



**Wichita-Sedgwick County  
Metropolitan Area  
Planning Department**

Jennifer Cole  
7438 E. Oxford St.  
Wichita, KS 67226

August 23, 2024

Chris Heck  
2505 W. University St.  
Wichita, KS 67213

Erik Rasmussen  
2800 N. Wedgwood Dr.  
Wichita, KS 67204

**RE: CON2024-00122** –Administrative Permit to allow for Short-Term Rental on property zoned SF-5 Single-Family District; generally located within one-block east of South Maize Road and within one-quarter mile north of West Pawnee Road (10322 West Haskell Ct.).

**Legal Description:** Lot 11, Block 1, Prairie Woods 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 SF-5 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.

**One protest was received against this case. This does not exceed 50 percent of the eligible properties. Therefore, the application can still be approved administratively.**

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,

A handwritten signature in blue ink, appearing to read 'Philip Zevenbergen'.

Philip Zevenbergen, AICP  
Current Plans, Division Manager

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



**Wichita-Sedgwick County  
Metropolitan Area  
Planning Department**

Jennifer Cole  
7438 E. Oxford St.  
Wichita, KS 67226

August 8, 2024

Chris Heck  
2505 W. University St.  
Wichita, KS 67213

Erik Rasmussen  
2800 N. Wedgwood Dr.  
Wichita, KS 67204

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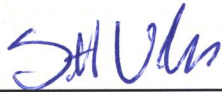
Below is information regarding the protest procedure.

- 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 3<sup>rd</sup> Street, 2<sup>nd</sup> 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 Thursday, August 22, 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.

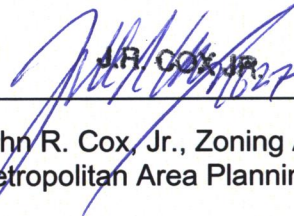
Our signatures below indicate that the Administrative Permit to permit a Short Term Rental in the City is hereby GRANTED, subject to the following conditions, and subject to any valid protests received within the valid protest period.

- 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.



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Scott Wadle, Director  
Metropolitan Area Planning Department



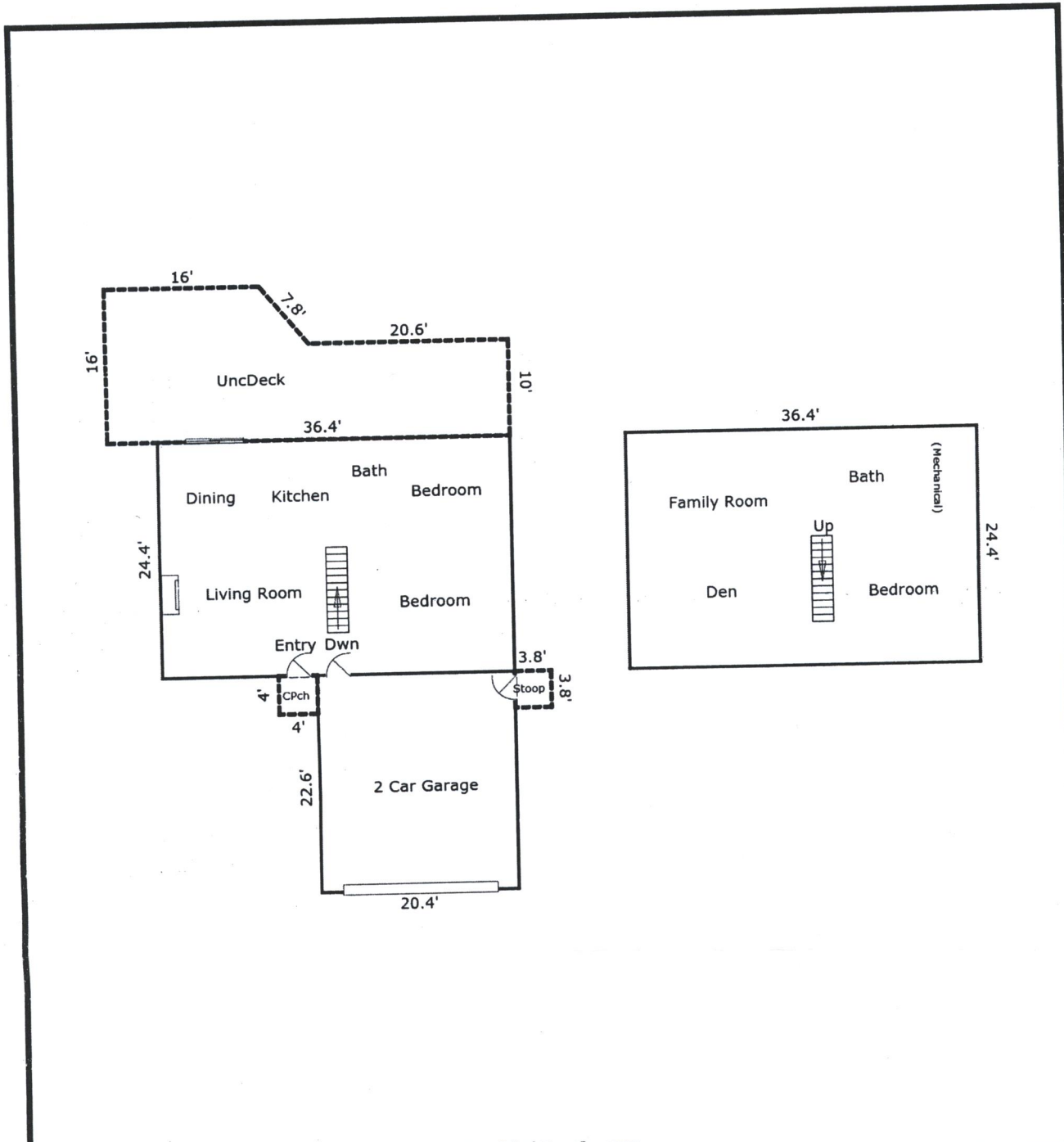
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John R. Cox, Jr., Zoning Administrator  
Metropolitan Area Planning Department

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

### Building Sketch

Borrower	See Attached Addendum		
Property Address	10322 W Haskell Ct	County Sedgwick	State KS Zip Code 67209
City	Wichita		
Lender/Client	Sierra Pacific Mortgage Company, Inc.		



TOTAL Sketch by a la mode, inc.		Area Calculations Summary	Calculation Details
<b>Living Area</b>	888.2 Sq ft		
First Floor			$36.4 \times 24.4 = 888.2$
<b>Total Living Area (Rounded):</b>	<b>888 Sq ft</b>		
<b>Non-living Area</b>	14.4 Sq ft		$3.8 \times 3.8 = 14.4$
Stoop			$20.4 \times 22.6 = 461$
2 Car Attached			$4 \times 4 = 16$
CPch			$0.5 \times 5 \times 6 = 15$
Wood Deck			$16 \times 6 = 96$
			$41.6 \times 10 = 416$
Basement			$24.4 \times 36.4 = 888.2$

Form SKT.BLDSKI - "TOTAL" appraisal software by a la mode, Inc. - 1-800-ALAMODE

# SITE PLAN

APPROVED 8/23/04 BY *[Signature]*  
COR 74-122