



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

February 23, 2026

Stark Real Estate, LLC
245 N. Waco Ave., Ste. 220
Wichita, KS 67202

Re: BZA2026-00014: Administrative Adjustment in the City to reduce the west rear setback from 20 feet to 11 feet (45 percent) for future building additions on property zoned SF-5 Single-Family Residential District, generally located on the west side of North Armour Drive, within one-block north of East Central Avenue (557 North Armour Drive).

Legal Description: Lot 11, Block F, Woodlawn Village 1st Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant,

We have reviewed your request for a Zoning Adjustment to reduce the west rear setback from 20 feet to 11 feet (45 percent) for an area less than 300 square feet on the aforementioned property in order to facilitate future building additions. The site plan indicates two phases for building additions. The first phase would extend an existing wing of the house, with a setback of 14 feet from the rear property line. The 2nd phase would have a rear setback of 11 feet. The building walls of both proposed additions are at angles to the rear property line, so the reduction to an 11-foot setback only applies to the extreme corner of Phase 2.

Section V-I.2.a of the Unified Zoning Code ("UZC") allows reducing the minimum rear 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:

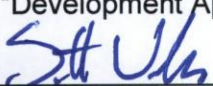
- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed reduction of the west rear setback from 20 feet to 11 feet will have no impact on the safety and convenience of vehicular and pedestrian circulation in the right-of-way.
- 2) Impact on existing uses in surrounding areas: There will be no impact on the existing uses. The surrounding properties are zoned SF-5 and developed with single-family dwellings. The building walls of both proposed additions are at angles to the rear property line, so the reduction to an 11-foot setback only applies to the extreme corner of Phase 2.
- 3) Compatibility with existing or permitted uses on abutting sites: The proposed additions to the residential structure are compatible with the surrounding development. The building walls of both proposed additions are at angles to the rear property line, so the reduction to an 11-foot setback only applies to the extreme corner of Phase 2.

- 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.

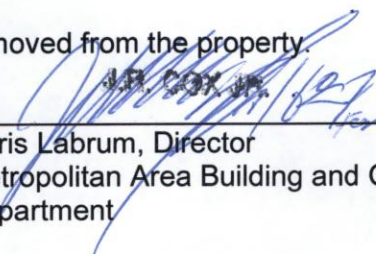
Our signatures below indicate that the Zoning Adjustment to reduce the west rear setback from 20 feet to 11 feet for an area less than 300 square feet is hereby GRANTED, subject to the following conditions:

- 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 11-foot west rear 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.

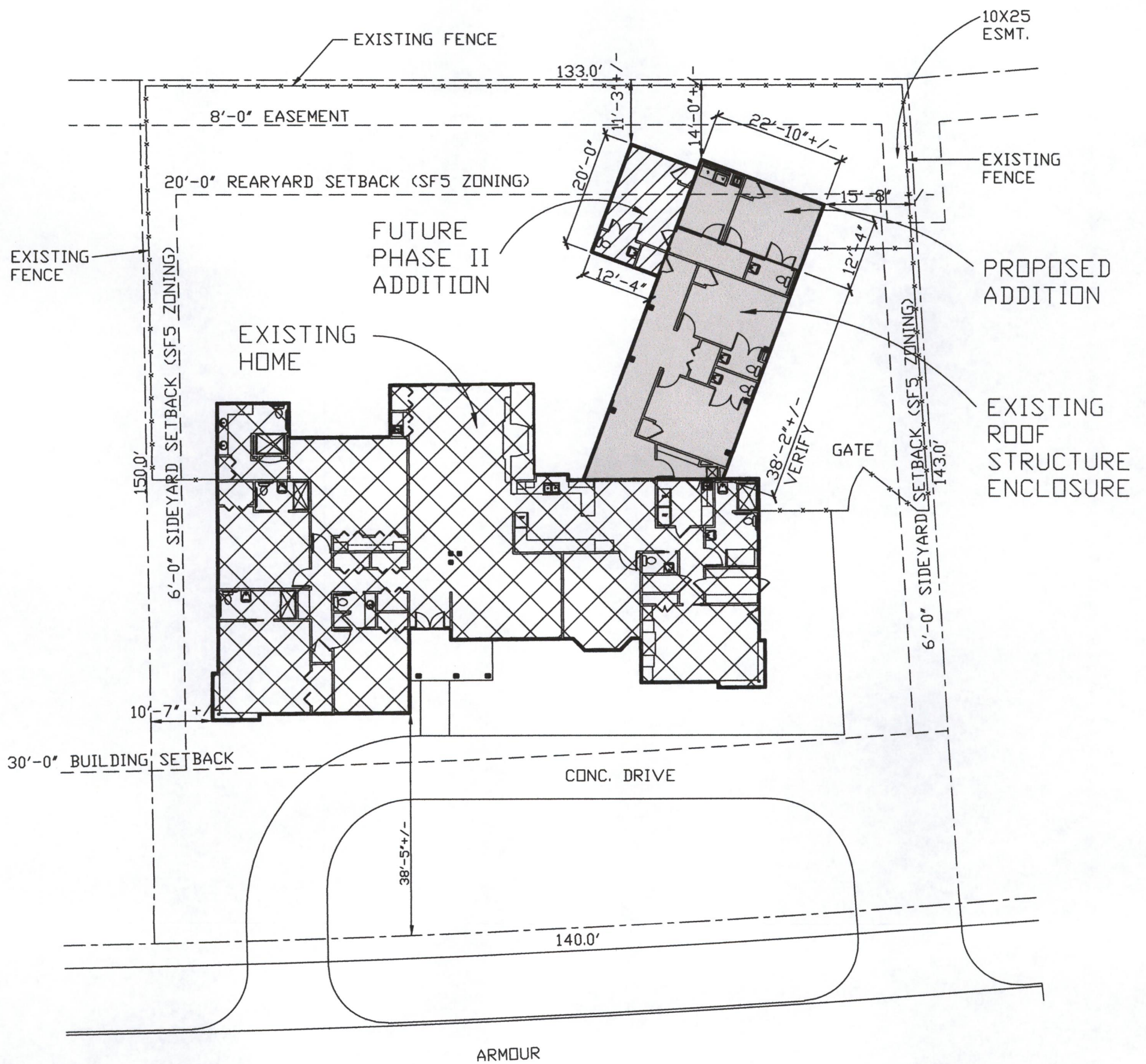


Scott Wadle, Director
Metropolitan Area Planning Department



Chris Labrum, Director
Metropolitan Area Building and Construction
Department

cc: MABCD
Joseph Shepard, City Council District I
Cameron Jackson, CSR District I



SITE MASTER PLAN

1" = 20'-0"



- PROJECT: PROPOSED HOME PLUS ADDITION
- OWNER'S NAME: DOUG STARK
- LEGAL ENTITY: D&K STARK REVOCABLE TRUST
245 N. WACO, SUITE 220
WICHITA, KANSAS 67230
(316) 641-0608

- HOME ADDRESS: 557 N. ARMOUR
- LEGAL DESCRIPTION: LOT 11 BLOCK F
1ST ADDITION TO
WOODLAWN VILLAGE
- TAX PARCEL ID: 00173440
- ZONING DISTRICT: SF5
- LAND AREA: .481 ACRES

SITE PLAN

APPROVED 2/23/26 BY *[Signature]*

Folger and Associates, Inc.
architecture
11001 Quail Creek, Derby, Kansas 316-706-9040

CCH WICHITA
HOME EXPANSION PROJECT
557 N. ARMOUR WICHITA, KANSAS

FEBRUARY 12, 2026