

APPLICATION

This form MUST be completed and filed at City Hall, Bel Aire, Kansas, 7651 E. Central Park Ave., Bel Aire, Kansas 67226. AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED. Check the appropriate box below for type of application being submitted. A separate application and filing fee is required for each application. A preapplication conference with City Staff is recommended before filing this application.

-
-
- ☒ Vacate building set back From: 30' to 15'
- ☐ Vacate street or alley: _____
- ☐ Vacate utility easement _____
- ☐ Vacate other _____
- ☐ Apply for Vacation in conjunction With a Conditional Use or Variance application.

City of Bel Aire Planning Commission

☐ Approved ☐ Rejected

Name of owner THOMAS L. GOODSON

Address 5125 E. 46th ST. N. Telephone 316-712-9535

Agent representing the owner N/A

Address _____ Telephone _____

1. The application area is legally described as Lot(s) 1; Block(s) 8, LAWN TERRACE Addition, Bel Aire, Kansas. If appropriate, a metes and bounds description may be attached.

2. The application area contains .31 acres.

3. This property is located at (address) 5125 E 46th ST N which is generally located at (relation to nearest streets) KRUEGER & 46th ST.

4. The particular hardship which is the result of this request as applied to the subject property:

(SEE ATTACHED)

5. County control number: _____

6. NAMES OF OWNERS - An ownership list of the names, addresses and zip codes of the owners of record of real property abutting a street, alley, or easement including any segment remaining open, and owners on the opposite side of the street from the vacations of set back and access control, as well as all utility providers that are affected shall be provided.

The names of the owners of all property included in this application MUST be listed as applicants. Contract purchasers, lessees or other directly associated with the property may also be listed if they desire to be advised of the proceedings.

1. Applicant _____ Phone _____
Address _____ Zip Code _____

Agent _____ Phone _____
Address _____ Zip Code _____

2. Applicant _____ Phone _____
Address _____ Zip Code _____

Agent _____ Phone _____
Address _____ Zip Code _____

3. Applicant _____ Phone _____
Address _____ Zip Code _____

Agent _____ Phone _____
Address _____ Zip Code _____

The applicant certifies that the foregoing information is true and correct to the best of their knowledge and acknowledges that the Planning Commission and/or Governing Body shall have authority to impose such conditions as it deems necessary in order to serve the public interest and welfare.

Thomas L. Cookson 5/12/22
Applicant's Signature

BY

Authorized Agent (If Any)

The Petition must bear the signature(s) of the property owner(s). If an authorized agent signs on the owner's behalf, the agent shall sign his own name and attach the owner's written notarized authorization to this application.

received \$150 5.13.22

Application for vacation of residential setback requirement for 5125 E 46th St N

HARDSHIP CONSIDERATIONS: My wife, Nancy and I are the original owners of the residence at 5125 E. 46th St. North since 1995. We have raised our 3 children at this location and now that they are grown, they still enjoy coming back to the house they were raised in. My wife and I are retired and want to continue living in our current home as long as possible. However, all the bedrooms in our home are on the 2nd floor level and there is only a half bath on the main level. As we age, it is becoming more of an effort to go up and down the stairwell to the 2nd floor to access our bedroom and main bath. This has prompted our desire to remodel our existing garage into a ground floor bedroom and bath area and construct a new garage of the same dimensions in front of the existing garage.

In order to do this, we have been advised that we would need to get approval from the City of Bel Aire to vacate our existing property setback requirement from 30 feet to 15 feet. If this vacate request were approved, we could build the new garage within the revised setback requirement.

Our neighbor who resides on the SE corner of Krueger and 46th street currently has a setback requirement of 15 feet on the north side of their property facing 46th while ours has been set at 30 feet. Our request is that our setback on the north side of our property be revised to the same requirement as that of our neighbor. If this request is granted, we will be able to pursue our desire to build a new garage and renovate the existing garage into a practical ground floor living area for our use as we age.

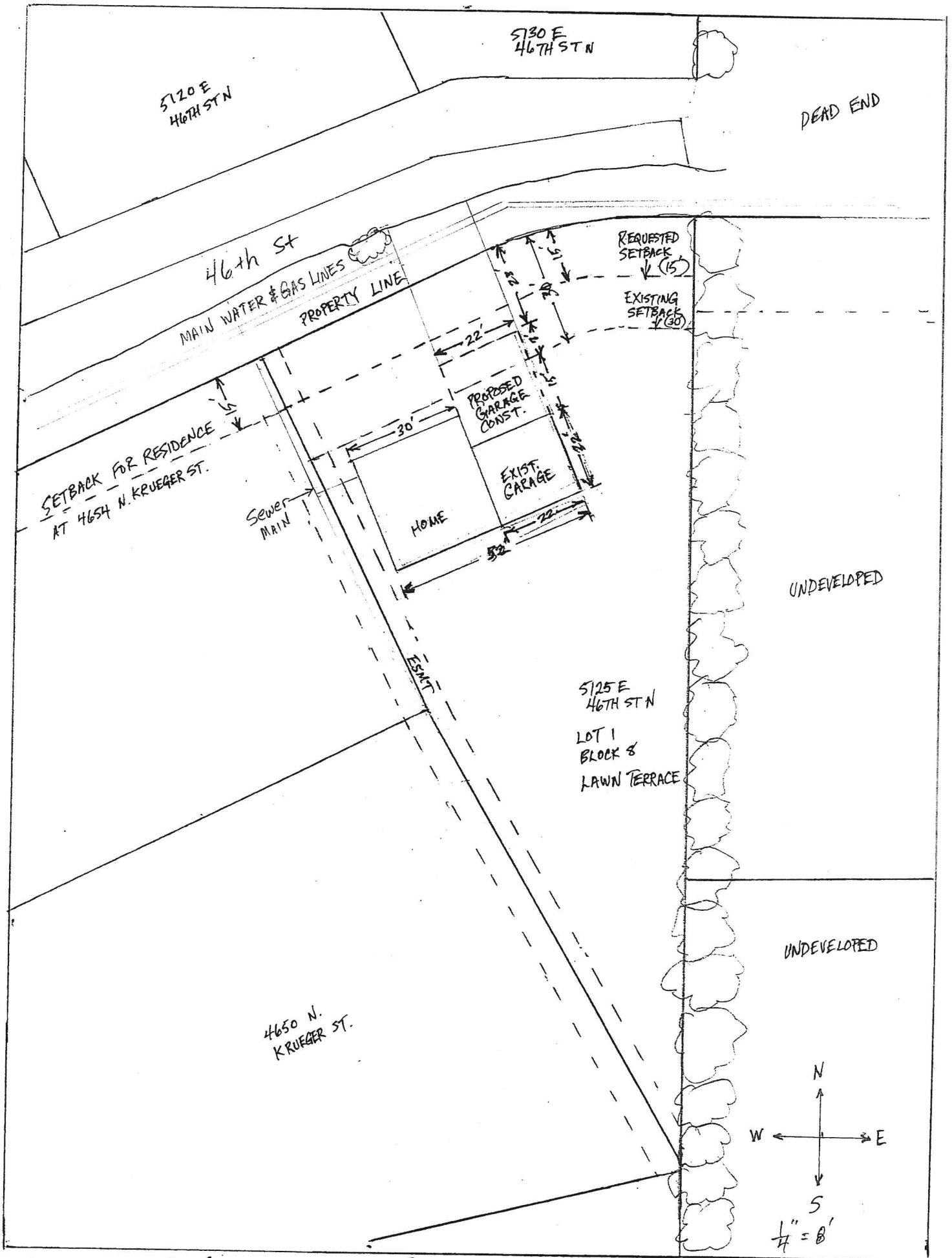
We do not anticipate that there will be any adverse impact on the neighbors or neighborhood by the granting of this setback waiver. My neighbor to the east supports our request and our properties are separated by a hedge row. He does not anticipate developing any additional property between us.

City services (water, gas) are already installed in the easement areas in front of my property and the main sewer line is located in the easement to the west of my residence.

All in all, my location is somewhat secluded and the setback waiver to allow the addition of a garage would not present any aesthetic and or environmental issues to my neighbors or the neighborhood. Your consideration of this request is greatly appreciated.



Aerial View
Lot 1 Block 8
Lawn Terrace Add.



SUBMITTED BY TOM GOODSON

PROPOSED GARAGE ADDITION & SETBACK VARIATION



Sewer

Water

GAS

Electric & Cable
are in backyard

Google Maps 5125 E 46th St N

← 5125 E 46th St N

All Street View & 360°



Image capture: Aug 2011 © 2022 Google

Bel Aire, Kansas
Google
Street View - Aug 2011

Google Maps 5120 E 46th St N



5125 E 46th St N

All

Street View & 360°



Image capture: Aug 2011 © 2022 Google

Bel Aire, Kansas

Google

Street View - Aug 2011

Google Maps 5125 E 46th St N

← 5125 E 46th St N

All Street View & 360°

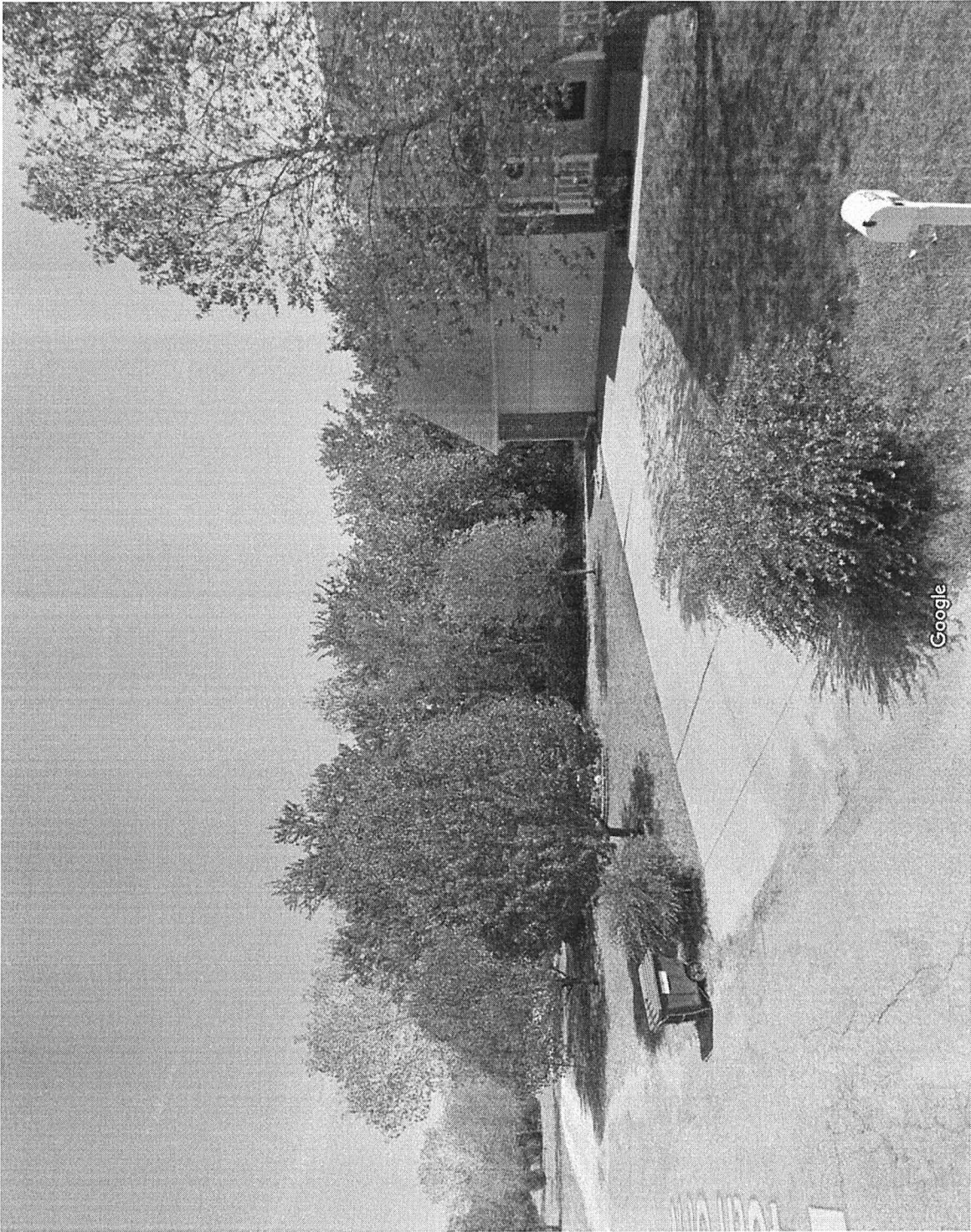


Image capture: Aug 2011 © 2022 Google

Bel Aire, Kansas

Google

Street View - Aug 2011