



Wichita-Sedgwick County Metropolitan Area Planning Department

May 5, 2025

Rangel Investments, LLC
Attn: Edwin Recalde
9910 W. 2nd Street North
Wichita, KS 67212

Armstrong Land Survey
Attn: Jordan Doom
1601 E. Harry St.
Wichita, KS 67211

Re: **BZA2025-00032**: Administrative Adjustment in the County to reduce the north interior side setback from 20 feet to 16 feet (20 percent) to construct an accessory structure on property zoned RR Rural Residential District, generally located on the west side of North Ridge Road and within one-half mile south of West 85th Street North (8325 North Ridge Road).

Legal Description: BEG 832.5 FT N SE COR NE 1/4 N 166.5 FT W 1318.3 FT S 166.5 FT E TO BEG EXC E 40 FT FOR RD. SEC 33-25-1W

Dear Applicants,

We have reviewed your request for a Zoning Adjustment to reduce the north interior side setback from 20 feet to 16 feet (20 percent) on the aforementioned property in order to build a 74-foot by 28-foot accessory structure.

Section V-1.2.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-1.6 are met. We find that the reduction of the setback 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 proposed reduction of the north interior 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 surrounding properties are zoned RR Rural Residential District. The proposed accessory structure will not likely have significant detrimental impacts on the neighboring property to the north. The nearest structure on the neighboring property is at least 50 feet north of the common property line.
- 3) **Compatibility with existing or permitted uses on abutting sites:** The surrounding properties are zoned RR Rural Residential District. The surrounding private properties are all large

lot residential in use. 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.

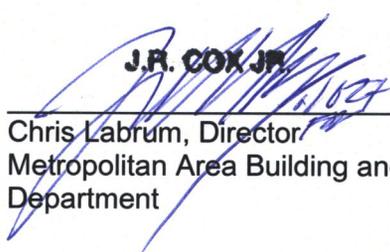
Our signatures below indicate that the Zoning Adjustment to reduce the north interior side setback from 20 feet to 16 feet is hereby GRANTED, subject to the following conditions:

- 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 to the 16-foot north interior side setback only for the proposed building 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.R. COX JR.

Chris Labrum, Director
Metropolitan Area Building and Construction
Department

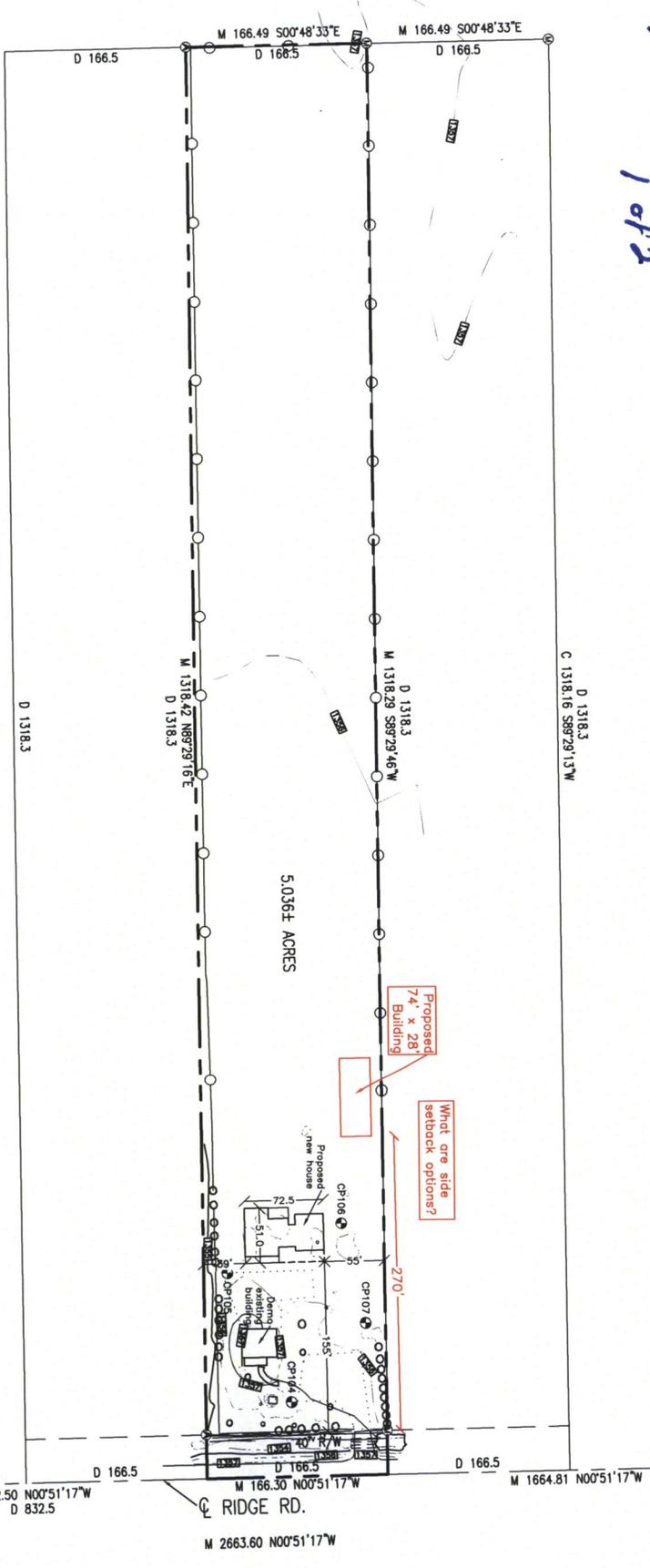
cc: MABCD
Ryan Baty, BoCC, District 4

SITE PLAN

SITE PLAN

8325 N Ridge Rd, Valley Center, KS 67147
 Part of the Northeast Quarter of Section 33, Township 25 South, Range 1W

APPROVED 5/15/25 BY *[Signature]*
 BEA 25-32
 1 of 2



DATUM:
 The Horizontal Datum is based on Kansas South NAD83 Grid.
 The Vertical Datum is NAVD88

Control Points:
 CP104 N: 3273.46 E: 7594.22 EL: 1356.82
 N: 3273.46 E: 7594.22 EL: 1356.82
 of Northeast Property (Right of Way) Corner

CP106 N: 3274.23 E: 7472.21 EL: 1355.86
 N: 3274.23 E: 7472.21 EL: 1355.86
 of Northeast Property (Right of Way) Corner

CP107 N: 3320.17 E: 7431.23 EL: 1355.08
 N: 3320.17 E: 7431.23 EL: 1355.08
 of Northeast Property (Right of Way) Corner

CP108 N: 3341.86 E: 7522.85 EL: 1355.17
 N: 3341.86 E: 7522.85 EL: 1355.17
 of Northeast Property (Right of Way) Corner

Boundary survey performed on May 8, 2024
 Located visible utilities marked by KS OneCall
 Ticket Number 24231979 dated May 10, 2024

- ⊙ - "ARMSTRONG" capped rebar set
- ⊕ - Control Point number four rebar set
- ⊖ - "MOEHRING" capped rebar found
- ⊠ - Iron pipe in thimble found
- - #5 rebar found
- ⊙ - 3/4" iron pipe found
- - - calculated
- D - deed
- M - measured



ARMSTRONG
LAND SURVEY, P.A.

P.O. Box 181038
 MOBILE, AL 36618
 PH: (205) 253-0882
 h@armstrongsurvey.com

W.O. #42904
 Page 1 of 1

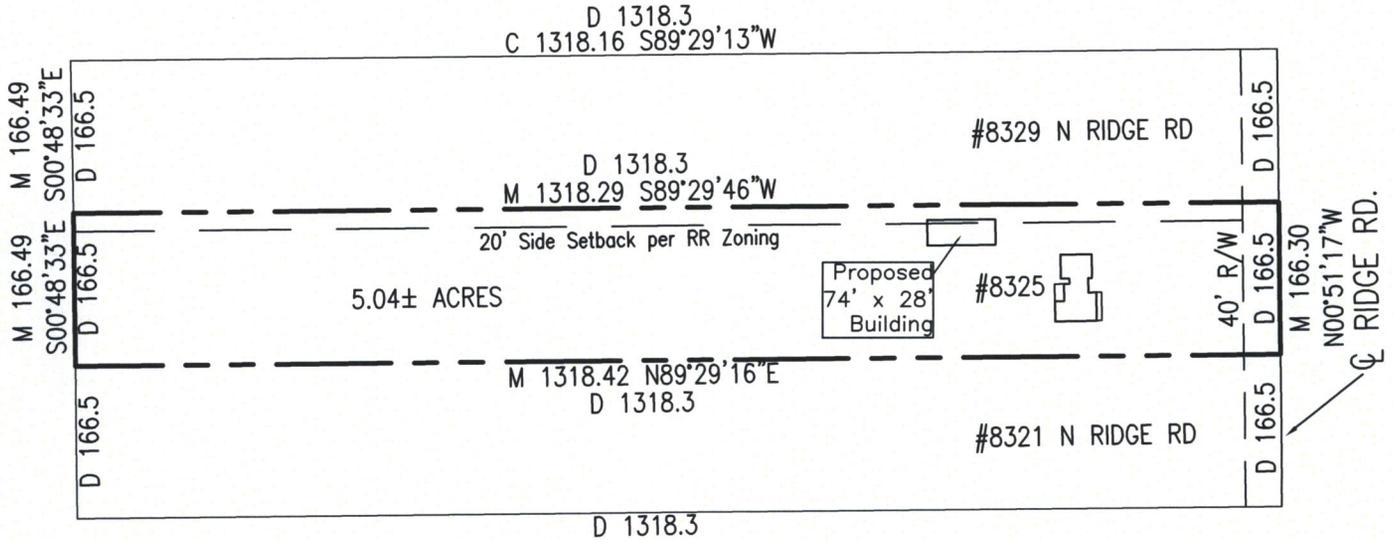
ADMINISTRATIVE ADJUSTMENT SITE PLAN

Reduce Side Setback by 20%

8325 N Ridge Rd, Valley Center, KS 67147

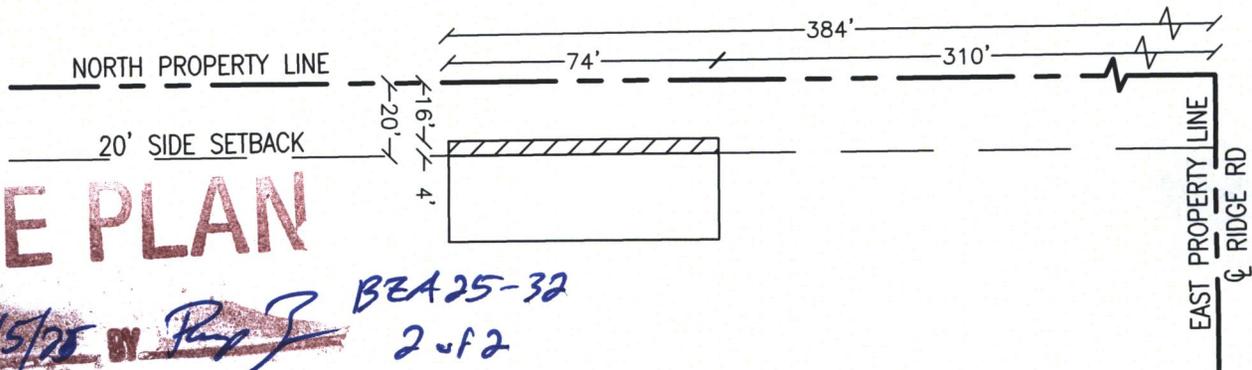
Rangel Investments, LLC

Part of the Northeast Quarter of Section 33, Township 25 South, Range 1W



ADJUSTMENT / SIDE SETBACK AREA TO BE REDUCED

(not to scale)



SITE PLAN

APPROVED 5/5/25 BY *[Signature]* BEA 25-32 2 of 2

LEGAL DESCRIPTION

The South 4.0 feet of the North 20.0 feet of the West 74.0 feet of the East 384.0 feet of the following:

Beginning 832.5 feet North of the Southeast corner of the Northeast Quarter of Section 33, Township 25 South, Range 1 West of the Sixth Principal Meridian, THENCE North 165.5 feet; THENCE West 1318.3 feet; THENCE South 166.5 feet; THENCE East to Beginning, Sedgwick County, Kansas

 Setback Adjustment Area / Legal Description Area Contains 296± sq. ft.



Date of Drawing: April 23, 2025
Boundary Survey Performed: May 8, 2024

W.O. #43644
Page 1 of 1



**ARMSTRONG
LAND SURVEY, P.A.**

P.O. Box 161039
WCHITA, KS 67216
PH. (316) 263-0082
info@armstrongsurvey.com