Wichita-Sedgwick County Metropolitan Area Planning Department

CUSTOMER INVOICE #66633

DATE: 9/24/26

MAPD STAFF: JBC

CASE NUMBER: BZA2026-00091

SUBDIVISION (PLAT/LOT SPLIT): _____

AGENT: _____

CUSTOMER/PAYEE: Dobbins Acquisitions LLC **PHONE NUMBER:** 847-769-5559

ADDRESS: 5818 W 49th St Mission KS 66202

STREET CITY STATE ZIP CODE

APPLICATION FEE: $ 195.00 **OL3** _____

ACREAGE/ LOT: $ _____ **OL3** _____

SIGN FEE: $ 14.00 **OL3** _____

TOTAL: $ 209.00 (CHK # _____ CC# _____ CASH _____)

PLEASE MAKE CHECK PAYABLE TO : CITY OF WICHITA

MAIL PAYMENT TO: PLANNING DEPARTMENT— 271 WEST THIRD ST., 2ND FLOOR WICHITA, KS 67202

Case BZA2026-00091

APPLICATION

This form MUST be completed and filed at the Planning Department located on the 2nd floor of The Ronald Reagan Building, 271 W. 3rd Street, Wichita, KS, 67202 in accordance with directions on the accompanying instruction sheet. AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED. Check the appropriate box below for type of application being submitted. A separate application form and filing fee is required for each application. A pre-application conference with the planning staff is recommended before filing this application.

SECTION I

This property is located within: ☐ Wichita ☐ Sedgwick County (unincorporated)

Metropolitan Area Planning Commission:

☐ Zone Change: From zoning district:_____ to _____

☐ Planned Unit Development: ☐ Approval ☐ Amendment to PUD_____ ☐ Adjustment to PUD_____

☐ Community Unit Plan: ☐ Approval ☐ Amendment to CUP_____ ☐ Adjustment to CUP_____

☐ Protective Overlay: ☐ Approval ☐ Amendment to PO_____ ☐ Adjustment to PO_____

☐ Conditional Use: To allow:_____ zone district:_____

☐ Adjustment to CU/CON#:_____

☐ Vacation of:_____ zone district:_____

(*Use a separate sheet for legal description, if necessary*)

☐ Administrative Permit: To allow:_____-foot high wireless communication facility. zone district:_____

☐ Off-Site Billboard Sign within_____feet of a residential lot/structure. zone district:_____

Board of Zoning Appeals:

☐ Variance: To allow: _____ zone district:_____

☐ Appeal of:_____ zone district:_____

☒ Zoning Adjustment: To allow: Reduce interior side setback and minimum lot width zone district: TF3

☐ Sign Code Adjustment: To allow: _____ zone district:_____

SECTION II

1. The application area is legally described as Lot(s) Part of 46 and 48; Block(s) 13, Linwood Park Addition, (Wichita) Sedgwick County, KS. If appropriate, a metes and bounds description may be attached.

2. The application area contains 3,232 sq. ft. acres.

3. This property is located at (*address*) 1855 S Madison Ave which is generally located at (*relation to nearest streets*) Approximately 700 ft North and 800 ft West of Mount Vernon and Grove

4. We are filing this request for the following reasons: Reduce Interior Side Setback and Minimum Lot Width to allow a buildable area for a pending Lot Split

5. County control number: 00162889

(continue)

6. The names of the owners of all property included in this application MUST be listed as applicants. Contract purchasers, lessees or others directly associated with the property may also be listed if they desire to be advised of the proceedings. (Use a separate sheet for additional applicants if needed.)

A. Applicant Dobbins Aquisitions LLC Phone 847-769-8559
Address 5818 W 49th St, Mission, KS Zip Code 66202
Email Address wesley@chelseadobbinsllc.com

Agent _____ Phone _____
Address _____ Zip Code _____
Email Address _____

B. Applicant _____ Phone _____
Address _____ Zip Code _____
Email Address _____

Agent _____ Phone _____
Address _____ Zip Code _____
Email Address _____

C. Applicant _____ Phone _____
Address _____ Zip Code _____
Email Address _____

Agent _____ Phone _____
Address _____ Zip Code _____
Email Address _____

7. We acknowledge receipt of the instruction sheet explaining the method of submitting this application. We realize that this application cannot be processed unless it is completely filled in; is accompanied by a current abstractor's certificate as required in the instruction sheet; and is accompanied by the appropriate fee. We further certify that the foregoing information is true and correct to the best of our knowledge. We authorize unannounced inspections of the subject property by City and/or County staff for the purpose of collecting information to review and analyze this request. We acknowledge that the MAPC, Governing Body, or Board of Zoning Appeals shall have authority to impose such conditions as it deems necessary in order to serve the public interest and welfare.

_____ By _____
Applicant's signature Authorized Agent (if any)

_____ By _____
Applicant's signature Authorized Agent (if any)

_____ By _____
Applicant's signature Authorized Agent (if any)

The Petition must bear the signature(s) of the property owner(s). If an authorized agent signs on the owner's behalf, the agent shall sign his own name and attach the owner's written notarized authorization to this application.

FOR OFFICE USE ONLY
Map _____ Zoning (N)_____ (S) _____ (E)_____ (W)_____ MAPC/BZA _____ Township _____
Council/Commission District_____ DAB _____Sm. City PC_____
NA/HOA _____
Date _____ Fee _____Received By_____
Required Documents:
☐ Ownership List ☐ BZA Justification ☐ Legal Description ☐ Vacation Petition ☐ Site Plan ☐ Signs

aj 12/17

Armstrong Land Survey, P.A.

1601 E Harry St
WICHITA, KS 67211

Ph. (316)263-0082
info@armstrongsurvey.com

Administrative Adjustment

Pending Lot Split on Lots 44, 46, and 48, Block 13, Linwood Park Addition to the City of Wichita, KS
1855 S Madison Ave, Wichita, KS 67211
DOBBINS AQUISITIONS LLC
Administrative Adjustment to Reduce Interior Side Street Setback AND Reduce Minimum Lot Width Requirement for a Proposed Building

This property is zoned TF-3 and is being split into two separate parcels as shown on the proposed Lot Split. Parcel A is a 7,261 square feet lot and has an existing structure. Parcel B is a 3,232 square feet lot and is the proposed building parcel. A preliminary Lot Split was submitted and as part of the review process, it was determined a reduction to an Interior Side Setback on Parcel A and a reduction to the Minimum Lot Width requirement on Parcel B would bring both parcels into zoning compliance. The Zoning Code requirements and acceptable "Zoning Adjustments" for each of these are shown below.

Interior Side Setback

According to Wichita-Sedgwick County Unified Zoning Code, the Minimum Side Street Setback is as follows:

> Interior Side Setback is 6 feet for Parcel A and 5 feet for Parcel B. This can be found under the Property Development Standards for TF-3 Two-Family Residential District Sec. III-6.d.(5)
>
> > *(5) Minimum Interior Side Setback: six feet, except five feet if Lot is below 6,000 square feet, and that one required side Yard for a Single-Family Dwelling Unit or Duplex may be reduced to as little as zero feet if Setback lines are established that ensure a minimum of twelve feet between Structures on Contiguous Lots*

The applicant would like to apply for an Administrative Adjustment to reduce the Interior Side Setback by 50%. This reduces the Interior Side Setback from 6 feet down to 3 feet with a total adjusted area of 66 square feet. This is an acceptable "Zoning Adjustment" according to Wichita-Sedgwick County Metropolitan Area Planning Departments Administrative Adjustments found in Section 3-a which reads:

> *3. Administrative Adjustments to zoning standards (shown as "Zoning Adjustment" on the application form) shall be limited to the following:*
>
> *a. Reducing minimum Front, Side, and Rear Setbacks (required by the property development standards of the zoning District) by up to 20 percent, or reducing a Side or Rear Setback by up to 50 percent adjacent to a Golf Course, open space or reserve or when the required Yard to be adjusted does not exceed 300 square feet;*

Minimum Lot Width

According to Wichita-Sedgwick County Unified Zoning Code, the Minimum Lot Width is as follows:

Minimum Lot Width is 35 feet for both Parcels A and B. This can be found under the Property Development Standards for TF-3 Two-Family Residential District Sec. III-6.d.(3)

(3) Minimum Lot Width: 35 feet

The applicant would like to apply for an Administrative Adjustment to reduce the Minimum Lot Width by 8.57%. This reduces the Lot Width from 35 feet down to 32 feet. This is an acceptable "Zoning Adjustment" according to Wichita-Sedgwick County Metropolitan Area Planning Departments Administrative Adjustments found in Section 3-i which reads:

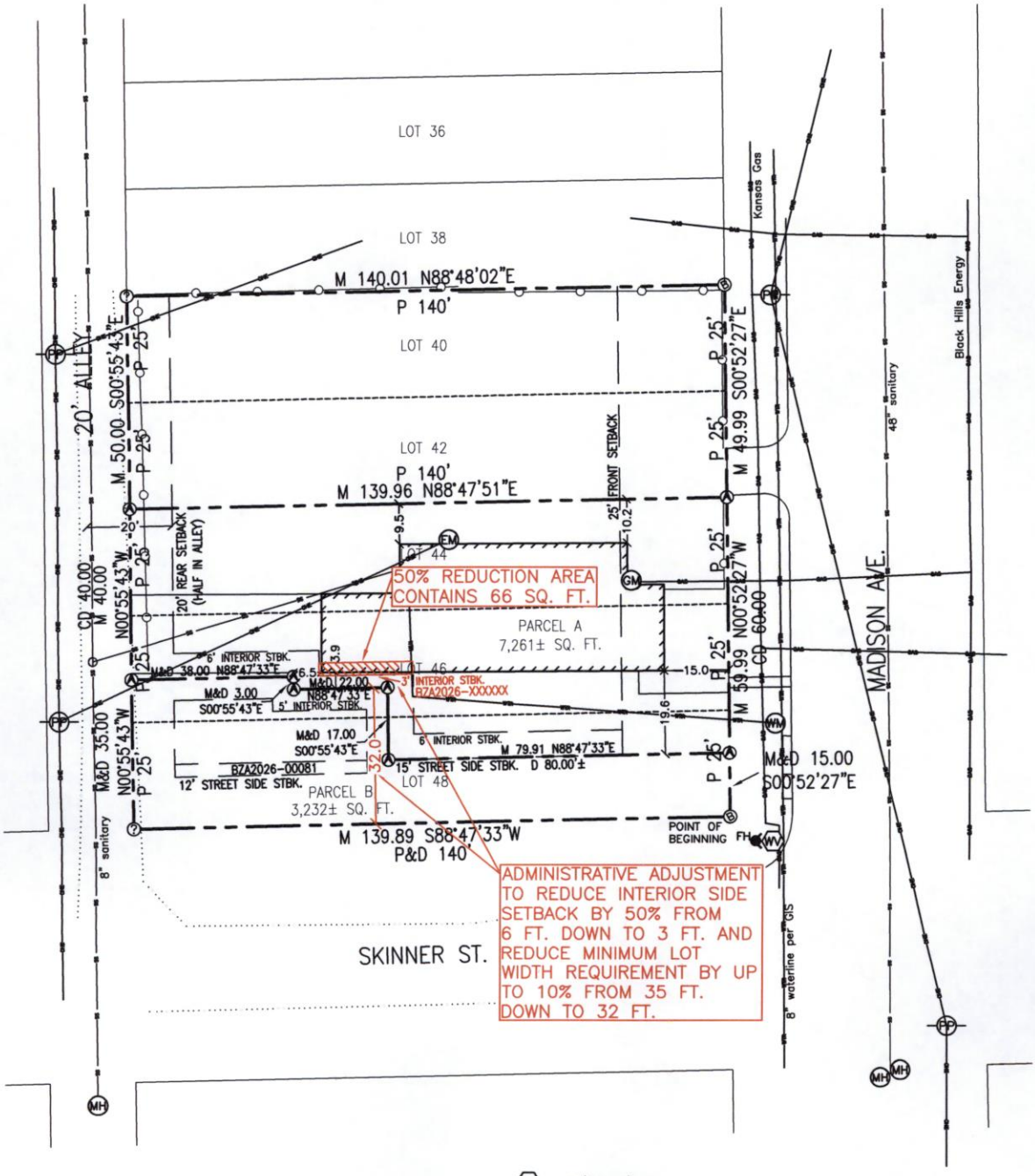
3. Administrative Adjustments to zoning standards (shown as "Zoning Adjustment" on the application form) shall be limited to the following:

i. Reducing Lot Area, Lot Width, Loading Space and Parking requirements by up to ten percent, except that Parking requirements for Manufacturing, Warehousing, Wholesale or Business Services, large item community retail, all remodeling/expansion projects, and all redevelopment of existing Sites with new construction may be reduced by up to twenty-five (25) percent;

UTILITY EXHIBIT

Lots 44, 46, and 48, Block 13, Linwood Park Addition to the City of Wichita, Kansas.

ADMINISTRATIVE ADJUSTMENT SITE PLAN



SS — sanitary sewer
OHE — overhead electric
WTR — buried water
GAS — buried gas
Ⓐ — "ARMSTRONG" capped rebar set
Ⓑ — "Baughman" capped rebar found
Ⓒ — illegible capped rebar found
C — Calculated
D — Described
M — Measured
P — Platted

WV — water valve
FH — fire hydrant
EM — electric meter
GM — gas meter
PP — power pole
WM — water meter
MH — manhole

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

Basis of Bearings : KS S NAD83
Date of Survey : February 25, 2026

W.O. #44497
Page 1 of 1

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