Wichita-Sedgwick County Metropolitan Area Planning Department

November 3, 2025

Robert D. Reed
942 N. Woodrow Ave.
Wichita, KS 67203

Re: **BZA2025-00074:** Administrative Adjustment in the City to reduce the north interior side setback from 6 feet to 3 feet (50 percent for an area less than 300 square feet) for an attached carport on property zoned TF-3 Two-Family Residential District, generally located three blocks east of North Amidon Avenue and within two blocks north of West Murdock Avenue (942 North Woodrow Ave.).

Legal Description: Lots 82 & 84, on Dort, now Woodrow Ave., Riverside Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant,

We have reviewed your request for a Zoning Adjustment to reduce the north interior side setback from 6 feet to 3 feet (50 percent) on the aforementioned property in order to construct an attached carport. The proposed addition would be on the side of the house and not project in front of the house. The proposed, attached carport is illustrated not to be enclosed. The proposed encroachment into the interior side setback would measure 3 feet by 32 feet for a total area of 96 square feet.

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 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-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 6 feet to 3 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 all zoned TF-3 Two-Family Residential District and developed with single-family dwellings. The proposed, attached carport that is not enclosed is not likely to have significant detrimental impacts. The conditions of approval reflect the requirement to remain unenclosed and a requirement for gutters and downspouts to ensure proper routing of water runoff.

3) Compatibility with existing or permitted uses on abutting sites: The surrounding properties are all zoned TF-3 Two-Family Residential District and developed with single-family dwellings. The pitch of the roof is compatible with the rooflines of the subject dwelling and neighboring houses. By being unenclosed, it will not have a significant visual impact.

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 north interior side setback from 6 feet to 3 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 3-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) The carport shall not be enclosed.

5) The carport shall utilize sufficient guttering with downspouts to direct water runoff toward the subject site and away from the neighboring property to the north.

6) 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.

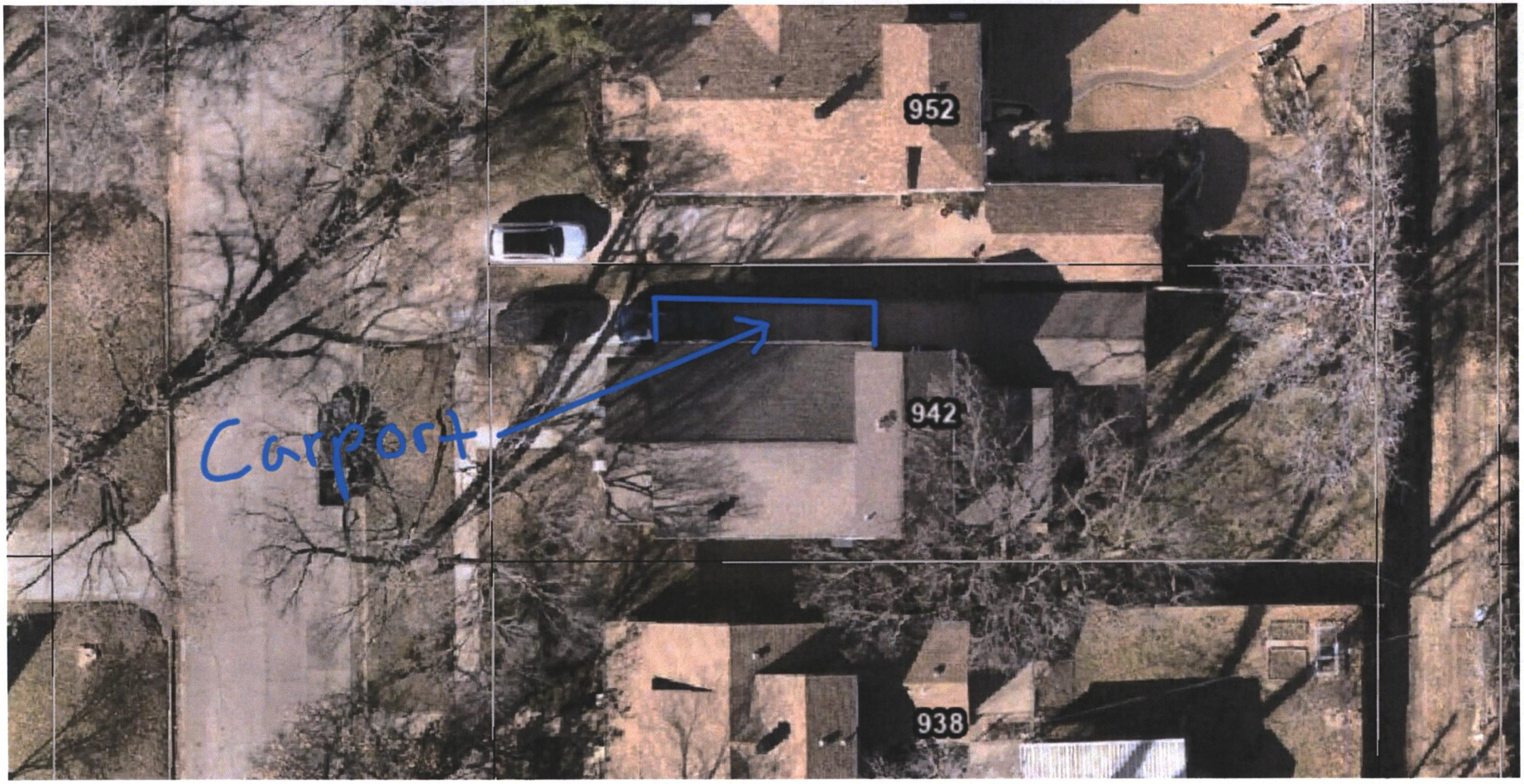
The "Development Application" sign should now be removed from the property.

Scott Wadle, Director
Metropolitan Area Planning Department

J.R. Cox Jr.

Chris Labrum, Director
Metropolitan Area Building and Construction Department

cc: MABCD
Maggie Ballard, City Council District VI
Ana Lopez, CSR District VI

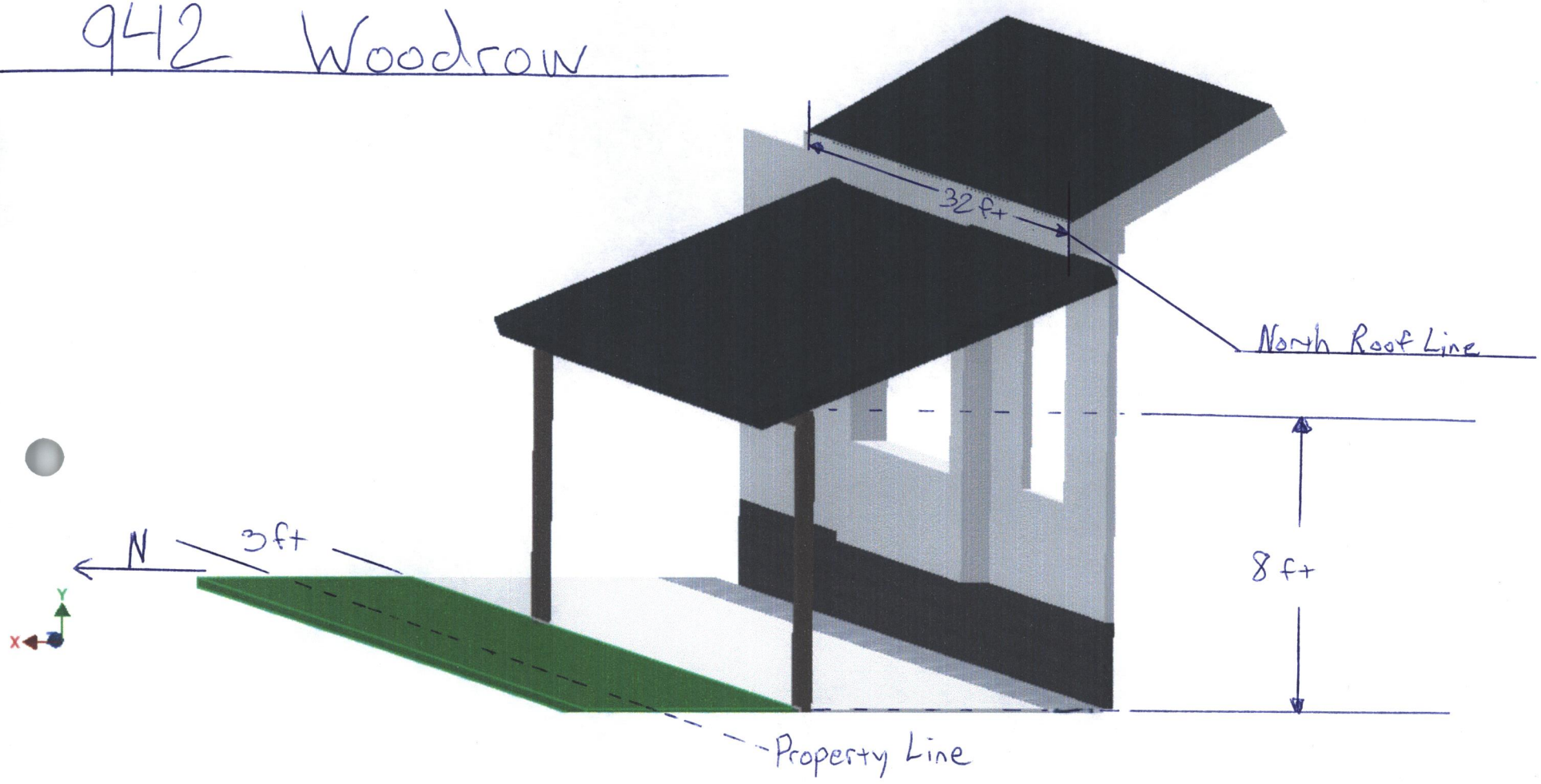


SITE PLAN

APPROVED 11/3/25 BY

BZA25-74 1 of 2

942 Woodrow



SITE PLAN

APPROVED 11/3/25 BV

BZA25-74

2 of 2

Scale: 1" = 18'