



Wichita-Sedgwick County Metropolitan Area Planning Department

February 15, 2022

Douglas Brantner
731 Preston Trail
Wichita, KS 67230

Re: BZA2022-00002: Administrative Adjustment to reduce the interior side setback from 10 feet to six feet (40%) on property zoned SF-20 Single-Family Residential (SF-20.).

Legal Description: Lot 4, Block D, Fountain Hills Addition, Wichita, Sedgwick County, Kansas; generally located within one-half mile north of East Central Avenue and within one-half mile west of North 143rd Street East (731 N Preston Trail).

Dear Applicant,

We have reviewed your request for a Zoning Adjustment to reduce the interior side yard setback on the aforementioned property. From reviewing the application, we understand that you desire to reduce the interior side setback from 10 feet to 6 feet (40% - $\pm$ 38 square feet) to accommodate a new addition and correct an encroachment of $\pm$ 15 square feet at the southeast corner of the existing structure.

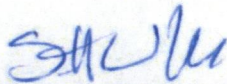
Section V-1.2.a of the Unified Zoning Code ("UZC") allows reducing minimum interior side yard setbacks (required by the property development standards of the zoning district) by up to 50 percent if less than 300 square feet. This adjustment is permissible when the provisions of those sections and the Zoning Adjustment Criteria of Section V-1.6 are met. We find that the reduction of the interior and street side setbacks as proposed meets the provisions of Section V-1.2.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 location of the addition should 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 the new addition; street visibility will be unchanged for neighboring properties.
- 3) Compatibility with existing or permitted uses on abutting sites: Abutting sites are zoned to allow residential development and the interior side yard setback reduction 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 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.

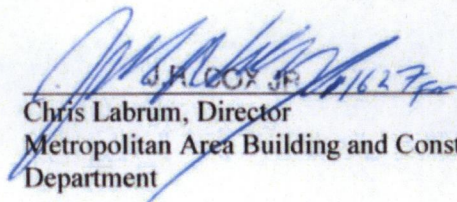
Our signatures below indicate that a Zoning Adjustment to reduce the interior side yard setback from 10 feet to six feet (40% - approximately 54 square feet) along the southwest property line is hereby GRANTED, subject to the following conditions:

- 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 interior side 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.

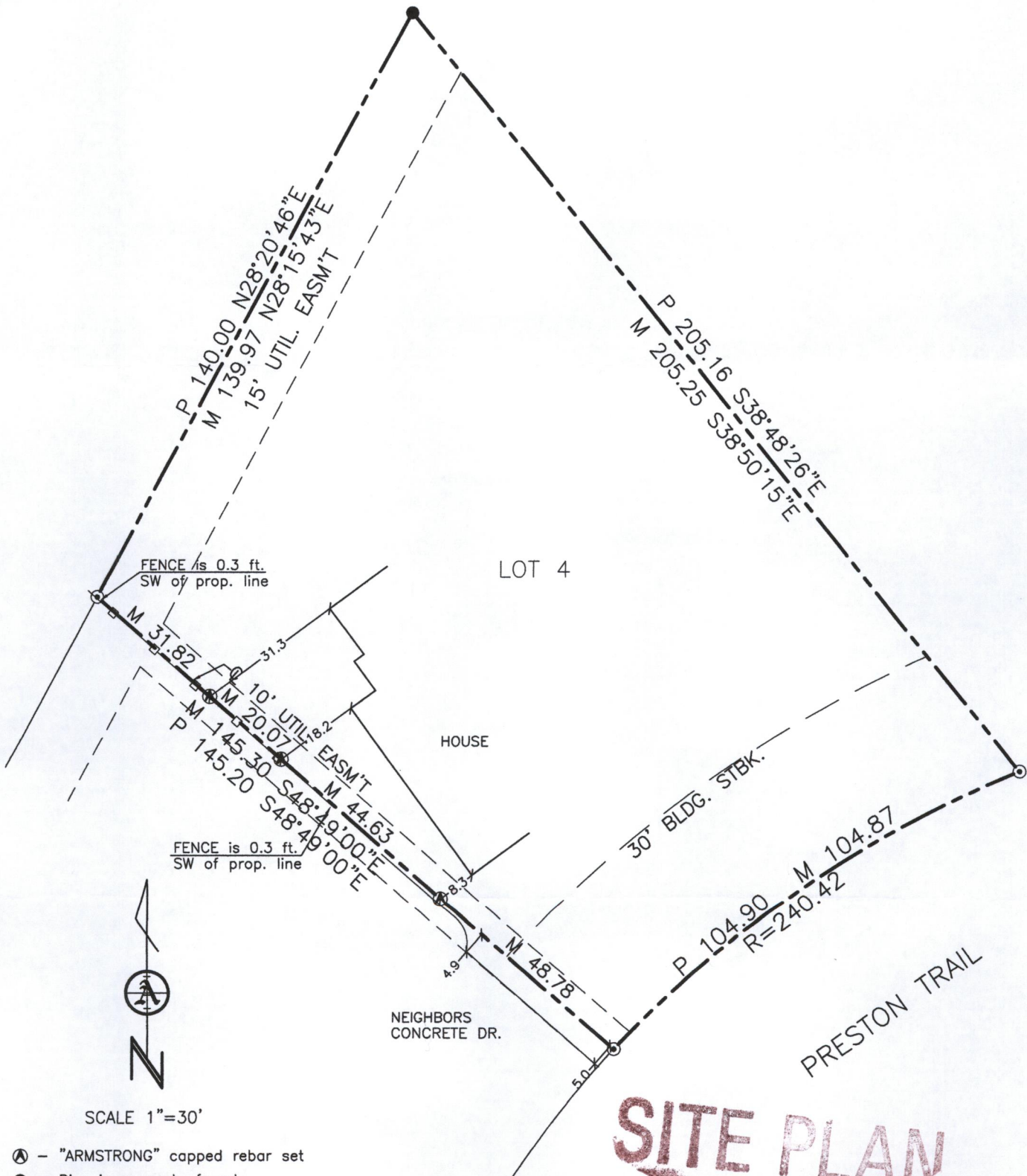


Scott Wadle, Director
Metropolitan Area Planning Department

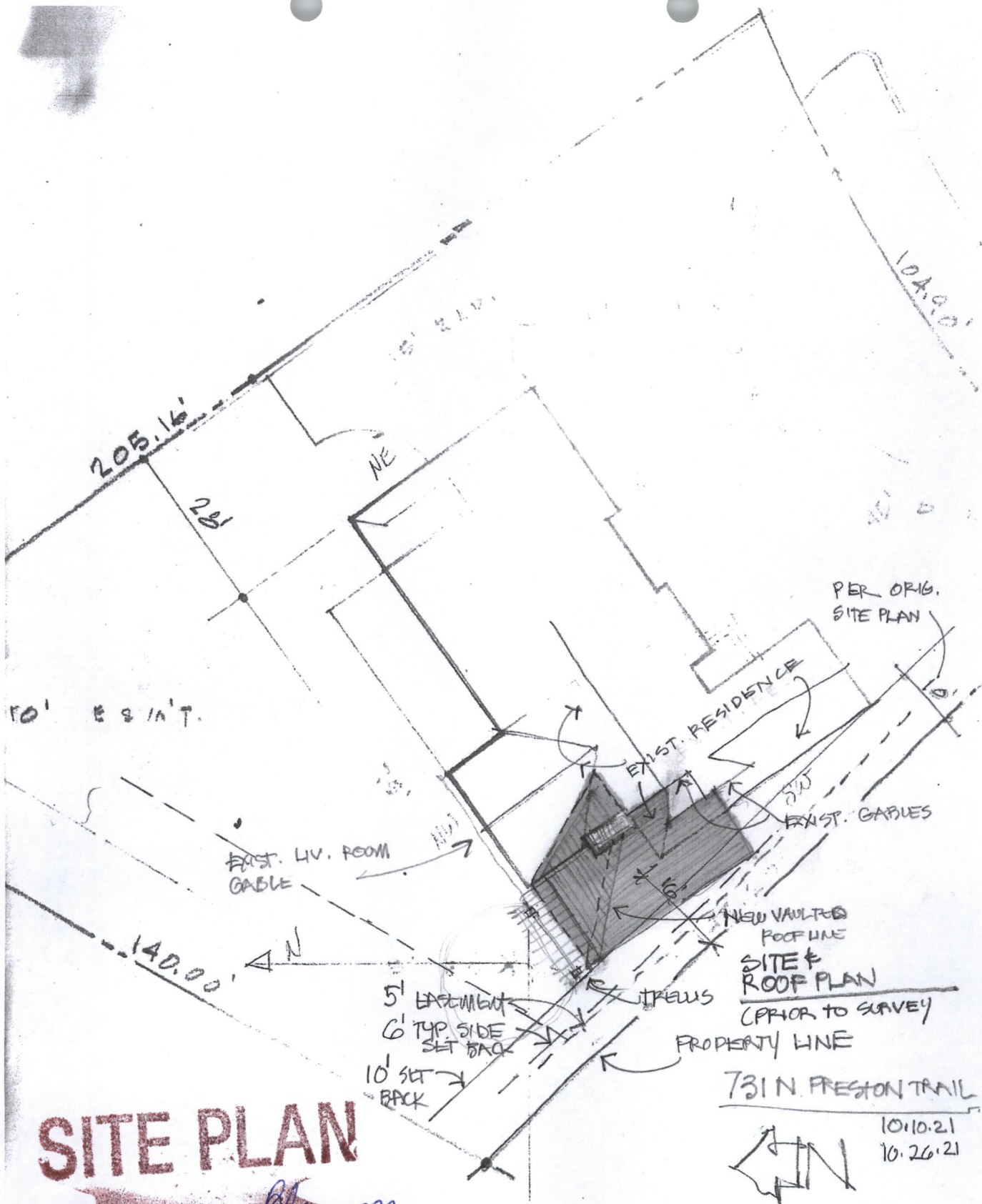

J. H. COX JR. 10/16/27

Chris Labrum, Director
Metropolitan Area Building and Construction
Department

cc: MABCD
Pete Meitzner, BoCC District 1, County Mail Stop Room #320
Nicole Gibbs, County Mail Stop Room #315



- Ⓐ - "ARMSTRONG" capped rebar set
- - Disc in concrete found
- ⊙ - 3/4" iron pipe found
- M - measured distance
- P - plat distance



SITE PLAN

APPROVED 2-15-12 BY *RL Morgan*

731 N. PRESTON TRAIL
 10.10.21
 10.26.21
 1/2" = 20'