



Wichita-Sedgwick County Metropolitan Area Planning Department

December 20, 2021

Steven and Brenda Moler
2511 E. Fairchild St.
Park City, KS 67219

RE: BZA2021-00063: County Variance for placement of a single-wide mobile home on property zoned SF-20 Single-Family Residential; generally located on the west side of North West Street and about one-quarter mile north of West 53rd Street North (5621 North West Street).

Dear Applicant,

The official action of the Board of Zoning Appeals was to **grant** the requested variance. The BZA2021-00063 Resolution adopted by the Board of Zoning Appeals on December 2, 2021 is attached. The approval of the request is subject to the following conditions.

1. All conditions of the Unified Zoning Code, Section III-D.6.l(1) – Manufactured Homes in the County (Standards), shall be in effect.
2. All necessary permits for the structure shall be obtained from the Metropolitan Area Building and Construction Department (MABCD).
3. The site shall remain in substantial compliance with the site plan that has been provided as a part of this application.

If you have any questions concerning this matter, please call our office at (316)-268-4421.

Sincerely,

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

Matthew Williams, AICP
Senior Planner

Copies to: MABCD

BZA RESOLUTION NO. BZA2021-00063

WHEREAS, Steven and Brenda Moler (Applicants); pursuant to Kansas Statutes Annotated 12-759, request a Variance to permit the placement of a Manufactured Home on property zoned SF-20 Single-Family Residential, and legally described as follows:

Beginning 1,161.94 feet South of the Northeast corner of said Southeast Quarter; thence South 124.6 feet; thence West 216 feet; thence North 124.6 feet; thence East to the point of beginning, EXCEPT the South 50 feet and the East 30 feet thereof taken for roads.

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 December 2, 2021, 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, it is the opinion of the Board of Zoning Appeals that the conditions of the request are unique to the subject property. In this case, there are several Mobile Homes and Manufactured Homes in the immediate area.

WHEREAS, it is the opinion of the Board of Zoning Appeals that waving the requirements will not adversely affect the rights of adjacent property owners.

WHEREAS, it is the opinion of the Board of Zoning Appeals that the strict application of the applicable Code will constitute an unnecessary hardship upon the property owner.

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.

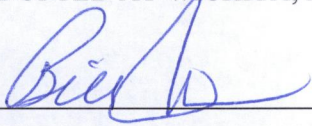
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals, pursuant to Kansas Statutes Annotated 12-759, in the case of a Variance to permit the placement of a Manufactured Home on property zoned SF-20 Single-Family Residential, and legally described as follows:

Beginning 1,161.94 feet South of the Northeast corner of said Southeast Quarter; thence South 124.6 feet; thence West 216 feet; thence North 124.6 feet; thence East to the point of beginning, EXCEPT the South 50 feet and the East 30 feet thereof taken for roads.

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

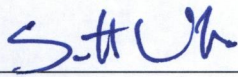
1. All conditions of the Unified Zoning Code, Section III-D.6.l(1) – Manufactured Homes in the County (Standards), shall be in effect.
2. All necessary permits for the structure shall be obtained from the Metropolitan Area Building and Construction Department (MABCD).
3. The site shall remain in substantial compliance with the site plan that has been provided as a part of this application

ADOPTED AT WICHITA, KANSAS, this 16 Day of December, 2021.



Bill Johnson, BZA Board Chair

ATTEST:



Scott Wadle,
BZA Secretary

Affidavit of Legal Publication

STATE OF KANSAS)

ss.

County of Sedgwick)

Emily Gillihan, 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 10th day of November 2021, with subsequent publications being made on the following dates:

N/A

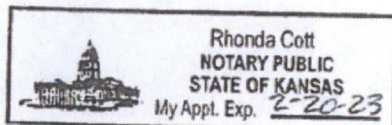
Emily Gillihan

Legal Manager

Subscribed and sworn to before me this
10th day of November, 2021.

Amanda Cott

Notary Public



Official Hearing Notice - MAPC Dec. 2, 2021

Printer's Fee: \$48.44

Additional copies: \$ _____

Legal Publication

OCA 150034

Published in The Derby Informer on November 10, 2021

MAPC December 2, 2021 OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, December 2, 2021 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 Wichita City Hall Building - 1st Floor Council Chambers - 455 N. Main Street, 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.

BZA2021-00063: County Variance for placement of a single-wide mobile home on property zoned SF-20 Single-Family Residential; generally located on the west side of North West Street and about one-quarter mile north of West 53rd Street North (5821 North West Street).

CON2021-00051: County Conditional Use for Accessory Apartment on property zoned RR Rural Residential; generally located on the east side of South 231st Street West and one-quarter mile north of West Kellogg (US 54400) (Goddard Influence Area).

CON2021-00052: County Conditional Use to allow an Accessory Apartment on property zoned SF-20 Single Family Residential; generally located southeast of East 13th Street and North 127th Street East (12811 East Killenwood Drive).

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 in-person at the Wichita City Hall Building (see below).

Submit Comments Ahead of Time

You can submit comments regarding items on the Planning Commission agenda

to the WichitaSedgwick 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	Planning@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/651544141>

You can also dial in using your phone.

United States: +1 (571) 317-3112

Access Code: 651-544-141

Join from a video-conferencing room or system.

Dial in or type: 67.217.95.2 or inroomlink.goto.com

Meeting ID: 651 544 141

Or dial directly: 651544141@67.217.95.2 or 67.217.95.2##651544141

New to GoToMeeting? Get the app now and be ready when your first meeting starts: <https://global.gotomeeting.com/install/651544141>

Attend In-Person

You may also participate in the hearing in-person at the Wichita City Hall Council Chambers (455 N. Main Street, Wichita, KS 67202). Please note that security screening is required for public access to the building, self-paid parking is available nearby, and COVID-19 protocols are in place. For more information please visit www.wichita.gov/visitcityhall. The in-person option is primarily 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 (316-2684464) by 5pm, 3 days prior to the meeting.

WITNESS MY HAND on November 10, 2021

Scott Wadle, Secretary

WichitaSedgwick County

Metropolitan Area Planning Commission

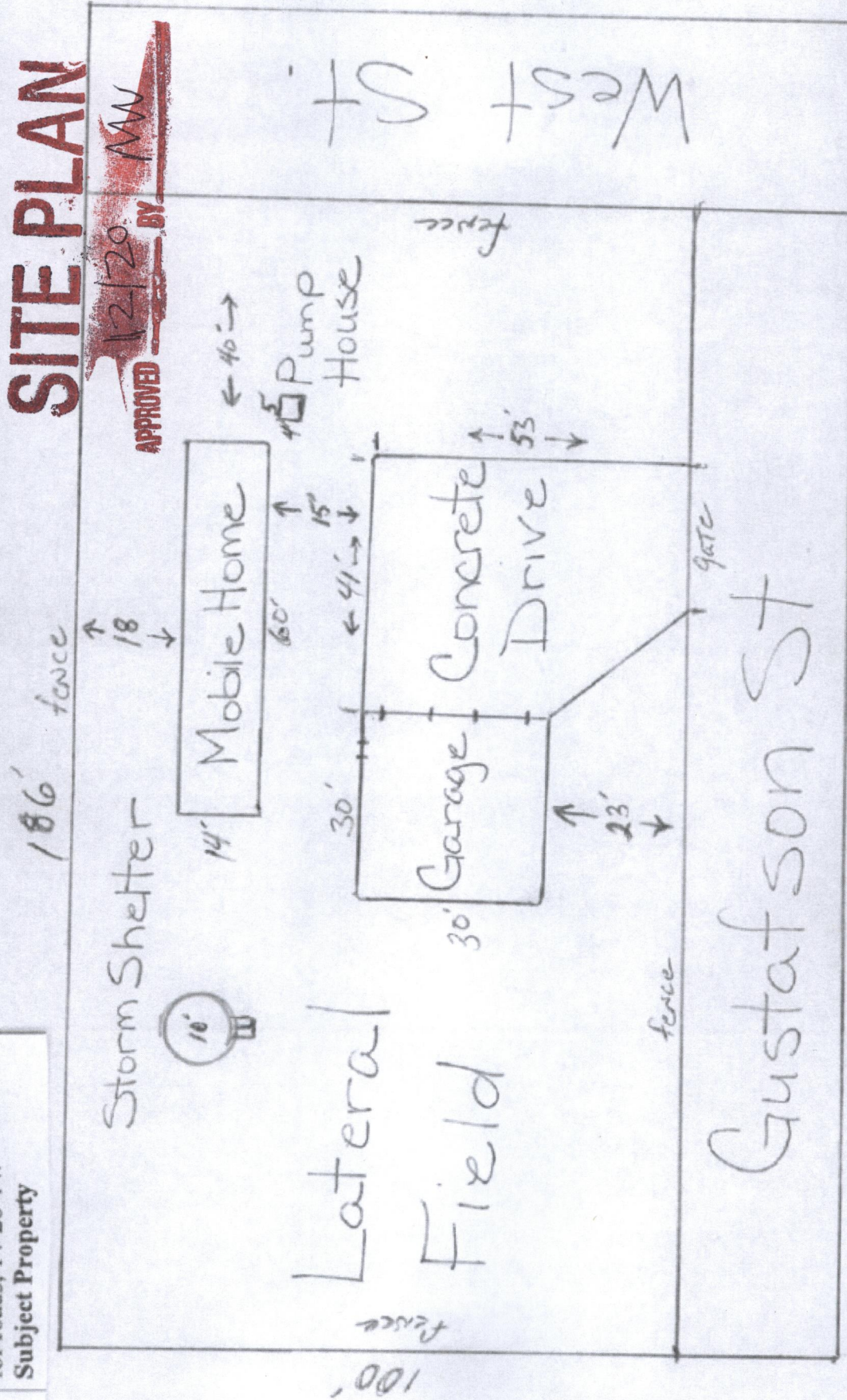
Begin 1,161.94' S of NE corner of SE/4, th. S 124.6'; th. W 216'; th. N 124.6'; th. E to begin, EXC the S 50' & E 30' for roads, 14-26-1 W

Subject Property

Variance requested for the placement of a single-wide mobile home on the property.

SITE PLAN

APPROVED 12/20 MW BY



Prepared by: Steven A. Moler

Owner/Applicant:

Steven A. & Brenda Y. Moler
2511 E. Fairchild St.
Park City, KS 67219