

APPLICATION FOR A CONDITIONAL USE

This is an application for a conditional use under the Zoning Regulations for a specific parcel of land. The form must be completed in accordance with directions on the accompanying instructions and filed with the Zoning Administrator at:

Sedgwick City Hall
520 N. Commercial Avenue / PO Box 131
Sedgwick, KS 67135

EMAIL: amanda@cityofsedgwick.org
FAX: (316) 772-5592

AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED.

1. Name of Applicant: Rob McVicar
Address: 305 Lincoln 301 Jackson Sedgwick
Phone: 316-208-6504 Email: robertmcvicar1955@gmail.com
Name of Agent, if any:
Company:
Address:
Phone: Email:

2. Relationship of Applicant to property (Owner, Tenant, Lessee, Contract Purchaser etc.):
Owner

3. Under Section 10-108 of the City Zoning Regulations, the Applicant hereby requests a conditional use as an exception, to permit the establishment of the following proposed use or construction on the subject property:

two car garage and storage
30' x 40'

4. Zoning district in which the subject property is located:

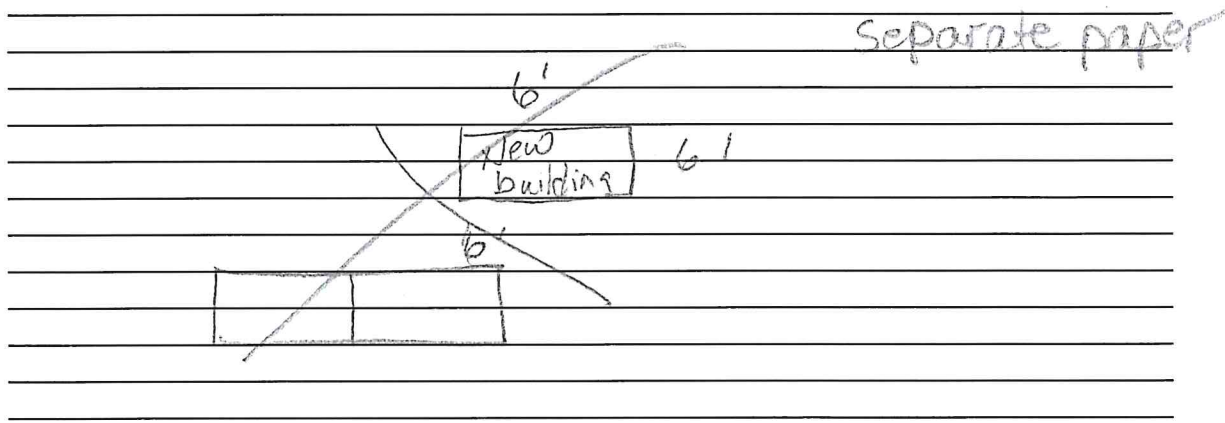
5. Street Address of the subject property:
305 Lincoln Sedgwick

6. The subject property is legally described as Lot(s) \_\_\_\_\_ of Block(s) \_\_\_\_\_ in the \_\_\_\_\_ (Addition) (Subdivision).

(If appropriate, additional lots/blocks/subdivision descriptions, or metes and bounds descriptions, may be provided in the space below or on an attached sheet.)

Sedgwick of Sedgwick County, §34, T24, R01W, Lt 27 & 29 on W side of Lincoln Avenue

7. Provide a statement or diagram showing compliance with any requirements imposed on the particular conditional use by the Regulations for the applicable Zoning District.



8. Provide a statement explaining why the proposed conditional use will not cause substantial injury to the value of other property in the neighborhood.

NEW GARAGE that is 30' by 40' will add value to the property. It will be neat and clean. Duplex is grey and new garage will be two tone grey.

- 9. Provide a statement explaining how the proposed conditional use will be designed and operated in order to permit the development and use of neighboring properties in accordance with applicable zoning district regulations.

The garage will be an asset to the neighborhood storing parked cars and tools and an area for storage. Doors will be shut so it will look really nice.

- 10. Provide a statement explaining how the proposed conditional use complies with all applicable regulations, including lot size requirements, bulk regulations, use limitations and performance standards, UNLESS an application for a **variance** is concurrently in process.

The building will be six feet away from any structure. All regulations will be met.

11. Provide a statement explaining how off-street parking and loading areas for the proposed conditional use will meet the requirements described in Article 5 of the Zoning Regulations, and will be screened from adjoining residential land uses.

no off street parking - Driveway to building

12. Provide a statement explaining how adequate utility, storm water management, and other necessary facilities have been installed, or will be provided by platting, dedications or guarantees.

not a low area! Electric added only at a later time. Electric will be run from the nearest pole. Separate from the duplex. Water does not pool in that area. So it will stay dry around and inside the building

13. Provide a statement explaining how adequate access control, access roads, and entry/exit drives have been designed to prevent traffic hazards and minimize traffic congestion in adjacent public rights-of-way, and that they are available, or will be provided by platting, dedications or guarantees.

Behind a duplex and has a driveway to it

14. The Applicant and/or their authorized agent acknowledge:

- a. That they have received a copy of the instructions for completing this Application, and have read them.
- b. That they have been advised of the established fee requirements, and that the **fee** has been paid.
- c. That they have been advised of their right to bring action in the County District Court if they wish to **appeal** the decision of the Board of Zoning Appeals.
- d. That all required documents are attached to this Application for a conditional use as noted in the instructions, including a current real **property ownership list for the Notification Area**, and a **plan drawing of the property**.
- e. That the Board of Zoning Appeals has the authority to require such **conditions** as are deemed necessary and reasonable in order to serve the public interest.

Signature: Robert A. McVicar, Applicant  
 Print name: Robert A. McVicar  
 Date: 3/20/2026, 20\_\_

Signature: \_\_\_\_\_, Agent (if any)  
 Print name: \_\_\_\_\_  
 Date: \_\_\_\_\_, 20\_\_

**OFFICE USE ONLY**

This application was received at 3:01 (am, ~~pm~~)  
on March 30, 2026  
by the Zoning Administrator acting for the Board of Zoning Appeals.

A list is attached, of current real property owners in the Notification Area,  
including their addresses:  Yes  No

A plan drawing of the subject property is attached:  Yes  No

This application has been checked and found to be complete,  
and accompanied by the required fee of \$100 - \_\_\_\_\_.

Signature: Kyle Nordick, Zoning Administrator

Print name: Kyle Nordick

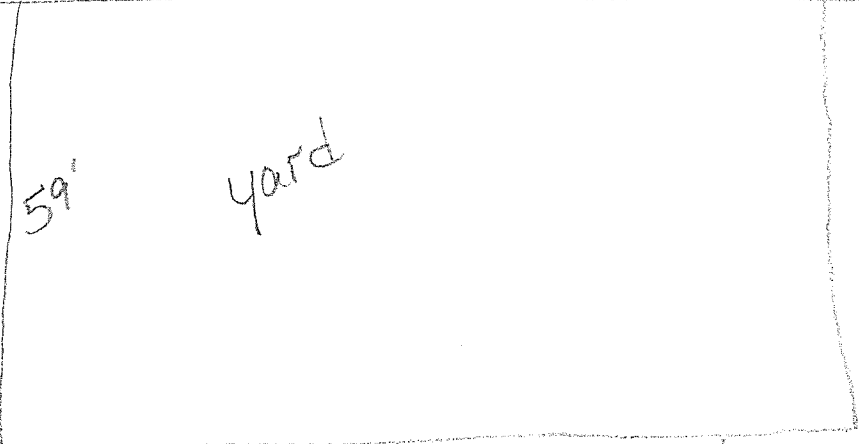
Date: March 30, 2026

**Provide copy to:**

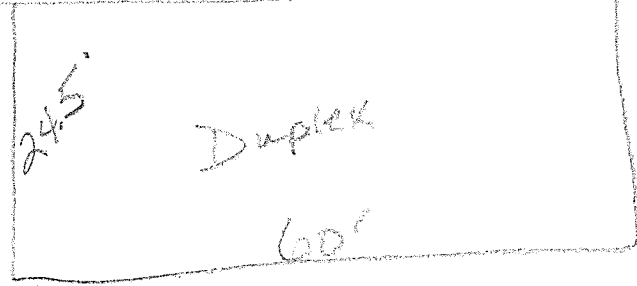
- Applicants and Agents

7.

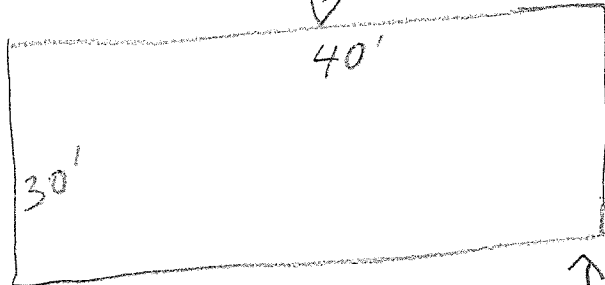
Street



18' to Property Line



28'



Alley