CITY OF WICHITA

Wichita-Sedgwick County
Metropolitan Area
Planning Department

October 16, 2024

Brooksteele Properties, LLC
Attn: Jason & Tonya Tilman
4925 South Broadway, #86
Wichita, KS 67216

RE: CON2024-00206 – Administrative Permit in the City to allow a Short Term Rental on property zoned TF-3 Two-Family Residential District, generally located on the west side of South Edwards Avenue, within one-quarter mile south of West Maple Street (623 South Edwards).

Legal Description: Lots 233 & 235, Edwards Ave., Martinson's 5th Addition, Wichita, Sedgwick County, Kansas.

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.

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.

Sincerely,

Philip Zevenbergen, AICP
Current Plans, Division Manager

cc: MABCD
Dalton Glasscock, CM District IV, Brooke Kauchak, CSR District IV

CITY OF
WICHITA

Wichita-Sedgwick County
Metropolitan Area
Planning Department

September 27, 2024

Brooksteele Properties, LLC
Attn: Jason & Tonya Tilman
4925 South Broadway, #86
Wichita, KS 67216

RE: CON2024-00206 – Administrative Permit in the City to allow a Short Term Rental on property zoned TF-3 Two-Family Residential District, generally located on the west side of South Edwards Avenue, within one-quarter mile south of West Maple Street (623 South Edwards).

Legal Description: Lots 233 & 235, Edwards Ave., Martinson's 5th 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 Friday, October 11, 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.

J.R. COX JR.

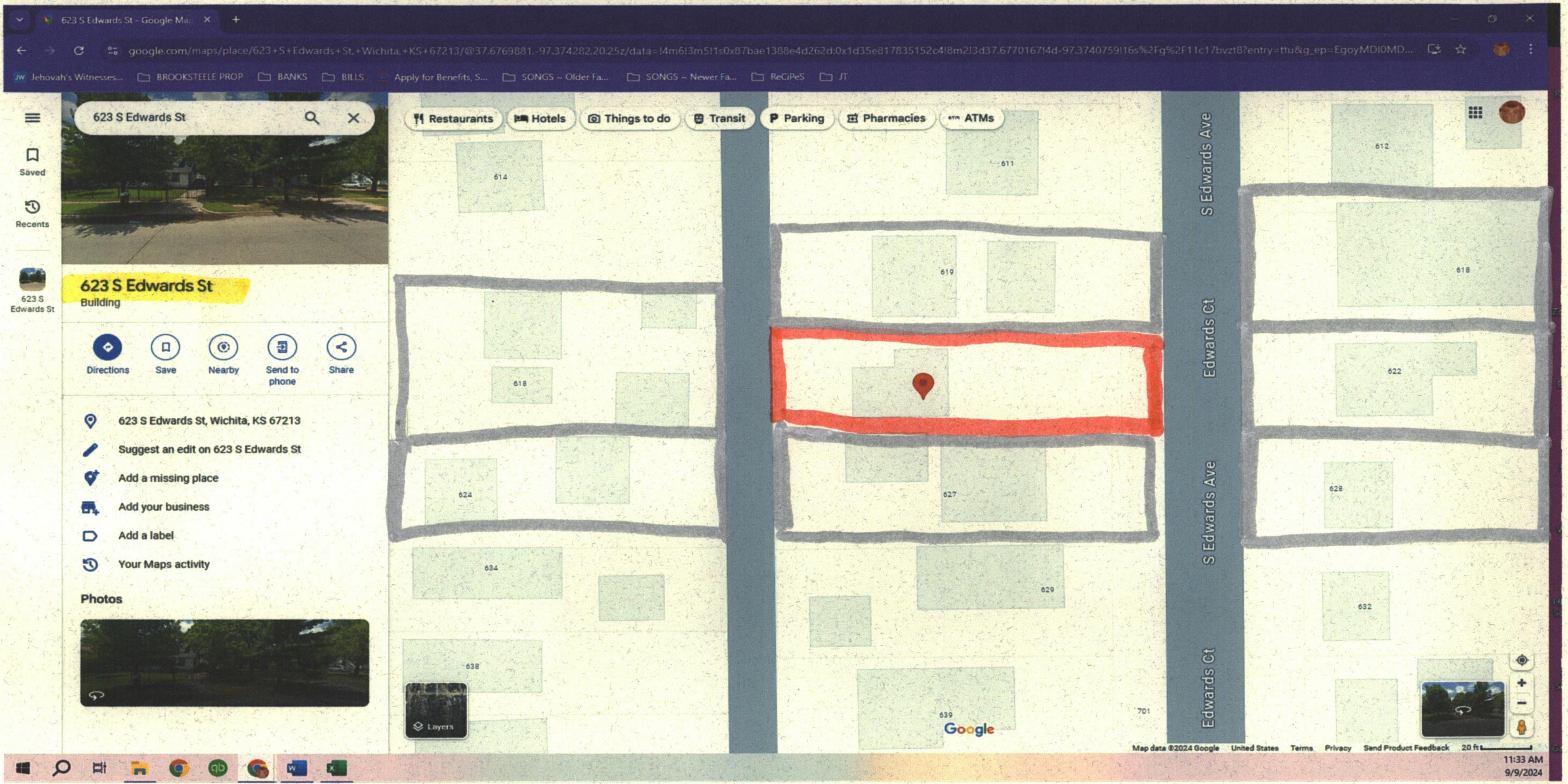
Scott Wadle, Director
Metropolitan Area Planning Department

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

cc: MABCD

Dalton Glasscock, CM District IV

Brooke Kauchak, District IV


623 S Edwards St - Google Maps
google.com/maps/place/623+S+Edwards+St,+Wichita,+KS+67213/@37.6769881,-97.374282,20.25z/data=!4m6!3m5!1s0x87bae1388e4d262d:0x1d35e817835152c4!8m2!3d37.6770167!4d-97.3740759!16s%2Fg%2F11c17bvzt8?entry=ttu&g_ep=EgoyMDI0MD...
Jehovah's Witnesses...
BROOKSTEELE PROP
BANKS
BILLS
Apply for Benefits, S...
SONGS ~ Older Fa...
SONGS ~ Newer Fa...
ReCiPeS
JT
623 S Edwards St
Saved
Recents
623 S Edwards St
Restaurants
Hotels
Things to do
Transit
Parking
Pharmacies
ATMs
Directions
Save
Nearby
Send to phone
Share
Photos
Layers
614
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619
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S Edwards Ave
Edwards Ct
S Edwards Ave
Edwards Ct
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Map data ©2024 Google
United States
Terms
Privacy
Send Product Feedback
20 ft
11:33 AM
9/9/2024

623 S Edwards St
Building

623 S Edwards St, Wichita, KS 67213
Suggest an edit on 623 S Edwards St
Add a missing place
Add your business
Add a label
Your Maps activity

BROOK STEELE PROPERTIES LLC
TONYA TILMAN (AGENT)
(316) 247-2124

SITE PLAN
APPROVED 10/14/24 BY
CON24-206