



**Wichita-Sedgwick County
Metropolitan Area
Planning Department**

June 17, 2025

Kevin and Jaclyn Deusch
15131 E. 24th Street North
Wichita, KS 67228

REVISED

Re: **BZA2025-00040:** Administrative Adjustment in the County to reduce the west interior side setback from 20 feet to **17 feet (15 percent)** for addition onto existing accessory structure on property zoned RR Rural Residential District, generally located on the south side of East 24th Street North, one-half mile east of North 143rd Street North (15131 E. 24th Street North).

Legal Description: E1/2 OF TRACT BEING N1/2 SW1/4 EXC W 1980 FT & EXC N 660 FT THEREOF SEC 1-27-2E

Dear Applicants,

We have reviewed your request for a Zoning Adjustment to reduce the west interior side setback from 20 feet to **17 feet (15 percent)** on the aforementioned property in order to build an addition onto an existing accessory structure. The existing accessory structure is not completely on the back one-half of the property. Therefore, it must adhere to all standard building setbacks, unless an action is taken to reduce said setbacks.

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 west interior side setback from 20 feet to **17 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 property to the west, closest to the existing accessory structure is zoned RR Rural Residential District and is undeveloped. At any point that it is developed, all structures at this location would have to adhere to a principal interior side setback of 20 feet, which would provide for building separation of at least **37 feet** from the proposed addition. The existing accessory structure is 303 feet from the north property line and 266 feet from the south property line.
- 3) **Compatibility with existing or permitted uses on abutting sites:** Properties to the north and west are zoned RR Rural Residential District. Property to the north is developed with a single-family dwelling and a detached accessory structure. Property to the west is

undeveloped. Properties to the east and south are zoned SF-5 Single-Family Residential District in the City of Wichita and are developed with single-family dwellings. The proposed addition to the accessory structure is compatible with the large lot development north and west of the subject site and is 266 feet from the nearest lot line of smaller residential lots within the City of Wichita.

- 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 west interior side setback from 20 feet to 17 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 17-foot west 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.



J.R. COX JR.
Scott Wadle, Director
Metropolitan Area Planning Department



Chris Labrum, Director
Metropolitan Area Building and Construction
Department

cc: MABCD
Pete Meitzner, BoCC, District 1

