CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

October 22, 2025

Donald and Phyllis Grover
4427 E. Eagles Landing Ct.
Wichita, KS 67220

Re: **BZA2025-00071:** Administrative Adjustment in the City to reduce the east interior side setback from 3 feet to 18 inches (50 percent for an area less than 300 square feet) for the placement of an accessory structure (shed) on property zoned SF-5 Single-Family Residential District, generally located within one-quarter mile west of North Oliver Avenue and one-quarter mile south of East 45th Street North (4427 East Eagles Landing Ct.).

Legal Description: Lot 28, Block C, Eagles Landing at North Oliver 2nd Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant,

We have reviewed your request for a Zoning Adjustment to reduce the east interior side setback from 3 feet to 18 inches (50 percent) on the aforementioned property in order to place a 10-foot by 14-foot shed. The average lot depth of the subject site is 128.41 feet, and the shed would be placed approximately 81 feet from the front property line. The entirety of the shed would be placed on the rear half of the lot, which permits a standard interior side setback of 3 feet. The proposed adjustment would permit the shed to be placed 18 inches from the east property line, with an encroachment area of 21 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 east interior side setback from 3 feet to 18 inches 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. All surrounding properties are zoned SF-5 Single-Family Residential District and developed with single-family dwellings. The small scale of the shed and its proposed location are not likely to have significant negative impacts on the property owner to the east. The shed would be placed behind an existing fence, and it would maintain approximately 29 feet of building separation from the neighbor's house.

3) Compatibility with existing or permitted uses on abutting sites: Construction of an accessory storage shed on the site is a compatible use for a residential lot.

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 east interior setback from 3 feet to 18 inches 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 18-inch east interior side setback for the accessory structure only 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
Brandon Johnson, City Council District I
Cameron Jackson, CSR District I

* Pupose to create more access around the east side property yard

SITE PLAN

APPROVED 10/20/25

BZA25-71

* Approimate distance 20-25 Ft North of South Eastment Line.