



Wichita-Sedgwick County Metropolitan Area Planning Department

January 27, 2026

John David Baker
4046 E. Christy Pl.
Wichita, KS 67220

MKEC Engineering, Inc.
Attn: Brian Lindebak
411 N Webb Rd.
Wichita, KS 67206

Re: **BZA2026-00002**: Administrative Adjustment in the City to permit an accessory structure (carport) in front of the principal structure on property zoned SF-5 Single-Family Residential District, located within one-block east of North Bluff Avenue and within one-quarter mile north of East 25th street North (4046 E. Christy Pl.).

Legal Description: Lot 3, Block C, Cedar Village Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant:

We have reviewed your request for a Zoning Adjustment to permit an accessory structure (carport) in front of the principal structure on 0.02 acres. This Administrative Adjustment is associated with Vacation case VAC2025-00057, which reduced the platted front setback (in the area of the proposed carport alone) from 50 feet to 46 feet. On January 15, 2026, the Metropolitan Area Planning Commission (MAPC) recommended approval of the Vacation Application. On February 3, 2026, the Wichita City Council will take final action on the application. No members of the public spoke in opposition to the Vacation request the MAPC public hearing.

The proposed carport would be placed in front of the garage, over the existing driveway. It would measure 24 feet by 38 feet. Because of the vacation application, the carport would no longer encroach into any building setback.

Sec. V-I.2.n of the Unified Zoning Code allows a Zoning Adjustment that would permit an accessory structure to be placed in front of the principal structure on less than five acres of land, when the conditions required by Sec. V-I.6 of the Code are met. We find that permitting an accessory structure in front of the principal structure on the subject property meets the four conditions required by Sec. V-I.6 of the Unified Zoning Code as set out below:

- 1) **Impact on safety and convenience of vehicular and pedestrian circulation**: Public vehicular and pedestrian circulation will not be affected, and the structure will not interfere with traffic circulation patterns because the proposed carport is required to be unenclosed.
- 2) **Impact on existing uses in surrounding areas**: It is not anticipated that there will be any negative impact on the existing uses in surrounding areas as a result of the structure being

placed in front of the principal dwelling. No members of the public spoke in opposition to the vacation request, to reduce the setback, at the MAPC public hearing.

- 3) Compatibility with existing or permitted uses on abutting sites: Placing an accessory structure in front of a principal structure is within allowable adjustments and should not detract from the existing or permitted uses on abutting sites, which are single family residences, with similar detached structures.
- 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.

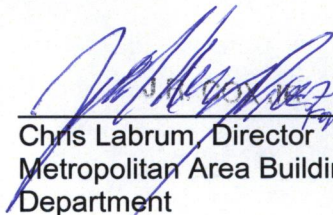
Our signatures below indicate that a Zoning Adjustment to permit an accessory structure to be placed in front of the principal structure on less than five acres of land for the aforementioned property is hereby GRANTED, subject to the following conditions:

- 1) The permitting of an accessory structure in front of the principal structure shall apply only to the proposed carport illustrated on the approved site plan. All other structures or additions on the subject property shall conform to the development standards of the Unified Zoning Code unless a separate Zoning Adjustment or Variance is granted.
- 2) The carport shall not be enclosed.
- 3) All conditions of VAC2025-00057 shall be met, and the Administrative Adjustment is contingent upon approval of the Vacation application.
- 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

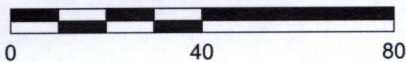


SITE PLAN

APPROVED 1/27/26 BY *[Signature]*
BEA 26-02



SCALE: 1"=40'



- Proposed Vacation of a portion of a Platted 50' Building Setback

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PORTIONS OF A 50' PLATTED BUILDING SETBACK CEDAR VILLAGE ADD.

PROJECT NO. 2501010871 DATE: DEC. 2025
DRAWN BY: BDL DESIGNED BY: MKEC APPROVED BY: BDL

SHEET NO.
1 OF 1