



Wichita-Sedgwick County Metropolitan Area Planning Department

Christopher and Staci Wedel
12201 Fireside Ct.
Derby, KS 67037

November 30, 2020

RE: BZA2020-00043 – County Variance to allow accessory building in front of home on property zoned RR Rural Residential; generally located south of East 63rd Street South and east of South Greenwich Road (12201 South Fireside Court).

Dear Applicant,

At its regular meeting on **November 5, 2020**, the Wichita - Sedgwick County Board of Zoning Appeals considered the above captioned request. The action of the BZA was to **APPROVE** the request.

Enclosed is a signed copy of the above referenced BZA Resolution adopted by the Board of Zoning Appeals. This resolution reflects the official actions of the Board and is forwarded for your information and files.

Part of the resolution indicates conditions that must be met in order for the variance to take effect.

1. The site is to be developed as shown on the attached Site Plan.
2. The applicant shall obtain the proper building permits and an inspection. Construction must comply with all State, County, and any other applicable standards.
3. The resolution authorizing this Variance may be declared null and void upon findings by the Board that the applicant has failed to comply with any of the foregoing conditions.

This is a reminder that the zoning notification signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Matt Williams'.

Matt Williams, AICP
Associate Planner

Copies to: MABCD
Jim Weber, County Public Works, 1144 S. Seneca, Wichita, KS 67213
Justin Waggoner, County Law
James Howell, BOCC District V

BZA RESOLUTION NO. BZA2020-00043

WHEREAS, Christopher and Staci Wedel (Applicants); pursuant to Kansas Statutes Annotated 12-759, requests a Variance to permit an Accessory Structure to be places in front of the Principal Structure on property zoned RR Rural Residential, and generally located south of East 63rd Street South and east of South Greenwich Road (1201 South Fireside Court) and legally described as follows:

Lot 23, Block 5, Fairway Meadows Addition.

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 November 5, 2020, 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. In this case, the current owner bought the property with the existing Principal Structure built in the back corner of the property and this is a logical location for an Accessory Structure to be located; and

WHEREAS, the neighborhood has several Accessory Structures and setbacks in place will ensure the structure does not impact the use and enjoyment of the adjacent properties; and

WHEREAS, the Accessory Structure will provide a secure, safe, storage area for the applicant and a denial would have presented an adverse hardship to the applicant; 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 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 permit an Accessory Structure to be places in front of the Principal Structure on property zoned RR Rural Residential, and generally located south of East 63rd Street South and east of South Greenwich Road (1201 South Fireside Court) and legally described as follows:

Lot 23, Block 5, Fairway Meadows Addition.

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

1. The applicant shall obtain the proper building permit and an inspection. Modifications must comply with all State, County, and any other applicable standards.
2. The resolution authorizing this Variance may be declared null and void upon findings by the Board that the applicant has failed to comply with any of the foregoing conditions.

ADOPTED AT WICHITA, KANSAS, this 5th Day of November 2020.



Michael C. Greene, BZA Board Chair

ATTEST:



Scott Wadle, BZA Secretary

Affidavit of Legal Publication

STATE OF KANSAS)

ss.

County of Sedgwick)

Rhonda Cott, being first duly
sworn, deposes and says:
That he/she is Legal Manager of

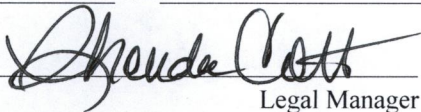
The Derby Informer

a weekly newspaper printed in the State of Kansas, and published in and of general circulation in Sedgwick County, Kansas, with a general paid circulation on a weekly basis in Sedgwick County, Kansas, and that said newspaper is not a trade, religious or fraternal publication.

Said newspaper is a weekly published on Wednesdays, and has been so published continuously and uninterrupted in said county and state for a period of more than one year prior to the first publication of said notice, and has been admitted at the post office of Derby, Kansas, in said county as second class matter.

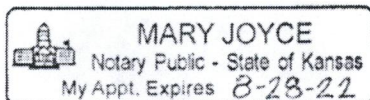
That the attached notice is a true copy thereof and was published in the regular and entire issue of said newspaper for 1 week the first publication thereof being made as aforesaid on the 14th day of October 2020, with subsequent publications being made on the following dates:

N/A


Legal Manager

Subscribed and sworn to before me this
14th day of October, 2020.


Notary Public



Official Hearing Notice – MAPC – November 5, 2020

Printer's Fee: \$35.84

Additional copies: \$ _____

Legal Publication

(Published in The Derby Informer on October 14, 2020)

MAPC November 5, 2020 OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, November 5, 2020 no earlier than 1:30 p.m., the WichitaSedgwick County Metropolitan Area Planning Commission (Planning Commission) will consider the following applications. The meeting will be held virtually, public participation is available in multiple ways, those without technology options can participate by going to Century II – Room 101B – 225 West Douglas Avenue, Wichita, Kansas 67202 (specified at the bottom of this notice). If you have any questions regarding the meeting or items on this notice, please call the WichitaSedgwick County Metropolitan Area Planning Department at (316) 2684421.

BZA2020-00043 County variance to allow accessory building in front of home on property zoned RR Rural Residential generally located south of East 63rd Street South and east of South Greenwich Road (12201 South Fireside Court).

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, 271 W. Third St., 2nd Floor. As provided in Section V of the WichitaSedgwick County Unified Zoning Code, the same will then and there be discussed and considered by the said MAPC, and all persons interested in said matters will be heard at this time concerning their views and wishes in the premises, and any protest against any of the provisions of the proposed changes to the zoning regulations will be considered by the MAPC as by law provided.

PLEASE NOTE THIS MEETING IS CONSIDERED AN EMERGENCY MEETING OF THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION due to COVID-19, WHICH WILL IMPOSE SPECIAL PROCEDURES TO PARTICIPATE IN THE PUBLIC HEARING. THESE ARE AS FOLLOWS:

The meeting will be conducted "virtually" using Go-To-Meeting. You have multiple options to participate: 1) submit comments ahead of time, 2) participate remotely, or 3) attend a virtual connection site in-person (see below).

Submit Comments Ahead of Time
You can submit comments regarding items on the Planning Commission agenda

to the Wichita-Sedgwick County Metropolitan Area Planning Department (Planning Department). Comments must be received by the Planning Department no later than 5pm 3 days prior to the meeting. Please be sure to provide ample time for delivery. The comments can be submitted in the following formats: email; letter; video; and audio message (mp3, etc.). The comment should indicate which item they pertain to and be less than three (3) minutes in duration. The comments should be submitted to Planning Department staff using the contact information below. The comments received ahead of the submission deadline will be shared with the MAPC, prior to or during the meeting.

Email	BPagan@wichita.gov
Mailing Address	Wichita-Sedgwick County Metropolitan Area Planning Department Attn: Scott Wadle 271 W. 3rd Street – Suite 201 Wichita, KS 67202
Phone	316.268.4421
Fax	316.858.7764

Participate Remotely

Please join my meeting from your computer, tablet or smartphone.
<https://global.gotomeeting.com/join/751333133>

You can also dial in using your phone.

United States: +1 (224) 501-3412

Access Code: 751-333-133

Attend a Virtual Connection Site In-Person

You may also participate in the hearing by going to meeting room 101B at Century II (225 West Douglas) to participate in the Planning Commission meeting by "virtual" connection. Planning Department staff members will be available to assist in your participation at this location. This option is intended for those without other technology options, and who have not previously submitted recorded audio or video comments. If you have any written or visual materials you wish to present, please contact Planning Department Graphics staff (2684464) by 5pm, 3 days prior to the meeting.

WITNESS MY HAND on October 12, 2020

Scott Wadle, Secretary
WichitaSedgwick County
Metropolitan Area Planning Commission

Variance request to build in front of house.

Lot 23, Block 5, Fairway Meadows Addition, Sedgwick County, Kansas.

Christopher R. Wedel and

Staci A. Wedel

Fireside Lane

Fireside Court

70

15 DRNG & U E

180

195

12201 E

FIRESIDE CT

North

Driveway

Water drainage

Water drainage

Driveway

Easement

Building setback

15' from building setback

Proposed building
24'x48'

24' from front corner

51' from back corner

3' Easement between properties

Property line

SITE PLAN

APPROVED 12/14/2000 BY MW