



Wichita-Sedgwick County Metropolitan Area Planning Department

June 5, 2023

Bradley Haynes
1806 N. Woodrow Ave.
Wichita, KS 67203

Re: BZA2023-00037: Administrative Adjustment in the City for a 50 percent reduction in the rear setback from 5 feet to approximately 2.5 feet for an accessory structure; generally located within one-block south of West 18th Street North, within one-quarter mile east of North Amidon Avenue (1806 North Woodrow Court).

Legal Description: West 70 feet of Lots 41, 43, 45, and 47, Dort now Woodrow Avenue, Ford & Crane Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant,

We have reviewed your request for a Zoning Adjustment to reduce the north rear setback from 5 feet to approximately 2.5 feet (for an area less than 300 square feet) on the aforementioned property in order to construct an accessory structure up to 8 feet x 16 feet in size (128 square feet). The proposed shed will be approximately 4.5 feet from the dwelling and three feet from the east side property line.

Section V-I.2.a of the Unified Zoning Code (“UZC”) allows reducing the minimum rear yard setback (required by the property development standards of the zoning district) by up to 50 percent if the area to be reduced does not exceed 300 square feet. This adjustment is 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 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 north rear setback from 5 feet to approximately 2.5 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 residential uses; street visibility will be unchanged for neighboring properties. The abutting property to the north is a single-family dwelling and the proposed shed will be parallel to the side of the house.
- 3) Compatibility with existing or permitted uses on abutting sites: Abutting and adjacent properties are zoned SF-5 Single-Family Residential District and TF-3 Two-Family Residential District and developed with single-family dwellings, some with accessory structures.
- 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.

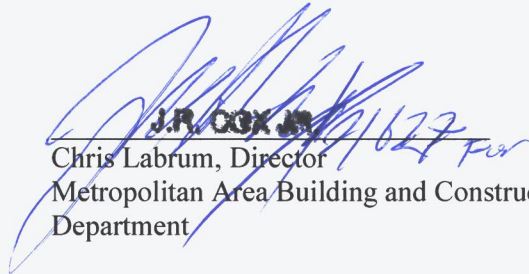
Our signatures below indicate that a Zoning Adjustment to reduce the north rear setback from 5 feet to approximately 2.5 feet (for an area less than 300 square feet) is hereby GRANTED, subject to the following conditions:

- 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 approximate 2.5-foot rear 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

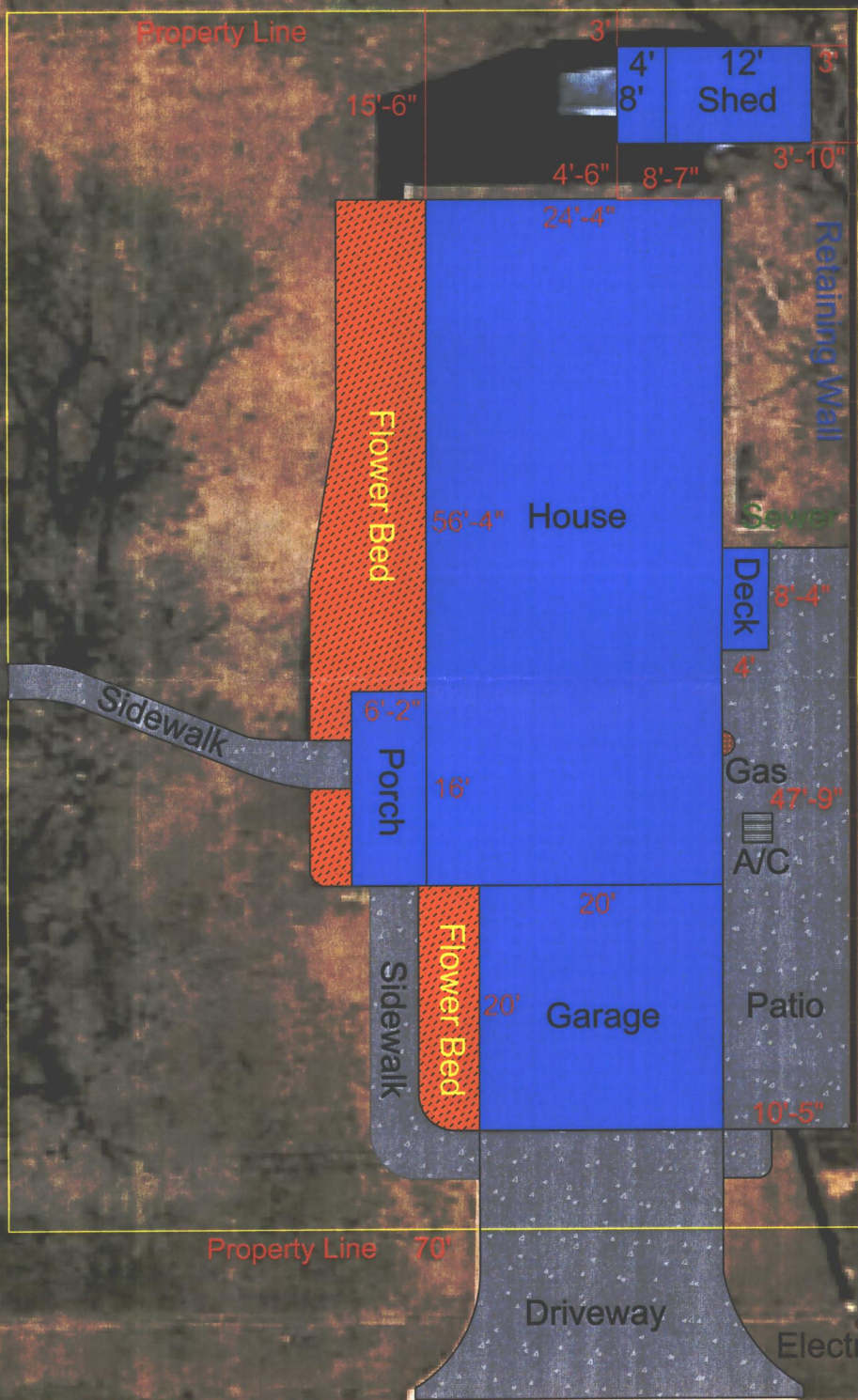


Chris Labrum, Director
Metropolitan Area Building and Construction
Department

cc: MABCD
Maggie Ballard, City Councilmember District VI
Ana Lopez, CSR District VI



Woodrow Avenue



17th St. N.

SITE PLAN


APPROVED 6/5/23 
 BZA 23-37

PHOTO DATE MARCH 2021

Shed Proposal
 1806 N Woodrow Avenue
 Wichita, KS 67203

DATE	DR. BY	SCALE	SHEET
5/19/23	B.J.H.	1"=15'	1 of 1