



Wichita-Sedgwick County Metropolitan Area Planning Department

June 5, 2020

Raise My Head Foundation, Inc.
P.O. Box 49321
Wichita, KS 67201

RE: BZA2020-00012 – City Variance to permit an accessory structure for a home occupation for five people on property zoned TF-3 Two-Family Residential; generally located west of North Broadway and south of East 17th Street North (1716 N. Park Place)

Dear Applicant,

Enclosed is a signed copy of the above-referenced BZA Resolution adopted by the Board of Zoning Appeals on May 21, 2020. This resolution reflects the official action of the Board with the following conditions:

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

1. The applicant shall obtain all permits necessary from the Metropolitan Area Building and Construction Department.
2. Parking area shall be gravel to promote storm water drainage.
3. The resolution authorizing this variance may be declared null and void upon findings by the Zoning Board of Appeals that the applicant has failed to comply with any of the foregoing conditions.

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

Sincerely,

A handwritten signature in blue ink that reads 'Kathy L. Morgan'.

Kathy L. Morgan, Senior Planner
Current Plans Division

Copies to: MABCD
Cindy Claycomb, Council Member District VI
Ana Lopez, CSR District VI

Attachment – Resolution

BZA RESOLUTION NO. BZA2020-12

WHEREAS, Raise My Head Foundation, Inc. (owner); pursuant to Kansas Statutes Annotated 12-759, requests a Variance to allow a home occupation in a separate structure for not more than five people:

Lots 33 and 35, Park Place, Hersey's 2nd Addition to the City of Wichita, Sedgwick County, Kansas.

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 May 21, 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, there should not be any adverse harm to nearby properties. The construction will not alter the flow of water; and

WHEREAS, the variance requested will not adversely affect the public health, safety, morals, order, convenience, prosperity, general welfare, or the harmonious development of the community; 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.

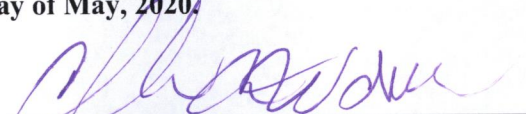
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals, pursuant to Kansas Statutes Annotated 12-759, a Variance to permit accessory structure for home occupation for 5 employees on property zoned TF-3 generally located west of North Broadway and south of East 17th Street North (1716 North Park Place) and legally described as follows:

Lots 33 and 35, Park Place, Hersey's 2nd Addition to the City of Wichita, Sedgwick County, Kansas.

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

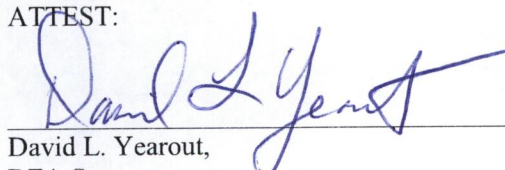
1. The applicant shall obtain all permits necessary from the Metropolitan Area Building and Construction Department.
2. Parking area shall be gravel to promote storm water drainage.
3. The resolution authorizing this variance may be declared null and void upon findings by the Zoning Board of Appeals that the applicant has failed to comply with any of the foregoing conditions.

ADOPTED AT WICHITA, KANSAS, 21st Day of May, 2020.



Charles A. Warren,
BZA Board Chair

ATTEST:



David L. Yearout,
BZA Secretary

BZA 2020-12
K.M.

LEGAL PUBLICATION

OCA 150004
PUBLISHED IN THE WICHITA EAGLE
ON APRIL 30, 2020 (0004632945)

(One Time Only)
BZA May 21, 2020

OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, May 21, 2020 no earlier than 10:00 a.m.**, the Wichita-Sedgwick 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 Wichita-Sedgwick County Metropolitan Area Planning Department at (316) 268-4421.

Part 1 - 10:00 AM
BZA2020-00004 City Variance to waive Landscape Code requirement of Landscaped Street Yard and Parking Lot screen for property zoned LI Limited Industrial located on the east side of South Hydraulic Avenue, 950 feet south of East 31st Street South (3248 South Hydraulic Avenue).

BZA2020-00012 City Variance to permit accessory structure for home occupation for 5 employees on property zoned TF-3 generally located west of North Broadway and south of East 17th Street North (1716 North Park Place).

BZA2020-00014 City Variance to the sign code to permit an LED Sign on church property zoned SF-5 Single Family and generally located one block west of George Washington Blvd and one-quarter mile north of East Pawnee Avenue (2211 S. Bluff).

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, 271 W. Third St., 2nd Floor, Wichita, Kansas 67202. As provided in Section V of the Wichita-Sedgwick 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	B.Pagan@wichita.gov
Mailing Address	Wichita-Sedgwick County Metropolitan Area Planning Department Attn: David Yearout 271 W. 3rd Street - Suite 201 Wichita, KS 67202
Phone	316.268.4421
Fax	316-658-7764

Participate Remotely
You can participate remotely either by phone, mobile device, or computer by using the following link or phone number.

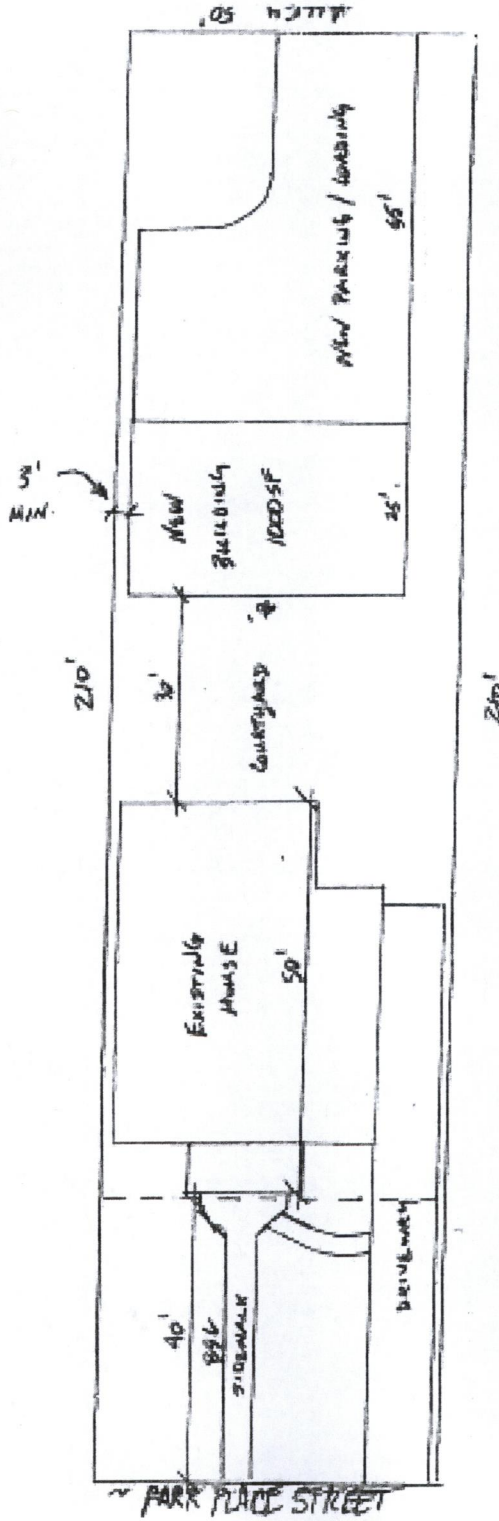
Please join the meeting from your computer, tablet or smartphone. <https://global.gotomeeting.com/join/856680853>
You can also dial in using your phone.
• United States: +1 (872) 240-3212
• Access Code: 856-680-853

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 (268-4464) by 5pm, 3 days prior to the meeting.

WITNESS MY HAND on April 27, 2020
Scott Wade, Secretary
Wichita-Sedgwick County
Metropolitan Area Planning Commission



Zimbelman Constructive
8737 W. Norwinds Ct
Wichita, Ks 67205
Tony Zimbelman Builder Lic #24174



1716 N. PARK PLACE
 LOT 23-25
 PARK PLACE PHASE 2 SUB. ADD.
 WICHITA KS 67201
 SCALE - 1" = 20'

Approved
 Al Morgan
 May 27, 2000

NEW BUILDING FOR THE "RAISE MY HEAD" FOUNDATION