



Wichita-Sedgwick County Metropolitan Area Planning Department

December 28, 2022

Wichita Habitat for Humanity
Attn: Laurie Walker
130 E Murdock St. Ste. 102
Wichita, KS 67214

Garver, LLC
Attn: Will Clevenger
1995 Midfield Rd.
Wichita, KS 67209

Re: BZA2022-00056: Administrative Adjustment to reduce the north street side yard setback from fifteen feet to ten feet and the south interior side setback from six feet to five feet on property zoned TF-3 Two-Family Residential District to permit the construction of a single-family home.

Legal Description: Lots 91 and 93, on Chautauqua Ave, Woodridge Place Addition, Wichita, Sedgwick County, Kansas. (1753 Chautauqua).

Dear Applicant,

We have reviewed your request for a Zoning Adjustment to reduce the north street side and south interior side setback on the aforementioned property. From reviewing the application, we understand that you desire to reduce the north street side yard setback from 15 feet to 10 feet and the south interior side setback from 6 feet to 5 feet to allow construction of a single-family residence.

Section V-I.2.a of the Unified Zoning Code ("UZC") allows reducing the minimum front, side, and rear setbacks (required by the property development standards of the zoning district) by up to 20 percent, or reducing a side yard setback by up to 50 percent if not in excess of 300 square feet.

These adjustments are permissible when the provisions of those sections and the Zoning Adjustment Criteria of Section V-I.6 are met. 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-I.6 as set out below:

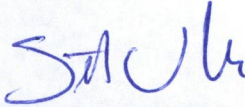
- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed reduction of the north street side and south interior side yard setbacks will have no impact on the safety and convenience of vehicular and pedestrian circulation in the right-of-way.

- 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.
- 3) Compatibility with existing or permitted uses on abutting sites: Properties north, south, and east of the subject site are zoned TF-3 Two-Family Residential District and are developed with single-family dwelling units. Abutting property to the north, on the north side of East 17th Street North, is zoned SF-5 Single-Family Residential District and is developed with a USD 259 facility.
- 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.

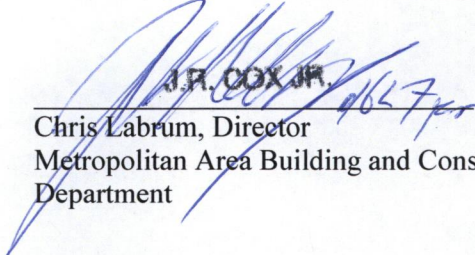
Our signatures below indicate that a Zoning Adjustment to reduce the north street side yard setback from fifteen (15) feet to ten (10) feet and the south interior side setback from six (6) feet to five (5) feet is hereby GRANTED, subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site.
- 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 north street side yard setback and the south interior side yard 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.



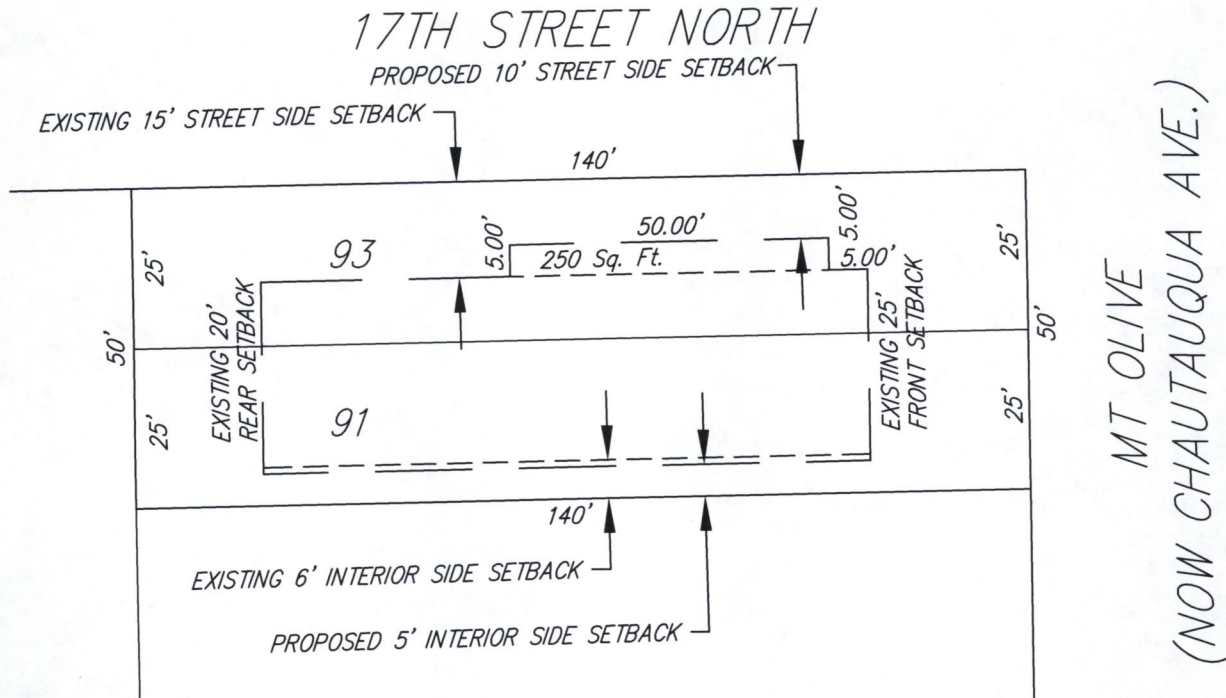
Scott Wadle, Director
Metropolitan Area Planning Department



Chris Labrum, Director
Metropolitan Area Building and Construction
Department

cc: MABCD
Brandon Johnson, CM District I
Tasha Hayes, CSR District I

EXHIBIT A



PROPOSED STREET SIDE SETBACK

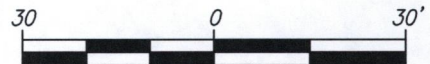
The north 15.00 feet of Lot 93, EXCEPT the South 5.00 feet of the North 15.00 feet of the West 50.00 feet of the East 80.00 feet thereof, on MT OLIVE (Now CHAUTAUQUA Ave.), Woodridge Place Addition to Wichita (Sedgwick County), Kansas.

PROPOSED INTERIOR SIDE SETBACK

The South 5.00 feet of Lot 91, on MT OLIVE (Now CHAUTAUQUA Ave.), Woodridge Place Addition to Wichita (Sedgwick County), Kansas.

SITE PLAN

APPROVED 12/28/22 BY BZA22-56



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