



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

August 4, 2025

Mark and Nellie Kilby
15525 E. 60th Street South
Derby, KS 67037

Re: BZA2025-00049: Administrative Adjustment in the County to reduce the north front setback from 30 feet to 24 feet (20 percent) and permit an accessory structure in front of a principal structure to construct an RV carport on property zoned RR Rural Residential District, generally located on the south side of East 60th Street South and within one-quarter mile west of South 159th Street East (15525 E. 60th Street South).

Legal Description: E1/2 E1/2 S1/2 NW1/4 SE1/4 EXC N 35 FT FOR RD. SEC 25-28-2E

Dear Applicants,

We have reviewed your request for Zoning Adjustments to reduce the north front setback from 30 feet to 24 feet (20 percent) and to permit the placement of an accessory structure in front of a principal structure on the aforementioned property in order to build an RV carport.

Section V-1.2.a of the Unified Zoning Code (“UZC”) allows reducing the minimum front setback (required by the property development standards of the zoning district) by up to 20 percent, and Sec. V-1.2.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. These adjustments are permissible when the provisions of these sections and the Zoning Adjustment Criteria of Section V-1.6 are met. We find that the reduction of the setback as proposed meets the provisions of Section V-1.2.a & n 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 front setback from 30 feet to 24 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 RR Rural Residential District. The proposed accessory structure will not likely have significant detrimental impacts on the neighboring properties to the north or west as it will be constructed behind an existing, mature tree row along the north and west property lines.
- 3) Compatibility with existing or permitted uses on abutting sites: The surrounding properties are zoned RR Rural Residential District. The surrounding private properties are all large lot residential in use. The proposed accessory structure is compatible with the surrounding properties.

- 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 the Zoning Adjustments to reduce the north front setback from 30 feet to 24 feet and to permit an accessory structure in front of a principal structure are 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 to the 24-foot north front setback only for the proposed building 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.



J.R. COX JR.
Scott Wadle, Director
Metropolitan Area Planning Department



Chris Labrum, Director
Metropolitan Area Building and Construction
Department

cc: MABCD
Jim Howell, BoCC, District 5

Mark Kilby
15525 E. 60th S.

65ft from E of 60th St.



Variance to reduce
front setback



unplatted
lot



SITE PLAN

APPROVED 8/14/25 BY [Signature]
BEA 25-49