



City of Bel Aire, Kansas
7651 E. Central Park Ave
Bel Aire, Kansas 67226



CONDITIONAL USE REVIEW

Address of proposed project: Chapel Landing CON-24-02

This report is to document that on 9.3.24 the Zoning Administrator from the City of Bel Aire evaluated the above property plan for compliance of zoning and building requirements:

- | | |
|--|--|
| <input type="checkbox"/> SETBACKS | <input type="checkbox"/> ELEVATIONS |
| <input type="checkbox"/> EFFECTIVE CODE COMPLIANCE | <input checked="" type="checkbox"/> REQUIRED PLAN SUBMITTALS |
| <input type="checkbox"/> EROSION CONTROL | <input type="checkbox"/> EASEMENTS |
| <input type="checkbox"/> LANDSCAPE | <input type="checkbox"/> SCREENING |
| <input type="checkbox"/> STORM DRAINAGE | <input checked="" type="checkbox"/> NEIGHBORHOOD IMPACT |
| <input type="checkbox"/> ADA ACCESSIBLE | <input type="checkbox"/> UTILITIES TO BUILDING |

The review of the above property plan has been:

- ☒ APPROVED, as noted
- ☐ DELAYED, as noted
- ☐ DENIED, as noted

DATE 9/3/24

Keith Price
REVIEWED BY

Comments:

- No utility companies were notified, no easements are involved
- The building footprint with two porches exceed the footprint of the house and attached garage by +/- 660 S.F., one of the reasons for the conditional use permit process.
- The actual height of the garage appears to exceed the height of the house, the second reason for the conditional use permit.
- The application is for a private use garage.