



Wichita-Sedgwick County Metropolitan Area Planning Department

June 11, 2025

Ryan Mooney
1204 N. Pine St.
Goddard, KS 67052

Steve Coleman, Jr.
555 N Woodlawn Blvd. Bldg. 1, Ste. 260
Wichita, KS 67208

Re: BZA2025-00039: Administrative Adjustment in the City to reduce the south interior side setback from 6 feet to 4 feet (33 percent for an area less than 300 square feet) to bring an existing building into conformance, on property zoned B Multi-Family Residential District, generally located one-block south of East Harry Street and one-block west of Southeast Blvd. (1701 S. Laura Ave.).

Legal Description: Beginning 700 feet south and 553 feet east of the Northwest Corner of the Northeast Quarter of Section 33, Township 27 South, Range 1 East, thence south 50 feet, thence east 140 feet, thence north 50 feet, thence 140 west to the beginning.

Dear Applicant,

We have reviewed your request for a Zoning Adjustment to reduce the south interior side setback from 6 feet to 4 feet (33 percent) on the aforementioned property in order to bring an existing building into conformance. Recently constructed building was built encroaching into the south, interior side setback. The building is 32 feet by 64 feet, and the area of encroachment would be 128 square feet (2 feet x 64 feet).

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 50 percent (for an area less than 300 square feet). 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 south interior side setback from 6 feet to 4 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 properties to the south and west are zoned B Multi-Family Residential District and TF-3 Two-Family Residential District respectively and are developed with single-family dwellings. Properties to the north and east are zoned LI Limited Industrial District and developed with commercial uses. The dwelling immediately to the south is approximately 10 feet from the shared property line. Therefore, there will be at approximately 14 feet of building separation.

- 3) Compatibility with existing or permitted uses on abutting sites: The existing dwellings on surrounding properties were built at a time when the setback regulations were different than the current code. Some of the dwellings are built closer to certain property lines than they would be today. The subject building is compatible with this type of development and maintains approximately 14 feet between structures. The minimum standard by the Unified Zoning Code is 12-foot separate between principal structures.
- 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.

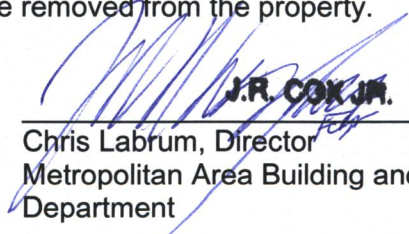
Our signatures below indicate that the Zoning Adjustment to reduce the south interior setback from 6 feet to 4 feet is hereby GRANTED, subject to the following conditions:

- 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 4-foot south 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


J.R. COX JR.

Chris Labrum, Director
Metropolitan Area Building and Construction
Department

cc: MABCD
Mike Hoheisel, City Council District III
Rebecca Johnson, CSR District III

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1701 S. Laura

SITE PLAN

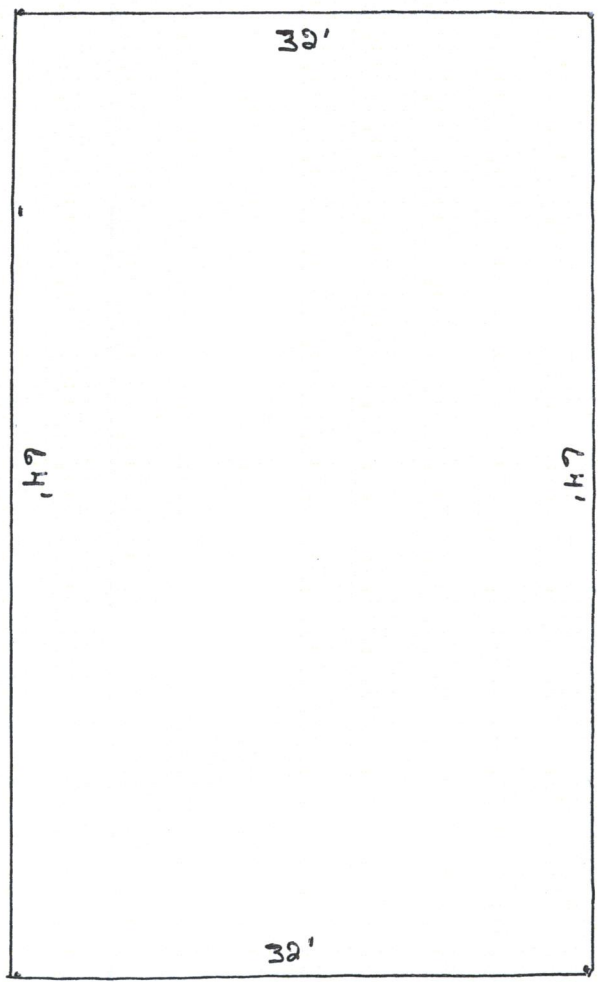
Front Property

APPROVED 6/11/25 BY *[Signature]*
BEA25-39

50'

140'

12' →



4' ↑

140'

90' Set Back ↑

50'

Rear Property

1003

SITE PLAN

1/1/02

1003

