



Wichita-Sedgwick County Metropolitan Area Planning Department

April 4, 2016

Thanh Nguyen & Kim Dung Nguyen
9313 E. Clark
Wichita, KS 67207

Re: BZA2016-00015: Administrative Adjustment to reduce the interior side setback by up to 20% on property zoned Multi-Family Residential (MF-18).

Legal Description: LOT 6, BLOCK 4, HEDGECLIFF 3RD ADDITION, Wichita, Sedgwick County, Kansas; generally located south of E. Mt. Vernon and west of S. Webb Rd. (9313 E. Clark.)

Dear Applicant,

We have reviewed your request for a Zoning Adjustment to reduce the interior side setback on the aforementioned property. From reviewing the application, we understand that you desire to reduce the interior side setback from 6-feet to 5.3-feet to build an attached garage.

Section V-I.2.a of the Unified Zoning Code ("UZC") allows reducing minimum interior setbacks (required by the property development standards of the zoning district) by up to 20 percent. The adjustment is permissible when the provision of that section and the Zoning Adjustment Criteria of Section V-I.6 are met. We find that the reduction of the interior side 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 location of the attached garage should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity as right-of-way and driveways are not affected.
- 2) Impact on existing uses in surrounding areas: There will be no impact on the existing uses in surrounding areas as a result of the construction; street visibility will be unchanged for neighboring properties.
- 3) Compatibility with existing or permitted uses on abutting sites: Abutting sites are zoned MF-18 to allow residential development and the interior side yard setback reduction will not have a negative impact on existing or permitted uses.
- 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 a Zoning Adjustment to reduce the interior side setback by up to 20%
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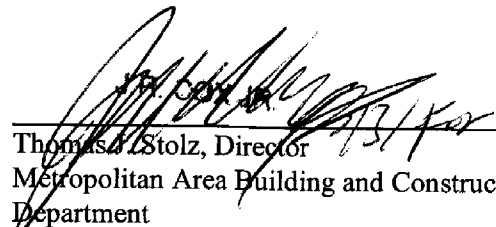
(reduction from 6-ft. to 5.3-ft.) is hereby GRANTED, subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site plan.
- 2) The applicant shall obtain a building permit and complete construction within one year of the Administrative Adjustment approval. The site shall conform to all codes including but not limited to building, health and fire.
- 3) The setback reduction shall apply only to the 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.



Dale Miller, Director
Metropolitan Area Planning Department



Thomas Stolz, Director
Metropolitan Area Building and Construction
Department

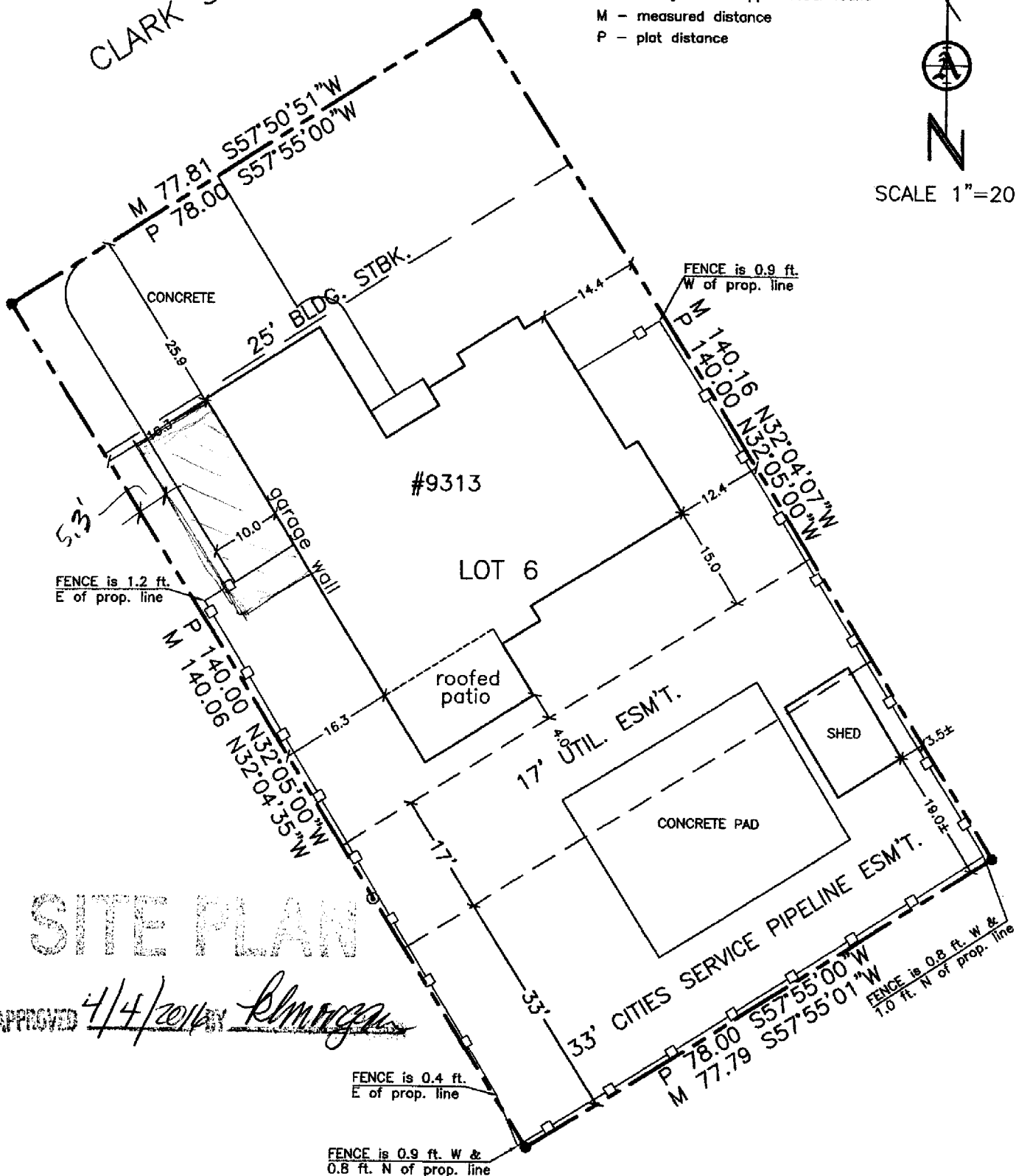
cc: JR Cox, MABCD
Pete Meitzner, CM District II
Laura Rainwater, Community Services Representative, District II

CLARK ST

- - "Armstrong" capped rebar found
- ⊙ - "Baughman" capped rebar found
- M - measured distance
- P - plat distance



SCALE 1"=20'



SITE PLAN

APPROVED 4/4/2014 *[Signature]*