CITY OF WICHITA

SEDGWICK COUNTY KANSAS

Wichita-Sedgwick County Metropolitan Area Planning Department

January 21, 2025

Joshua and Jessica Price
3300 S. 343rd Street West
Cheney, KS 67025

Re: **BZA2025-00001:** Administrative Adjustment in the County to reduce the interior side setback from 20 feet to 18.5 feet (7.5 percent) to construct a garage on property zoned RR Rural Residential District, generally located on the east side of South 343rd Street West and on the north side of West 32nd Street South (3300 S. 343rd Street West).

Legal Description: BEG 629.45 FT S NW COR NW1/4 TH NELY 1956.01 FT SELY 50 FT S 365.46 FT W 1941.42 FT N 96.8 FT TO BEG EXC W 50 FT FOR RD SEC 11-28-4W

Dear Applicants,

We have reviewed your request for a Zoning Adjustment to reduce the north interior side setback from 20 feet to 18.5 feet (7.5 percent) on the aforementioned property in order to build a garage on an existing concrete slab.

Section V-I.2.a of the Unified Zoning Code ("UZC") allows reducing the minimum interior side setback (required by the property development standards of the zoning district) by up to 20 percent. This adjustment is permissible when the provisions of this section and the Zoning Adjustment Criteria of Section V-I.6 are met. We find that the reduction of the setback 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 interior side setback from 20 feet to 18.5 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 uses. The surrounding properties are zoned RR Rural Residential District. The proposed garage will encroach into the interior side setback by 1.5 feet. The construction of this garage will not likely to have significant detrimental impacts on the neighboring property to the north, which is a (non-active) railroad right-of-way.

3) Compatibility with existing or permitted uses on abutting sites: The surrounding properties are zoned RR Rural Residential District. The proposed reduction of the interior side setback is to construct a garage an existing concrete slab. The surrounding private properties are all large lot residential and agricultural fields. The proposed accessory structure is compatible with the surrounding properties.

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 the Zoning Adjustment to reduce the north interior side setback from 20 feet to 18.5 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 within one year of the Administrative Adjustment approval. The site shall conform to all codes including but not limited to zoning, building, health, and fire.

3) The setback reduction shall apply only to the 18.5-foot north 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.

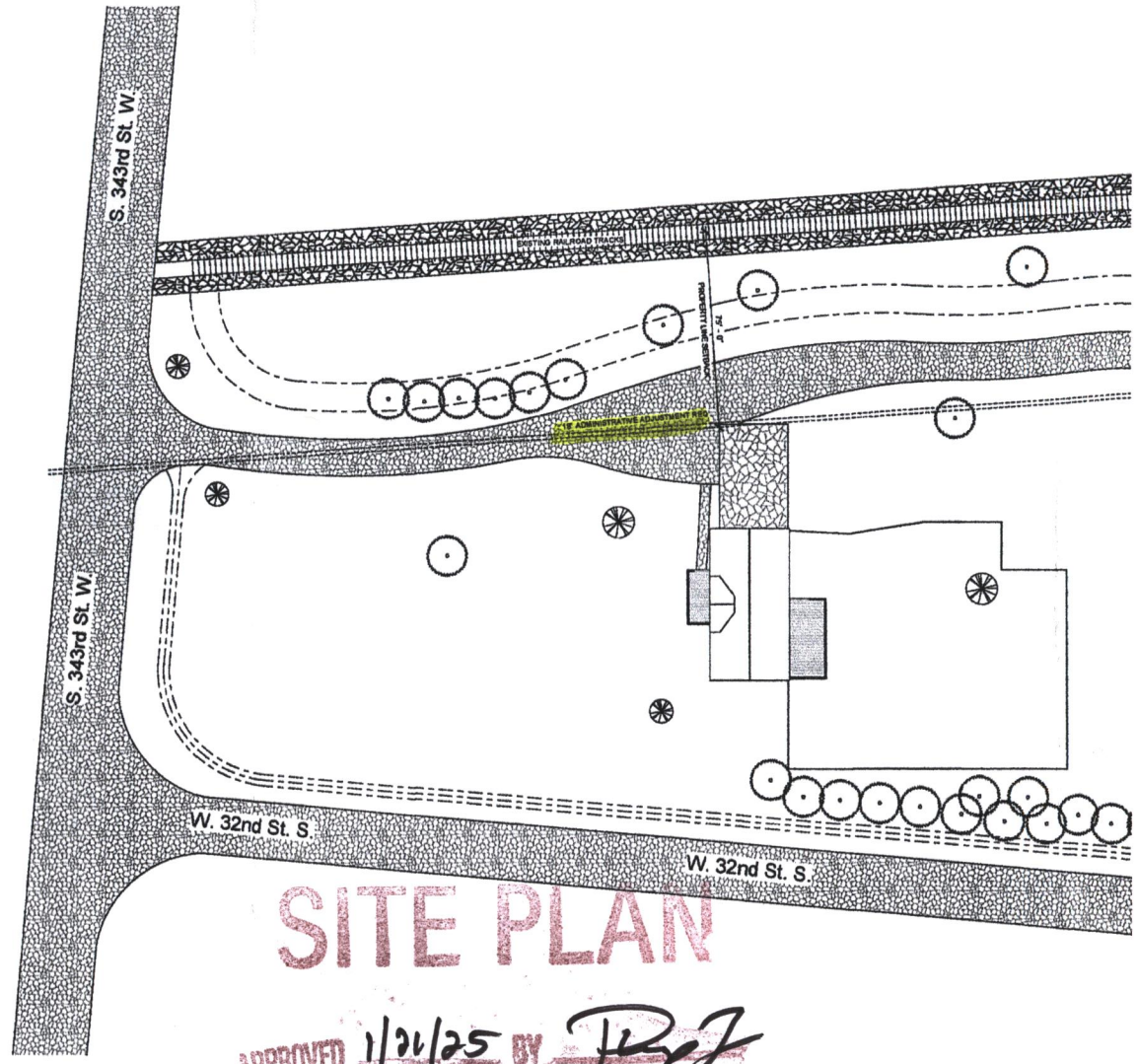
4) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.

The "Development Application" sign should now be removed from the property.

Scott Wadle, Director
Metropolitan Area Planning Department

Chris Labrum, Director
Metropolitan Area Building and Construction Department

cc: MABCD
Stephanie Wise, BoCC, District 3



SITE PLAN

APPROVED 1/24/25 BY

BZA25-01

1 of 2

A Site 1" = 20'-0"

PLAN NORTH

PRICE FAMILY FARM

2022 Price Residence

All work hereon is the exclusive property of Joint Price, and bound to be copied or used in any way without the express written consent of Joint Price. All drawings, specification, ideas, designs and arrangements appearing hereon constitute the original and unpublished Work of Joint Price

PRICE RESIDENCE
3300 S 343rd St. W,
CHENEY, KS 67025

Mark	Date:	Description

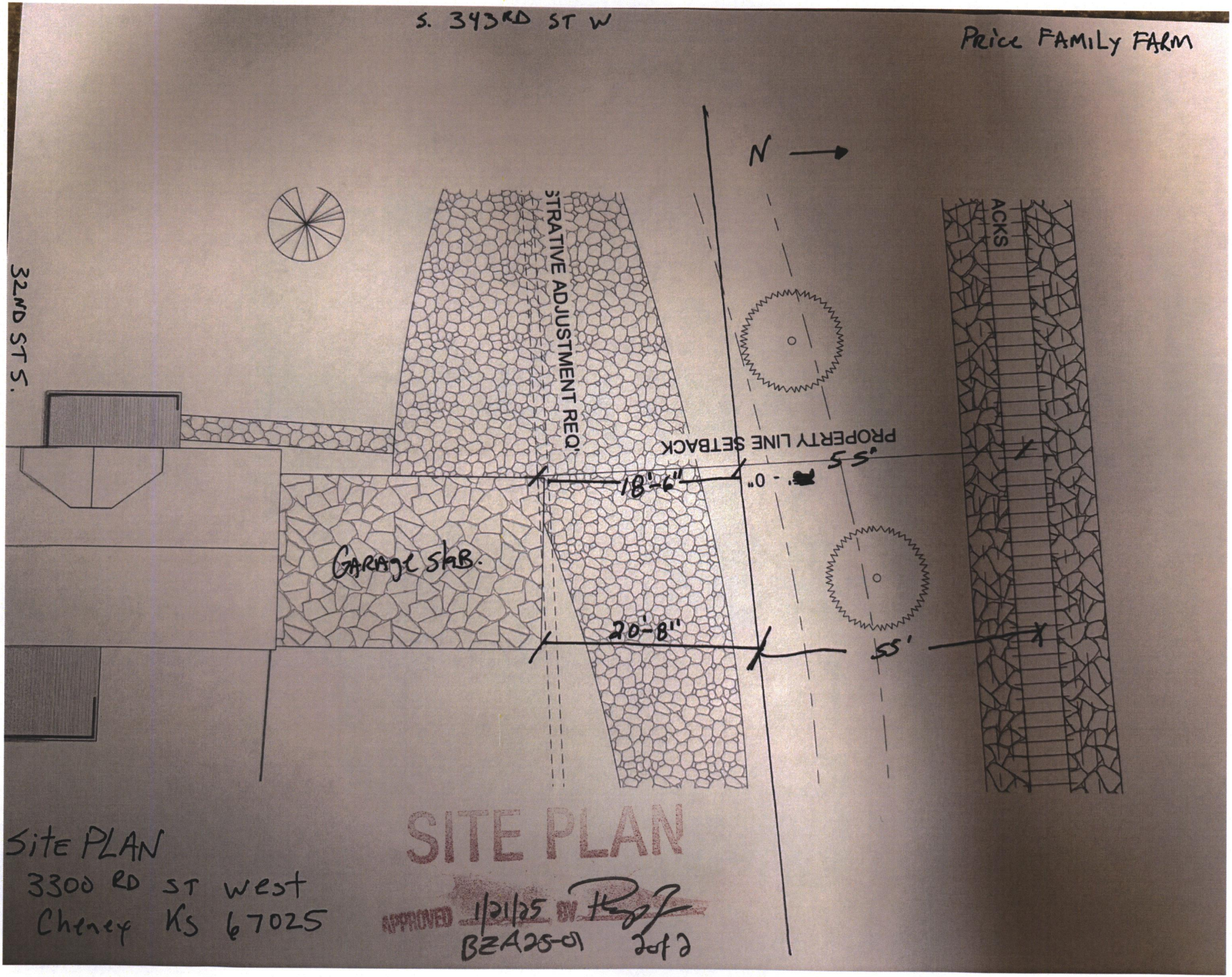
SITE PLAN

Job No. 0001
Date 01.28.22
Drawn OR
Checked JP

AS101

Dwg. of 000

Project Status


S. 343RD ST W
PRICE FAMILY FARM
32ND ST S.
N
STRATIVE ADJUSTMENT REQ.
PROPERTY LINE SETBACK
ACKS
55'
18'-6"
0 -
GARAGE SLAB.
20'-8"
55'
SITE PLAN
SITE PLAN
3300 RD ST West
Cheney KS 67025
APPROVED 1/21/25 BY
BZA25-01
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