Wichita-Sedgwick County Metropolitan Area Planning Department

June 26, 2026

James Bilson
1020 S. Pershing
Wichita, KS 67218

RE: BZA2026-00042 –A Variance request to allow a reduced width of Residential-Designed Manufactured Home on property zoned TF-3 Two-Family Residential District, generally located on the east side of North Wabash Avenue and 100 feet north of East 12th Street North (1306 North Wabash Avenue)

Dear Applicant,

At its regular meeting on June 25, 2026, the official action of the Board of Zoning Appeals was to **GRANT** the requested Variance. The approval of the request is subject to the following conditions:

1) The site is to be developed in general conformance to the site plan.
2) All other standards for Residential-Design Manufactured Homes found in Unified Zoning Code Section II.B.11.j and Section IV.D shall be met, including but not limited to:
    a. Roofing
    b. Siding
    c. Installation Standards
    d. Entrance Landing Area
    e. Transport Equipment
    f. Finished Floor Elevation
    g. Attached Additions
    h. Garages
    i. Installation in Historic District

Sincerely,

Brad Eatherly
Current Plans
Senior Planner

CC: Joseph Shepard, Council Member, District I
Zamaria Ball, CSR, District I
MABCD

BZA RESOLUTION NO. BZA2026-00042

WHEREAS, James Bilson, (owner); pursuant to Kansas Statutes Annotated 12-759, requests a Variance to reduce the required width of a Residential-Design Manufactured Home from 22 feet to 18 feet on property located at 1306 North Wabash Avenue; legally described as follows:

> Lots 42 and 44, on Wabash Avenue, H. O. Burleigh's 3rd Addition to Wichita, Sedgwick County, Kansas.

WHEREAS, proper notice as required by ordinance and by the rules of the Board of Zoning Appeals has been given; and

WHEREAS, the Board of Zoning Appeals did, at the meeting of June 26, 2026, consider said application; and

WHEREAS, the Board of Zoning Appeals has proper jurisdiction to consider said request for a variance under the provisions of Kansas Statutes Annotated 12-759 *et. seq*.; and

WHEREAS, the conditions of the request are unique to the subject property; and

WHEREAS, waiving the requirements will not adversely affect the rights of adjacent property owners; and

WHEREAS, the strict application of the applicable Code will constitute an unnecessary hardship upon the property owner; and

WHEREAS, it is the opinion of the Board of Zoning Appeals that the requested variance would not adversely affect the public interest, health, safety or welfare; and

WHEREAS, it is the opinion of the Board of Zoning Appeals that the spirit and intent of the Zoning Code is being met in this case; and

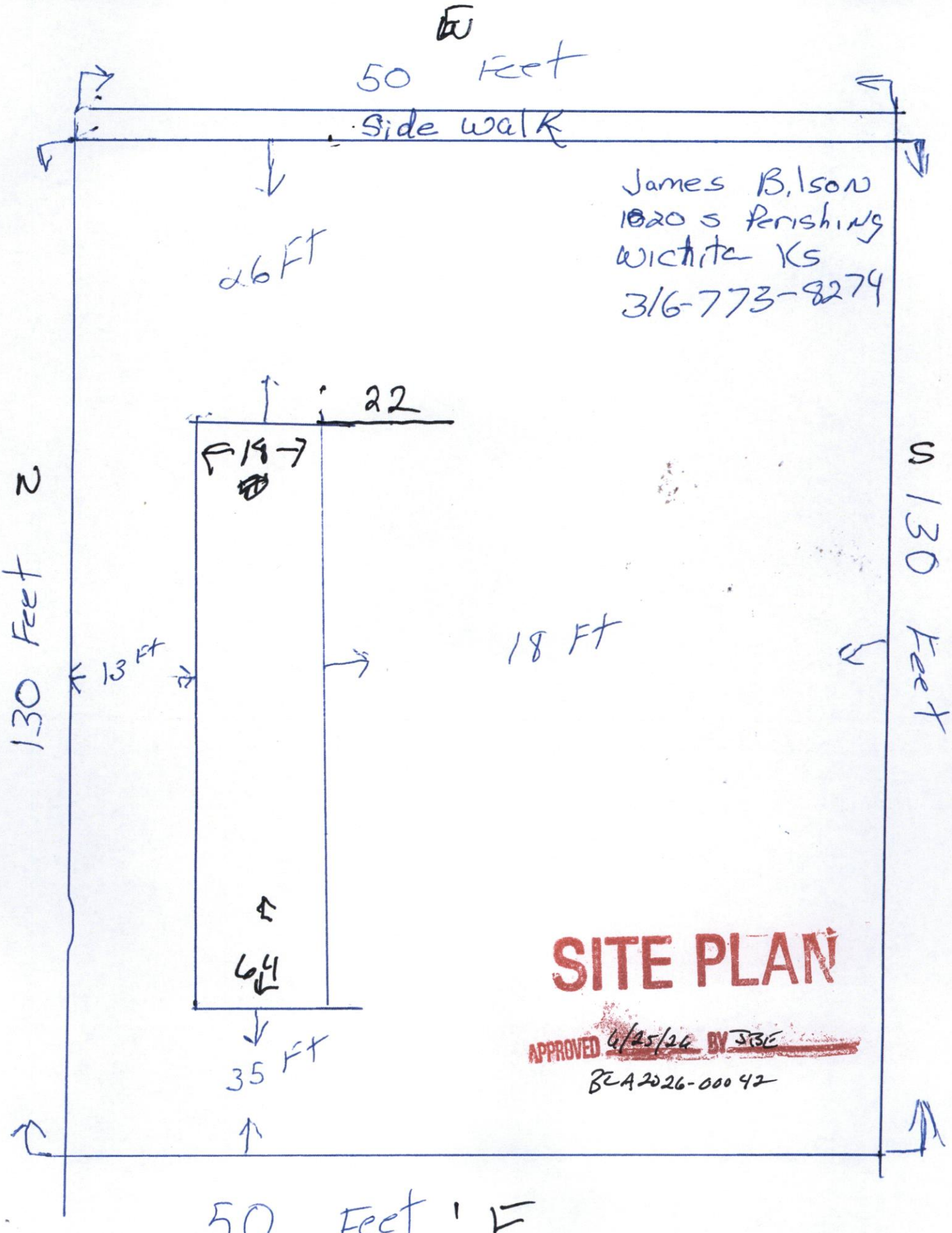
WHEREAS, each of the five conditions required by Kansas Statutes Annotated 12-759, are found to be present for a Variance to be granted.

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals, pursuant to Kansas Statutes Annotated 12-759, a Variance to reduce the required width of a Residential-Design Manufactured Home from 22 feet to 18 feet on property located at 1306 North Wabash Avenue; legally described as follows:

> Lots 42 and 44, on Wabash Avenue, H. O. Burleigh's 3rd Addition to Wichita, Sedgwick County, Kansas.

The variance is hereby **GRANTED,** subject to the following conditions:

1. The site is to be developed in general conformance to the site plan.
2. All other standards for Residential-Design Manufactured Homes found in Unified Zoning Code Section II.B.11.j and Section IV.D shall be met, including but not limited to:
    a. Roofing
    b. Siding
    c. Installation Standards
    d. Entrance Landing Area
    e. Transport Equipment
    f. Finished Floor Elevation
    g. Attached Additions
    h. Garages



SITE PLAN

APPROVED 4/25/24 BY JBE

BZA2026-00042

McClatchy

The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer
Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald
The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
41100	IPL0341154	Legal Ad - IPL0341154	MAPC/BZA	2.0	124.0L

ATTENTION: CITY OF WICHITA/PLANNING DEPT IP
271 WEST THIRD ST., 2ND FL, SU 203
WICHITA, KS 67202
MHEBERT@wichita.gov;kgonzalez@wichita.gov

In The STATE OF KANSAS
In and for the County of Sedgwick
STATE OF KANSAS)
SS
County of Sedgwick)
the undersigned, of lawful age, being first duly sworn, deposeth and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has been continuously and uninterruptedly published in said County for more than one year prior to the first publication of the notice hereinafter mentioned, and which said newspaper has been entered as second class mail matter at the United States Post Office in Wichita, Kansas, and which said newspaper is not a trade, religious or fraternal publication and that a notice of a true copy is hereto attached was published in the regular and entire Morning issue of said The Wichita Eagle.

1.0 insertion(s) published on:
05/20/26 Print

Print Tearsheet Link

Marketplace Link

Sherry Chasteen

DIGITALLY SIGNED

Sherry Chasteen

Amanda Rodela

DIGITALLY SIGNED

Sworn to and subscribed before me on May 20, 2026, 10:32 AM EDT

NOTARY PUBLIC STATE OF TEXAS
AMANDA RODELA
ELECTRONIC NOTARY PUBLIC
STATE OF TEXAS
COMMISSION # 135511392
MY COMMISSION EXPIRES 4/15/2029

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

LEGAL PUBLICATION

MAPC/BZA June 11, 2026
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, June 11, 2026, no earlier than 1:30 p.m.**, the Wichita-Sedgwick County Metropolitan Area Planning Commission/Board Zoning Appeals will consider the following applications. The meeting will be held in person at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, KS 67202. Public participation is encouraged (see instructions below). Virtual participation is not available. If you have any questions regarding the meeting or items on this notice, please call the Wichita-Sedgwick County Metropolitan Area Planning Department at (316) 268-4421. **Full notice can be found at www.wichita.gov/LegalNotices.**

BZA2026-00034: Variance request in the City to allow a 9' by 4'10" wall sign on property zoned B Multi--Family Residential District, generally located on the north side of East 16th Street North, approximately 300 feet west of North Gentry Street (3800 East 16th Street North).

BZA2026-00042: Variance request in the City to allow a reduced width of a Residential-Design Manufactured Home on property zoned TF-3 Two Family Residential, generally located east side of North Wabash Avenue and 100 feet north of East 12th Street North (1306 North Wabash).

CON2026-00062: Conditional Use request in the City for an Accessory Apartment on property zoned TF-3 Two-Family Residential District, generally located on the west side of North Edwards Avenue and within 300 feet north of West 3rd Street North (431 North Edwards Avenue).

PUD2026-00012: Zone Change request in the City from TF-3 Two-Family Residential District to PUD Planned Unit Development to create the Blue Lake 3rd Planned Unit Development, generally located north of West MacArthur Road, within three-quarters of a mile west of South West Street.

VAC2026-00019: Vacation request in the City to vacate a portion of a utility easement on property zoned SF-5 Single-Family Residential District, generally located on the north side of West Mohawk Lane, within 600 feet east of North Meridian Avenue (2219 West Mohawk Lane).

ZON2026-00017: Zone change request in the City from TF-3 Two-Family Residential and B Multi-Family Residential to NR Neighborhood Retail, generally located on the east side of North Topeka Street, within 150 feet north of East 10th Street North (1122 North Topeka Street).

ZON2026-00022: Zone Change request in the City from SF-5 Single-Family Residential District to GC General Commercial District with a Protective Overlay to have shipping containers on the property, generally located on the northwest corner of North Fountain Avenue and East Brooks Avenue (2901 North Fountain).

ZON2026-00023: Zone Change request in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District to build a duplex, generally located on the west side of North Young Street, within one-quarter mile north of West 2nd Street North (407 North Young Street).

ZON2026-00024: Zone Change request in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District with Protective Overlay #482 to build duplexes, generally located on the north side of West Maple Street, within one-half mile west of South Ridge Road.
IPL0341154
May 20 2026

Wichita-Sedgwick County Zoning Board of Appeals
June 25, 2026

AGENDA ITEM NO. 2

SECRETARY'S REPORT

CASE NUMBER:	BZA2026-00042 (City)
APPLICANT:	James Bilson (Applicant)
REQUEST:	Variance to allow a reduced width of Residential-Designed Manufactured Home
CURRENT ZONING:	TF-3 Two-Family Residential District
SITE SIZE:	0.148 acres
LOCATION:	Generally located on the east side of North Wabash Avenue and 100 feet north of East 12th Street North (1306 North Wabash Avenue)



JURISDICTION: The Board has jurisdiction to consider the variance request under the provisions outlined in Kansas Statutes Annotated 12-759 *et. seq.* The Board may grant the request when all five conditions, as required by the statutes, are found to exist.

BACKGROUND: The applicant requests a Variance to reduce the required width of a Residential-Design Manufactured Home on property zoned TF-3 Two-Family Residential (TF-3). The 0.148-acre property is generally located on the east side of North Wabash Avenue and 100 feet north of East 12th Street North (1306 North Wabash Avenue). The site is currently vacant.

The applicant is requesting the Variance in order to install a Residential-Design Manufactured Home on the subject site. This is a permitted use in the TF-3 District. Residential-Design Manufactured Homes are defined in the Unified Zoning Code (UZC) as, "*a Manufactured Home on a permanent foundation that has minimum dimensions of 22 body feet in width, a pitched roof, siding and roofing materials that are customarily used on site-built homes, and that complies with the architectural and aesthetic standards specified in Sec. IV-D of this Code. A Residential-Design Manufactured Home shall be considered a Single-Family Dwelling Unit.*" Manufactured Homes that do not meet the standards of this definition are would be considered a Manufactured Home and not a Residential-Design Manufactured Home. A standard Manufactured Home is a specifically defined use that is not permitted in the TF-3 District.

The applicant is requesting to reduce the required width of 22 body feet in width to 18 feet. All other aspects of the definition would be met, according to the applicant. Additionally, Residential-Designed Manufactured Homes are subject to standards found in Section IV.D of the UZC. Those standards would also be required to be met. Those standards are included as an attachment at the end of this report.

SURROUNDING DEVELOPMENT: Property to the north is zoned MF-29 Multi-Family Residential District (MF-29) and is developed with a single-family dwelling. Property to the south is zoned SF-5 Single-Family Residential District (SF-5) and is developed with a single-family dwelling. Property to the east is zoned SF-5 and is developed with a single-family dwelling. Property to the west, across North Wabash Avenue, is zoned TF-3 and is developed with a single-family dwelling.

ADJACENT ZONING AND LAND USE:

NORTH:	MF-29	Single-Family dwelling
SOUTH:	SF-5	Single-Family dwelling
EAST:	SF-5	Single-Family dwelling
WEST:	TF-3	Single-Family dwelling

CASE HISTORY: In 1887, the subject site was platted as part of the H. O. Burleigh's 3rd Addition. There are no other zoning cases associated with this site. The property is within the Central Northeast Area Plan Update area.

THE FIVE CRITERIA FOR GRANTING A VARIANCE:

1. The request is unique to this property and was not created by the applicant.
The applicant states that, "My son is disabled and he needs to be in Wichita."

Staff Analysis: Staff does not agree that the criteria is met. The size of the subject site is wide enough to place a Residential-Design Manufactured Home that meets the requirements of the UZC and meet the setbacks required for the TF-3 zoning district.

2. The granting of the Variance will not adversely affect the rights of the adjacent property owners or residents.
The applicant states that, "This Variance will not adversely affect the right of owners or residents."

Staff Analysis: Staff does not agree with the above statement. The requirements for Residential-Design Manufactured Homes are in place in order to maintain a design aesthetic that would allow a Manufactured Home to blend into the fabric of the existing home stock of a neighborhood. Permitting a width that does not meet those standards could adversely affect the neighboring property owners and residents.

3. The strict application of the provisions of the code would constitute an unnecessary hardship on the applicant.

The applicant states that, "My son is disabled and moving to 1306 N. Wabash would help him be in Wichita so he can go to his doctor and physical therapy."

Staff Analysis: Staff believes this does not meet the criteria. The UZC does not make exceptions for one's physical or financial situations beyond what is required by code.

4. The Variance will not adversely affect the public health, safety, morals, order, convenience, prosperity, general welfare, or harmonious development of the community.

The applicant states that, "The Variance desired will not affect the health, safety, morals, or general welfare of the community."

Staff Analysis: Staff does not agree with the above statement. If the Variance is approved, the harmonious development of the community could be adversely affected by allowing a dwelling unit that does not conform to the established aesthetic of the community.

5. The granting of the Variance will not be opposed to the general spirit and intent of the Code.

The applicant states that, "This home will be in line with the other homes in this block."

Staff Analysis: Staff does not agree with the above statement. It appears that there are not any other dwelling units, manufactured or otherwise in this area, that are built to the specifications the applicant is requesting in this Variance.

LEGAL CONSIDERATIONS: The Board of Zoning Appeals has the following options for actions.

1. Approval – The Board of Zoning Appeals can find that all five conditions necessary to the granting of a Variance exists and can approve the requested Variance. Any vote by the BZA to approve a Variance requires eight (8) votes per the BZA bylaws.

2. Denial – The Board of Zoning Appeals can find that the requested Variance does not meet the five criteria required to grant a Variance. Any vote by the BZA to deny a Variance requires a single majority of members present and voting.

RECOMMENDATION: The recommendation of Staff is that the request to reduce the required width of a Residential-Design Manufactured Home **does not meet** the five criteria required to grant a Variance.

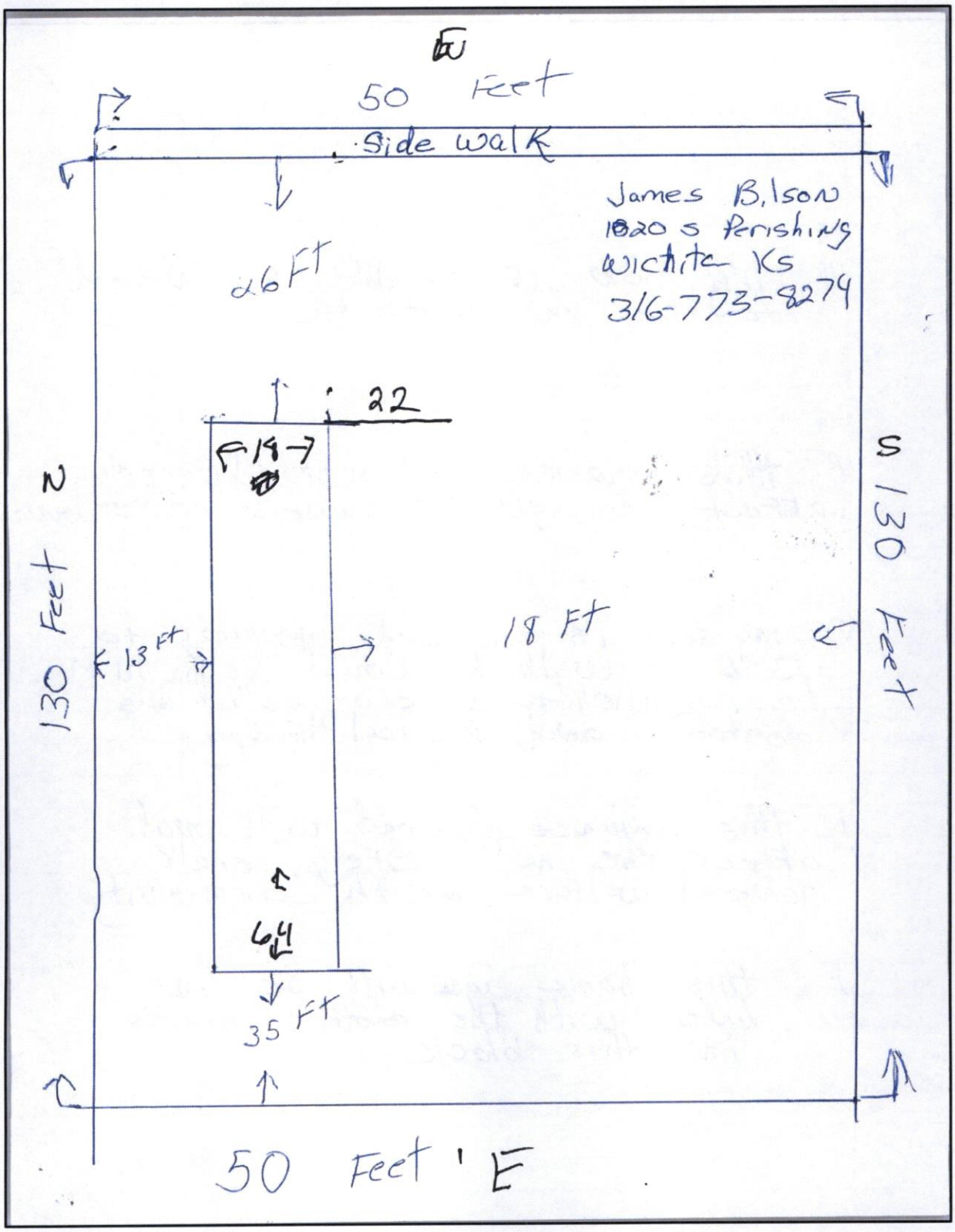
Should the Board of Zoning Appeals find that the request meets the five criteria to grant the Variance, then it is suggested that the BZA adopt alternative findings and grant the Variance with the following recommended conditions:

1) The site is to be developed in general conformance to the site plan.
2) All other standards for Residential-Design Manufactured Homes found in Unified Zoning Code Section II.B.11.j and Section IV.D shall be met, including but not limited to:
    a. Roofing
    b. Siding
    c. Installation Standards
    d. Entrance Landing Area
    e. Transport Equipment
    f. Finished Floor Elevation
    g. Attached Additions
    h. Garages
    i. Installation in Historic District

Staff Report Attachments:

1. Site Plan
2. Applicant-Submitted Variance Justification Letter
3. Residential-Design Manufactured Home Standards
4. Aerial Map
5. Zoning Map
6. Land Use Map
7. Site Photos

Site Plan


W
50 Feet
Side walk
James B, Ison
1820 S Perishing
Wichita KS
316-773-8274
26 FT
22
19
N
130 Feet
13 FT
18 FT
S 130 Feet
64
35 FT
50 Feet
E

A My son is disable he need to be in Wichita

B ~~this~~ variance will not adversely affect the right of owners or residents

C my son is disabled moveing to 130L N Wallbash would help him be in Wichita so can go to his doctor's and Physical therapy

D this variance desired will not affect the health, safety, morals general welfare of th community

E this home ~~you~~ will be in line with the another home's in this block

D. - RESIDENTIAL-DESIGN MANUFACTURED HOMES

Residential-Design Manufactured Homes shall be subject to the following standards.

1. **Roof.** The roof must be predominantly double-pitched and have a minimum vertical rise of 2.2 inches for every twelve inches of horizontal run, and must be covered with material that is customarily used on site-built dwellings, including approved wood, asphalt composition shingles, or fiberglass, but excluding aluminum, corrugated fiberglass, or metal roof. The roof shall have a minimum eave projection and roof overhang of ten inches, which may include a gutter.

2. **Siding.** Exterior siding shall be of a material customarily used on site-built dwellings, which does not have a high gloss finish, such as wood, composition, simulated wood, clapboards, conventional vinyl or metal siding, brick, stucco or similar materials, but excluding smooth, ribbed or corrugated metal or plastic panels. Siding material shall extend below the top of the exterior of the foundation or curtain wall or the joint between siding and enclosure wall shall be flashed in accordance with building codes adopted by the Governing Body.

3. **Installation.** The home shall be installed in accordance with the recommended installation procedures of the manufacturer and the standards set by the Building Codes of the Governing Body in Chapter 6, Article VII of Sedgwick County Code or Chapter 26.04 of the Code of the City of Wichita. A continuous, permanent concrete or masonry foundation or masonry curtain wall, unpierced except for required ventilation and access, which may include walk-out basements and garages, shall be installed under the perimeter of the home, also in accordance with the above-referenced codes.

4. **Entrance landing area.** At the main entrance door there shall be a landing that is a minimum of three feet by three feet that is constructed to meet the requirements of the Building Codes adopted by the Governing Body.

5. **Transport equipment.** All Manufactured Home running gear, tongues, axles, and wheels must be removed at the time of installation of the home on the lot.

6. **Finished floor elevation.** The finished floor of the Residential-Design Manufactured Home shall be a maximum of 24 inches above the exterior finish grade of the Lot on which it is located, as measured at the main entrance into the Dwelling Unit.

7. **Attached additions.** Any attached addition shall comply with the Building Codes adopted by the Governing Body. Architectural and aesthetic standards, as specified above, shall be applicable to all additions.

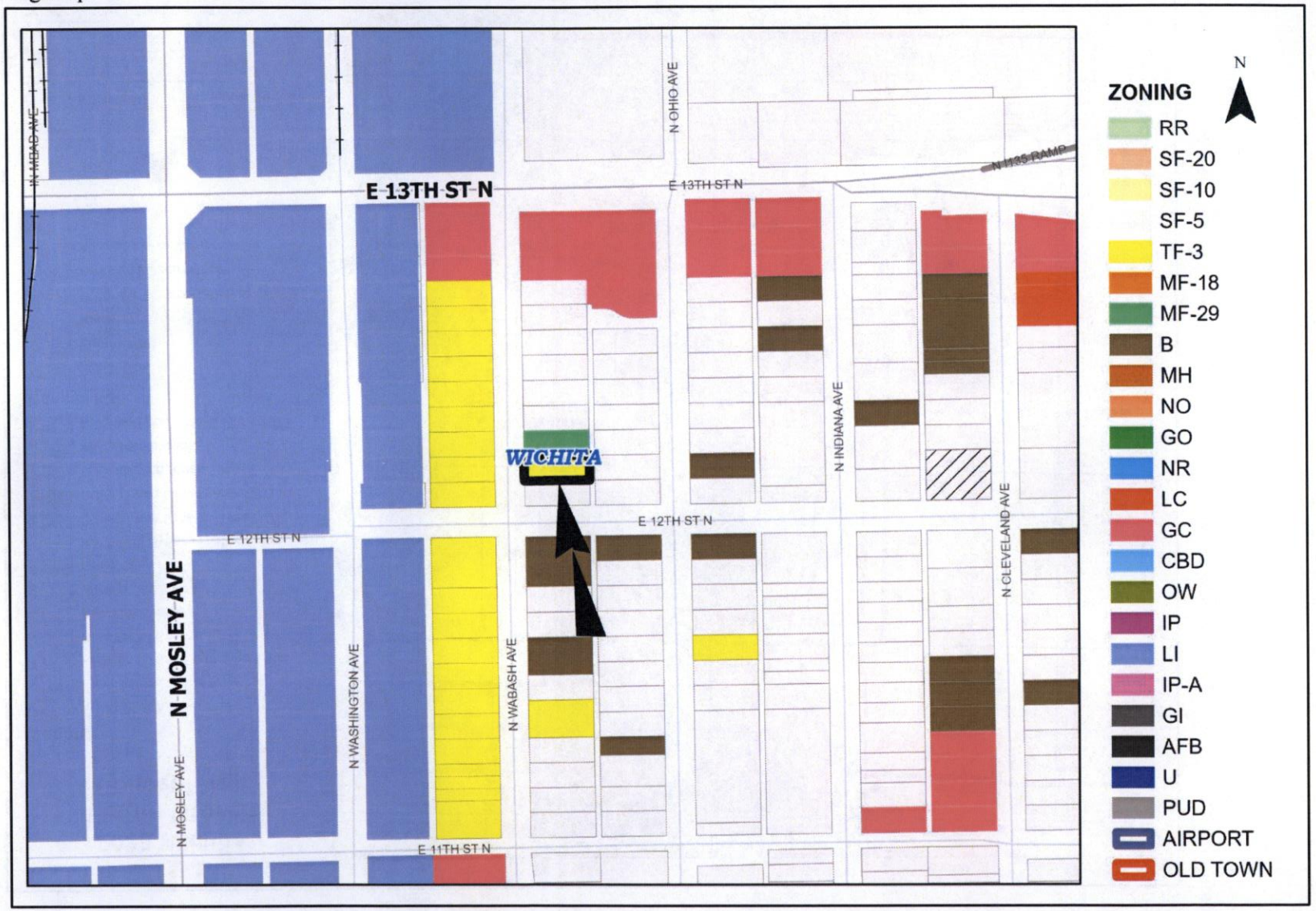
8. **Garages.** Detached Garages that may be constructed on the same lot as a Residential-Design Manufactured Home shall comply with all requirements of the Building Codes adopted by the Governing Body and with all architectural and aesthetic standards, as specified above.

9. **Installation in Historic District.** If the Residential-Design Manufactured Home is to be installed in a Historic District, a Certificate of Appropriateness shall be required to be obtained before a permit to install the home may be issued by the Zoning Administrator

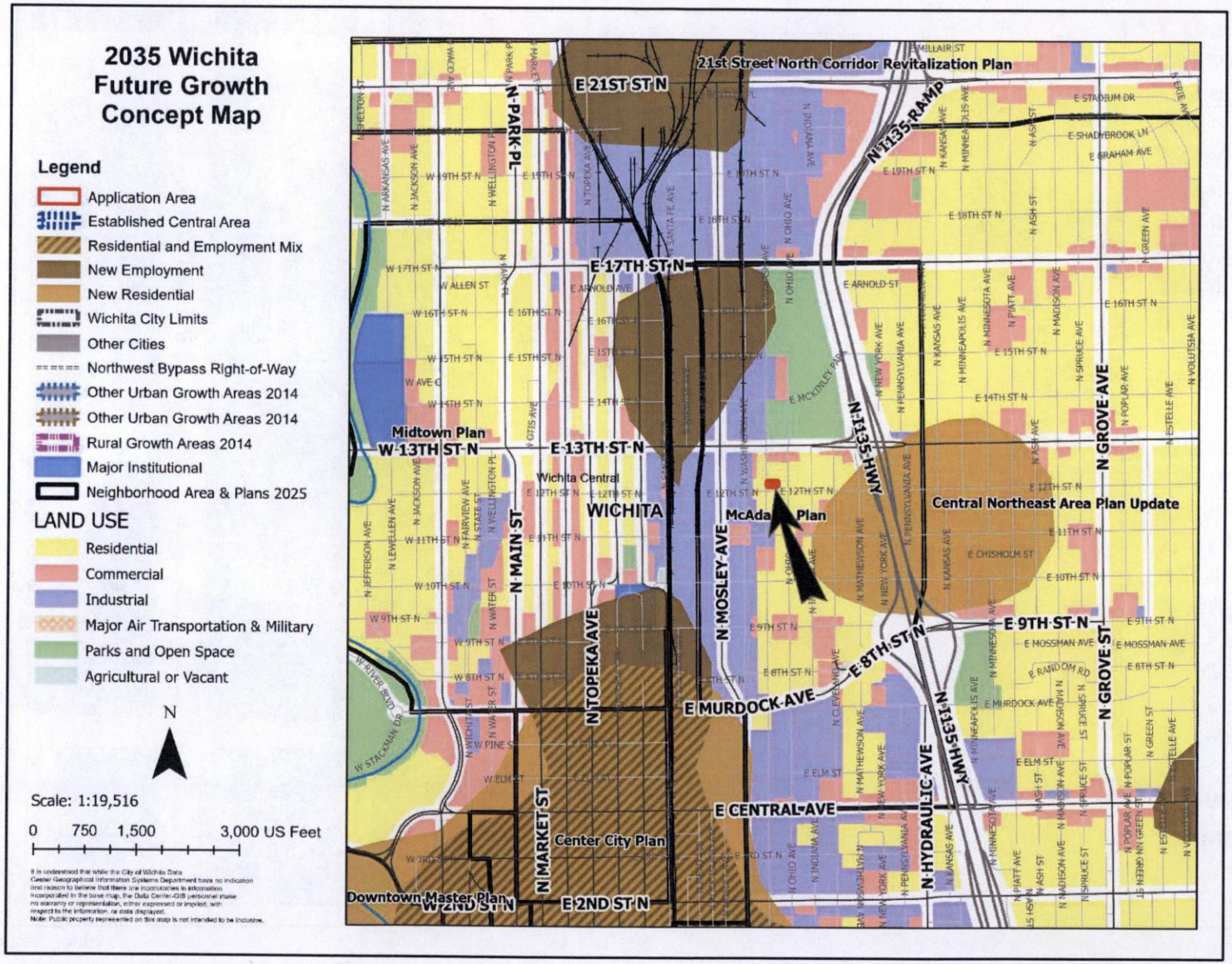
Aerial Map


N WASHINGTON AVE
N WABASH AVE
WICHITA
E 12TH ST N
N OHIO AVE
0 35 70 140 Feet

Zoning Map


E 13TH ST N
E 12TH ST N
E 11TH ST N
N MOSLEY AVE
N WASHINGTON AVE
N WABASH AVE
N INDIANA AVE
N CLEVELAND AVE
N OHIO AVE
N 135 RAMP
WICHITA
N
ZONING
RR
SF-20
SF-10
SF-5
TF-3
MF-18
MF-29
B
MH
NO
GO
NR
LC
GC
CBD
OW
IP
LI
IP-A
GI
AFB
U
PUD
AIRPORT
OLD TOWN

Future Growth Map



Looking east into site



Looking south away from site



Looking west away from site



Looking north away from site

