CITY OF WICHITA

SEDGWICK COUNTY KANSAS

Wichita-Sedgwick County Metropolitan Area Planning Department

David B. Bergen & Mona Alabed-Bergen
1311 West River Boulevard
Wichita, KS 67203

June 20, 2024

RE: CON2024-00036 – Administrative Permit for Short Term Rental in the City on property zoned TF-3 Two-Family Residential; generally located on the southeast corner of the intersection of West River Boulevard and North Litchfield Avenue (1321 West River Boulevard).

Legal Description: Lots 112, 114, 116, 118, Riverside Avenue, Riverside Addition, Wichita, Sedgwick County, Kansas, and that part of the North Half of the vacated alley adjacent on the South side of said Lots.

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.

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,

Brad Eatherly
Current Plans
Senior Planner
cc: MABCD

Maggie Ballard, CM District VI

Ana Lopez, CSR District VI

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David B. Bergen & Mona Alabed-Bergen
1311 West River Boulevard
Wichita, KS 67203

June 13, 2024

RE: CON2024-00036 – Administrative Permit for Short Term Rental in the City on property zoned TF-3 Two-Family Residential; generally located on the southeast corner of the intersection of West River Boulevard and North Litchfield Avenue (1321 West River Boulevard).

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Dear Applicant,

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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, June 19, 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

Maggie Ballard, CM District VI

Ana Lopez, CSR District VI

SITE PLAN

APPROVED JBC BY 8/7/24

1321 W River Blvd.

This information is not an official record, and cannot be used as such. The user should rely only upon official records available from the custodian of records in the appropriate City and/or County department. Some data provided here and used for the preparation of these maps has been obtained from public records not created or maintained by the City of Wichita.

1: 1,200