CITY OF WICHITA

SEDGWICK COUNTY KANSAS

Wichita-Sedgwick County Metropolitan Area Planning Department

January 27, 2026

JBJ, LLC
Attn: Josh Wilson
7540 W. Northwind, Unit 300
Wichita, KS 67205

Armstrong Land Survey
Attn: Jordan Doom
1601 E. Harry St.
Wichita, KS 67211

Re: **BZA2026-00001:** Administrative Adjustment in the City to reduce the required lot area by 6.6 percent each on two development parcels to develop a duplex on each parcel zoned TF-3 Two-Family Residential District; generally located two-blocks east of North Hillside Avenue and within two-blocks south of East 17th Street North (1619 & 1623 North Fairmount Ave.).

Legal Description: Lots 77, 79, & 81, Fairmount Ave., Fairmount Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant,

We have reviewed your request for Zoning Adjustments to reduce the minimum lot area on two recently created parcels from 6,000 square feet to 5,620 square feet (6.6 percent) each in order to build a duplex on each separate parcel. The properties are zoned TF-3 Two-Family Residential District and all standard principal setbacks shall apply. We understand that a boundary shift was recently completed, splitting Lot 79 in half, creating two developable parcels.

Section V-I.2.i of the Unified Zoning Code ("UZC") allows reducing the minimum lot area (required by the property development standards of the zoning district) by up to 10 percent. 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 lot areas as proposed meets the provisions of Section V-I.2.i 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 lot areas from 6,000 square feet to 5,620 square feet each will have no impact on the safety and convenience of vehicular and pedestrian circulation in the right-of-way. All standard building setbacks for the TF-3 District shall apply.

2) Impact on existing uses in surrounding areas: There will be no impact on the existing uses. The surrounding properties are all zoned TF-3 Two-Family Residential District and developed with single-family dwellings, duplexes, and multi-family. Allowing the development of two duplexes on smaller lots versus one duplex on a larger lot is not likely to have significant negative impacts on surrounding uses. All standard building setbacks in the TF-3 District shall apply.

3) Compatibility with existing or permitted uses on abutting sites: There will be no impact on the existing uses. The surrounding properties are all zoned TF-3 Two-Family Residential District and developed with single-family dwellings, duplexes, and multi-family. Allowing the development of two duplexes on smaller lots versus one duplex on a larger lot is compatible with existing permitted uses on abutting sites. All standard building setbacks in the TF-3 District shall apply.

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 Adjustments to reduce the minimum lot area from 6,000 square feet to 5,620 square feet on two separate parcels 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 standard setbacks for the TF-3 District shall apply to all structures 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
Joseph Shepard, City Council District I
Cameron Jackson, CSR District I

ADMINISTRATIVE ADJUSTMENT TO REDUCE REQUIRED LOT AREA

Lots 77, 79, and 81, on Fairmount Avenue in Fairmount Addition to the City of Wichita, Sedgwick County, Kansas

TBD N Fairmount Ave

JBJ LLC, a Kansas Limited Liability Company

Boundary Shift recorded December 31, 2025 on Document #: 2025-066314:

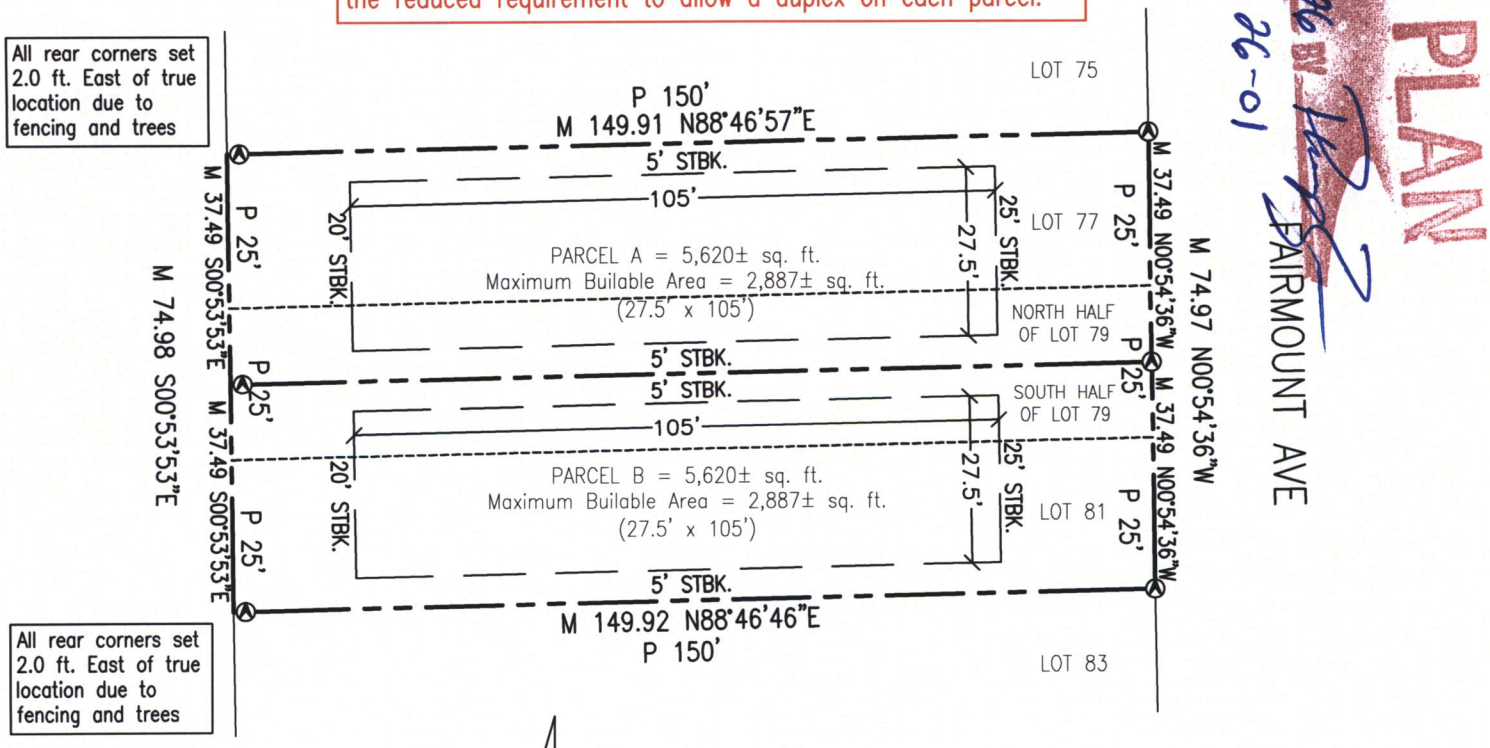
Original Tract:
Lots 77, 79, and 81, on Fairmount Avenue, in Fairmount Addition to the City of Wichita, Sedgwick County, Kansas

Parcel A:
Lot 77 and the North Half of Lot 79, on Fairmount Avenue, in Fairmount Addition to the City of Wichita, Sedgwick County, Kansas

Parcel B:
The South Half of Lot 79 and all of Lot 81, on Fairmount Avenue, in Fairmount Addition to the City of Wichita, Sedgwick County, Kansas

SITE PLAN
APPROVED 1/27/26 BY
BZA 26-01

Reduce minimum required Lot Area by 10%. This will reduce the required 6,000 sq. ft. for a duplex down to 5,400 sq. ft. With each parcel having 5,620 sq. ft., each parcel will meet the reduced requirement to allow a duplex on each parcel.



Original Boundary Survey performed: December 9, 2025

W.O. #44274
ADM ADJUSTMENT
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Ⓐ – "ARMSTRONG" capped rebar set
M – measured
P – plat

SCALE : 1" = 30'
0' 15' 30'

ARMSTRONG LAND SURVEY, P.A.
P.O. Box 161039
WICHITA, KS 67216
PH. (316) 263-0082
info@armstrongsurvey.com