CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

Lance E. Griffin Rev. Tr. &
Theresa Pham-Griffin Rev. Tr.
10011 W. 21st Street North, Ste. 101
Wichita, KS 67205

July 5, 2024

RE: CON2024-00060 – Administrative Permit for Short Term Rental in the City on property zoned TF-3 Two-Family Residential; generally located one-block west of South Roosevelt Avenue and within two-blocks south of East Harry Street (1712 & 1714 South Yale Ave.).

Legal Description: North 26 feet of Lot 13 and South 39 feet of Lot 14, Block 2, Grandview Heights Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant,

We reviewed your Administrative Permit request to permit a non-owner-occupied Short-Term Rental in the City in the TF-3 Single-Family Residential District for the above described property.

Section V-L.2.b. of the Unified Zoning Code (UZC) allows a Short Term Rental in the City to be approved by Administrative Permit subject to Supplementary Use Regulations found in Section III-D.6.qq of the UZC, provided that the application is not protested by greater than 50 percent of the eligible properties that either touch or are across the street or alley from the subject property.

No protests were received against this case.

Therefore, the Administrative Permit to permit a Short Term Rental in the City is hereby GRANTED per the previously signed approval letter and subject to the conditions contained in that letter.

The "Development Application" sign should now be removed from the property.

Sincerely,

Philip Zevenbergen, AICP
Current Plans
Division Manager

cc: MABCD
Mike Hoheisel, CM District III, Rebecca Johnson, CSR District III

Wichita-Sedgwick County Metropolitan Area Planning Department

Lance E. Griffin Rev. Tr. &
Theresa Pham-Griffin Rev. Tr.
10011 W. 21st Street North, Ste. 101
Wichita, KS 67205

June 18, 2024

RE: CON2024-00060 – Administrative Permit for Short Term Rental in the City on property zoned TF-3 Two-Family Residential; generally located one-block west of South Roosevelt Avenue and within two-blocks south of East Harry Street (1712 & 1714 South Yale Ave.).

Legal Description: North 26 feet of Lot 13 and South 39 feet of Lot 14, Block 2, Grandview Heights Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant,

We reviewed your Administrative Permit request to permit a non-owner occupied Short Term Rental in the City in the TF-3 Two-Family Residential District for the above-described property.

Section V-L.2.b. of the Unified Zoning Code (UZC) allows a Short Term Rental in the City to be approved by Administrative Permit subject to Supplementary Use Regulations found in Section III-D.6.qq of the UZC, provided that the application is not protested by greater than 50 percent of the eligible properties that either touch or are across the street or alley from the subject property.

Below is information regarding the protest procedure.

- Protests must be in writing.
- Protests must include the signatures of all owners on record for the property protesting.
- Protests must be submitted to the Metropolitan Area Planning Department, 271 West 3rd Street, 2nd Floor, Wichita, KS, 67202.
- Protests must be received within 2 weeks of the date of this approval letter. The valid protest period ends at **5:00 p.m. on Wednesday, July 3, 2024.** Protests received after this date will not be considered valid.
- If greater than 50 percent of the eligible properties protest the application, the applicant can submit a Conditional Use application, which requires a public hearing process considered by the Metropolitan Area Planning Commission and the Wichita City Council. If this is the case, you will be notified in the future of any scheduled public hearing related to this case at which you will have the opportunity to provide comment.

Our signatures below indicate that the Administrative Permit to permit a Short Term Rental in the City is hereby GRANTED, subject to the following conditions, and subject to any valid protests received within the valid protest period.

1) Permitted only in residential Dwelling Units and permitted Accessory Apartments.

2) May be permitted as either a Primary Use or an Accessory Use
3) Not permitted to be in any Recreational Vehicle.
4) Must be licensed and operated in accordance with the requirements of Chapter 3.40 of the Code of the City of Wichita.
5) Must be in compliance at all times with all applicable zoning, building, fire and life-safety, housing and health codes.
6) Must not exceed the posted capacity permitted in accordance with Chapter 3.40 of the Code of the City of Wichita.
7) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Administrative Permit, 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 Administrative Permit 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.

John R. Cox, Jr., Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD

Mike Hoheisel, CM District III

Rebecca Johnson, CSR District III

SITE PLAN

APPROVED 7/5/24 BY
CON 24-60

17 12-14 S. Yale Wichita KS 67218