Wichita-Sedgwick County Metropolitan Area Planning Department

June 30, 2026

Christopher D. Lacour
4911 S. Illinois Ave.
Wichita, KS 67217

Mexus Roofing and Construction
Attn: Roberto Baeza
2563 N. Hood Ave.
Wichita, KS 67204

Re: **BZA2026-00059:** Administrative Adjustment in the County to reduce the north side setback from 10 feet to 5 feet (50 percent) to bring existing garage in to conformance and permit an addition onto garage on property zoned SF-20 Single-Family Residential District, generally located on the east side of South West Street and within one-quarter mile south of West 47th Street South (4911 S. Illinois Ave.).

Legal Description: Lot 3, Block 2, Chitwood Estates 4th Addition, Wichita, Sedgwick County, Kansas.

Dear Applicants,

We have reviewed your request for a Zoning Adjustment to reduce the north side setback from 10 feet to 5 feet (50 percent) for an area less than 300 square feet on the aforementioned property in order to bring an existing detached garage into conformance and permit an addition onto the existing detached garage. The total area of encroachment would be 5 feet by 46 feet for a total area of 230 square feet, which is less than the maximum allowed encroachment of 300 square feet.

Section V-I.2.a of the Unified Zoning Code ("UZC") allows reducing the minimum 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 side setback from 10 feet to 5 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-20 and developed with single-family dwellings on the north, east, and south. Property to the west is the South West Street right-of-way. The garage has existed for at least 20 years. The proposed addition would be on the rear of the existing garage and not encroaching any farther into the side setback.

3) Compatibility with existing or permitted uses on abutting sites: There will be no impact on the existing uses. The detached garage has existed, with an encroachment into the side setback,

setback, for at least 20 years. Several nearby properties have similar accessory structures (garages and sheds) constructed along the side property lines. The size of the proposed addition is not likely to have significant negative impacts on nearby properties.

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 side setback from 10 feet to 5 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 5-foot north 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.

Scott Wadle, Director
Metropolitan Area Planning Department

J.R. COX JR.
Chris Labrum, Director
Metropolitan Area Building and Construction Department

cc: MABCD
Jeff Blubaugh, BoCC District 2

52'

148.64'

74.32

124'9.5"

110'

94'

64'

64'

50' PLUS TO ℄ OF WEST ST

5'-1"

5'1"

5'-1"

18'x12' OLD SHED

16'

NEW Build

30X22 OLD GARAGE

8'

24'

6'

N

W

E

S

63.29'

Property line

30' to ℄ Illinois St

14'3"

11'-0"

6'-0"

30'9.5"

Property line

38.64'

54.64'

4911 Illinois

SITE PLAN

APPROVED 6/30/26 BY

BZA26-59