 14 PARKWILDE ADDITION

BUILDING ADDITION FOR HUTNH CHI AI
352 N Young St
WICHITA, KANSAS 67212

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