CITY OF WICHITA

SEDGWICK COUNTY KANSAS

Wichita-Sedgwick County Metropolitan Area Planning Department

March 18, 2025

Christopher Vail
1541 N. Woodrow Ave.
Wichita, KS 67203

Re: **BZA2025-00012:** Administrative Adjustment in the City to reduce the south street side setback from 20 feet to 16 feet (20 percent) to construct a duplex on property zoned MF-29 Multi-Family Residential District; generally located one-quarter mile east of South Seneca Street and within one-quarter mile south of West McCormick Avenue (1145 S. Osage St.).

Legal Description: Lots 15, 16, & 17, Block 4, Franklin Yikes Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant,

We have reviewed your request for a Zoning Adjustment to reduce the south street side setback from 20 feet to 16 feet (20 percent) on the aforementioned property in order construct a second duplex on the site. The site is currently constructed with a duplex and a detached garage with the duplex on the eastern side of the property and the detached garage in the middle. The proposed new duplex would be constructed on the west side of the property. This would bring the total number of dwelling units on the 0.2389-acre site to 4, which is below the permitted 6 dwelling units permitting in the MF-29 District.

Section V-I.2.a of the Unified Zoning Code ("UZC") allows reducing the minimum street 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 south street side setback from 20 feet to 16 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 reduction of the setback by 4 feet would permit the building to be built closer to the south property line along West Stillwell Avenue. Property to the west of the subject site is the rear parking area and fuel center for the Sedgwick County Sheriff's Office. Property on the south side of West Stillwell Avenue is the parking area for the Sedgwick County Hazardous Waste Facility.

3) Compatibility with existing or permitted uses on abutting sites: There will be no impact on the existing uses. The surrounding properties are zoned a mixture of multi-family residential districts and LI Limited Industrial District. Property to the north is a single-family dwelling. Property to the east is athletic fields associated with Wichita West High School.

Properties to the east and south are Sedgwick County facilities as described above. A reduction of the south street side setback to increase the density of the site is compatible with the surrounding uses.

4) Effect on public health, safety, or welfare: 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 south street side setback from 20 feet to 16 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 16-foot south street 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.

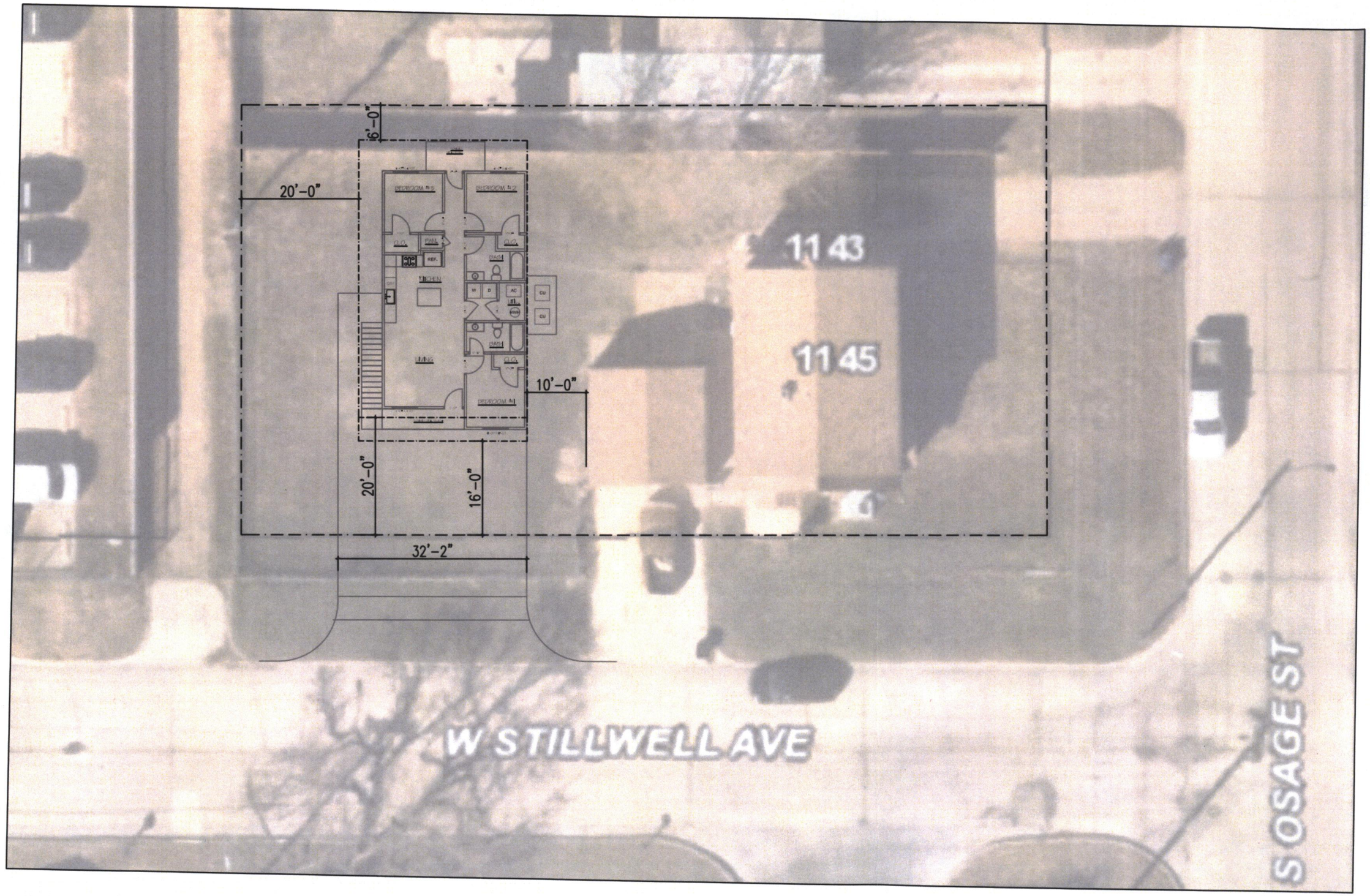
J.R. COX JR.

Scott Wadle, Director
Metropolitan Area Planning Department

for

Chris Labrum, Director
Metropolitan Area Building and Construction Department

cc: MABCD
Dalton Glasscock, City Council District IV
Brooke Kauchak, CSR District IV



THE PURPOSE OF THIS ADMINISTRATIVE ADJUSTMENT IS TO REDUCE THE FRONT SIDE SETBACK BY 20% FROM 20FT TO 16FT TO ALLOW FOR CONSTRUCTION OF AN ADDITIONAL DUPLEX IN THE UNUSED PORTION OF THE EXISTING LOT.

SITE PLAN

APPROVED 3/18/25 BY

BZA 25-12

A SITE PLAN

0' 10' 20' 30' 50'

N

SCALE: 1" = 20'-0"

1145 S OSAGE WICHITA KS 67213	
DATE:	08/20/2024
SCALE:	1" = 20'-0"
DRAWN BY:	CHRIS VAIL
APPLICANT:	CHRIS VAIL
LOT:	15-16-17
BLOCK:	4

CHRISTOPHER J. VAIL
LICENSED
29693
02/21/2025
KANSAS
PROFESSIONAL ENGINEER