

APPLICATION

This form **MUST** be completed and filed at City Hall, Bel Aire, Kansas, 7651 E. Central Park, 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.

BOARD OF ZONING APPEALS

☐ To vary applicable requirements in Sections 10-107c1 through 5 in conjunction with a Conditional Use Application.

☐ Conditions placed on permitted Conditional Use _____

☐ Security bond is required

☐ Approved

☐ Rejected

Name of owner Gary and Julie Breault

Address 4046 Harding Rd Telephone 316.305.8944

Agent representing the owner _____

Address _____ Telephone _____

1. The application area is legally described as Lot(s) 9; Block(s) G, Aurora Park Addition Addition, Bel Aire, Kansas. If appropriate, a metes and bounds description may be attached.

2. The application area contains 2.75 acres.

3. This property is located at (address) 4046 Harding Rd which is generally located at (relation to nearest streets) 39th St & Harding Rd.

4. State why the proposed conditional Use will not cause substantial injury to the value of other property in the neighborhood, how it is to be designed within district regulations:

This structure previously existed. We are rebuilding the original garage and adding an additional 672 sf of floor space for an accessory apartment. The original structure received compliments from neighbors and will be rebuilt in the same manner. The apartment is intended for use by our family and friends. We have no intentions to rent to strangers while we own the property. It will be one bedroom and one bathroom with a loft for storage when eventually finished. The original building was 32' x 48' - the new building will be 48' x 48'.

5. County control number: 238527

6. NAMES OF OWNERS - For land inside the city limits, an ownership list of the names, addresses and zip codes of the owners of record of real property located within 200 feet of the exterior boundary of the area described in the application both within the city limits and extending outside the city limits when necessary.

If such area is located adjacent to but within the city limits, the ownership list, in addition to the 200 feet inside the city limits, shall provide similar information extending to 1,000 feet into the unincorporated area.

If such area is located outside the city limits, the ownership list shall extend for 1,000 feet in the unincorporated area and, if the latter extends into the city limits, then such owners for 200 feet inside the city must also be included on the list.

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 * attached * 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 _____

4. Applicant _____ Phone _____

Address _____ Zip Code _____

Agent _____ Phone _____

Address _____ Zip Code _____

5. Applicant _____ Phone _____

Address _____ Zip Code _____

Agent _____ Phone _____

Address _____ Zip Code _____

6. Applicant _____ Phone _____

Agent _____ Phone _____

Address _____ Zip Code _____

7. Applicant _____ Phone _____

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.


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.

Original

OWNERSHIP LIST

PROPERTY DESCRIPTION

PROPERTY OWNER

Lot 9, Blk G, & 1/20 undivided interest in Fawn Lake Subject Property	Aurora Park Addition	Gary L. & Julie A. Breault 4046 N. Harding Ave. Bel Aire, KS 67220
Lot 7, Blk G, & 1/20 undiv interest in Fawn Lake	"	Ronald W. & Melanie R. Penner 4100 N. Battin Bel Aire, KS 67220
Lot 8, Blk G, & 1/20 undiv interest in Fawn Lake	"	Joseph E. & Sylvia M. Forte 4072 N. Harding Bel Aire, KS 67220
Lot 10, Blk G, & 1/20 undiv interest in Fawn Lake AND Lot 2, Blk C	"	Sallie Olson & Gary L. Olson 4171 N. Edgemoor Bel Aire, KS 67220
Lot 11, Blk G, & 1/20 undiv interest in Fawn Lake	"	Cecil & Susan R. Gardner 5110 E. 39 th St. Bel Aire, KS 67220
Lot 12, Blk G, & 1/20 undiv interest in Fawn Lake	"	Sarah A. Almquist & Bradley M. Lewis 5116 E. 39 th St. Bel Aire, KS 67220
Lot 1, Blk B	"	Logan A. & Ashley D. Schrag 4071 N. Harding Bel Aire, KS 67220
Lot 2, Blk B	"	James A. Bender 4051 N. Harding Bel Aire, KS 67220
Lot 3, Blk B	"	David Ray Newman II 4031 N. Harding Bel Aire, KS 67220
Lot 4, Blk B	"	Mark & Richelle Arrasmith 4001 N. Harding Bel Aire, KS 67220

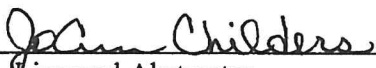
Lot 5, Blk B	“	Carlos Castro Rodriguez & Aida Vargas 3901 N. Harding Bel Aire, KS 67220
Lot 1, Blk C	“	Homecrest Trust Wallace D. Cook & Marlene G. Cook 3900 N. Harding Bel Aire, KS 67220
Lot 3, Blk C	“	Gary N. & Carolyn J. Gunzelman 5029 E. 39 th St. Bel Aire, KS 67220

We hereby certify the foregoing to be a true and correct list of the property owners of the herein before described lots within a 200 foot radius of:

Lot 9, Block G, in Aurora Park, an Addition to Bel Aire, Sedgwick County, Kansas, and a one/twentieth undivided interest in that portion of the Aurora Park surveyed and recorded as “Fawn Lake”.

as shown by the last deed of record filed in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 2nd day of November, 2022, at 7:00 A.M.

Security 1st Title, LLC

By: 
Licensed Abstracter

Order: SG945
KJK

Revised

OWNERSHIP LIST

PROPERTY DESCRIPTION

PROPERTY OWNER

Lot 9, Blk G, & 1/20 undivided interest in Fawn Lake Subject Property	Aurora Park Addition	Gary L. & Julie A. Breault 4046 N. Harding Ave. Bel Aire, KS 67220
Lot 4, Blk G, & 1/20 undiv interest in Fawn Lake	"	Jacqueline M. Malicoat Revocable Trust 4150 N. Battin Bel Aire, KS 67220
Lot 5, Blk G, & 1/20 undiv interest in Fawn Lake	"	Lincoln D. Scott & Stephanie Pulliam 4140 N. Battin Bel Aire, KS 67220
Lot 6, Blk G, & 1/20 undiv interest in Fawn Lake	"	Jesus M. & Barbara M. Gonzalez 4124 N. Battin Bel Aire, KS 67220
Lot 7, Blk G, & 1/20 undiv interest in Fawn Lake	"	Ronald W. & Melanie R. Penner 4100 N. Battin Bel Aire, KS 67220
Lot 8, Blk G, & 1/20 undiv interest in Fawn Lake	"	Joseph E. & Sylvia M. Forte 4072 N. Harding Bel Aire, KS 67220
Lot 10, Blk G, & 1/20 undiv interest in Fawn Lake AND Lot 2, Blk C	"	Sallie Olson & Gary L. Olson 4171 N. Edgemoor Bel Aire, KS 67220
Lot 11, Blk G, & 1/20 undiv interest in Fawn Lake	"	Cecil & Susan R. Gardner 5110 E. 39 th St. Bel Aire, KS 67220
Lot 12, Blk G, & 1/20 undiv interest in Fawn Lake	"	Sarah A. Almquist & Bradley M. Lewis 5116 E. 39 th St. Bel Aire, KS 67220

Lot 13, Blk G, & 1/20 undiv interest in Fawn Lake	“	Richard & Cynthia Phinney Family Trust 630 E. 61 st St. Wichita, KS 67219
Lot 14, Blk G, & 1/20 undiv interest in Fawn Lake	“	Richard E. Harder & Rose L. Harder 4025 N. Parkwood Bel Aire, KS 67220
Lot 15, Blk G, & 1/20 undiv interest in Fawn Lake	“	Thomas P. & Debra M. Jenkins 4037 N. Parkwood Bel Aire, KS 67220
Lot 16, Blk G, & 1/20 undiv interest in Fawn Lake	“	Sheryl A. Vandiver Revocable Trust 4049 N. Parkwood Lane Bel Aire, KS 67220
Lot 17, Blk G, & 1/20 undiv interest in Fawn Lake	“	Kevin & Jennifer Connell Trust 4061 N. Parkwood Lane Bel Aire, KS 67220
Lot 18, Blk G, & 1/20 undiv interest in Fawn Lake	“	Martin P. Burger & Toby D. Kennedy-Burger 4075 N. Parkwood Bel Aire, KS 67220
Lot 19, Blk G, & 1/20 undiv interest in Fawn Lake	“	Philip R. Harms 4101 N. Parkwood Bel Aire, KS 67220
Lot 20, Blk G, & 1/20 undiv interest in Fawn Lake	“	Neill E. Bryan & Catherine L. Bryan 4119 N. Parkwood Bel Aire, KS 67220
Lot 21, Blk G, & 1/20 undiv interest in Fawn Lake	“	John & Barbara Kropf Revocable Trust 4129 N. Parkwood Bel Aire, KS 67220
Lot 22, Blk G, & 1/20 undiv interest in Fawn Lake	“	Janet Diane Ralston 4141 N. Parkwood Lane Bel Aire, KS 67220
Lot 23, Blk G, & 1/20 undiv interest in Fawn Lake	“	Gary W. Sprague 4153 N. Parkwood Bel Aire, KS 67220

The common areas in that portion of the Aurora Park surveyed and recorded as "Fawn Lake" are owned jointly by the owners of the individual Lots, each Lot owner receiving an undivided interest in the common areas at the same time they acquire title to their Lot.	"	
Lot 1, Blk B	"	Logan A. & Ashley D. Schrag 4071 N. Harding Bel Aire, KS 67220
Lot 2, Blk B	"	James A. Bender 4051 N. Harding Bel Aire, KS 67220
Lot 3, Blk B	"	David Ray Newman II 4031 N. Harding Bel Aire, KS 67220
Lot 4, Blk B	"	Mark & Richelle Arrasmith 4001 N. Harding Bel Aire, KS 67220
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as shown by the last deed of record filed in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 1st day of December, 2022, at 7:00 A.M.

Security 1st Title, LLC

By: Jo Ann Childers
Licensed Abstracter

Order: SG945--Updated
KJK



We have paid to have our property surveyed. They will mark the borders of the flood plain so we can be sure to keep the barn out of that area.

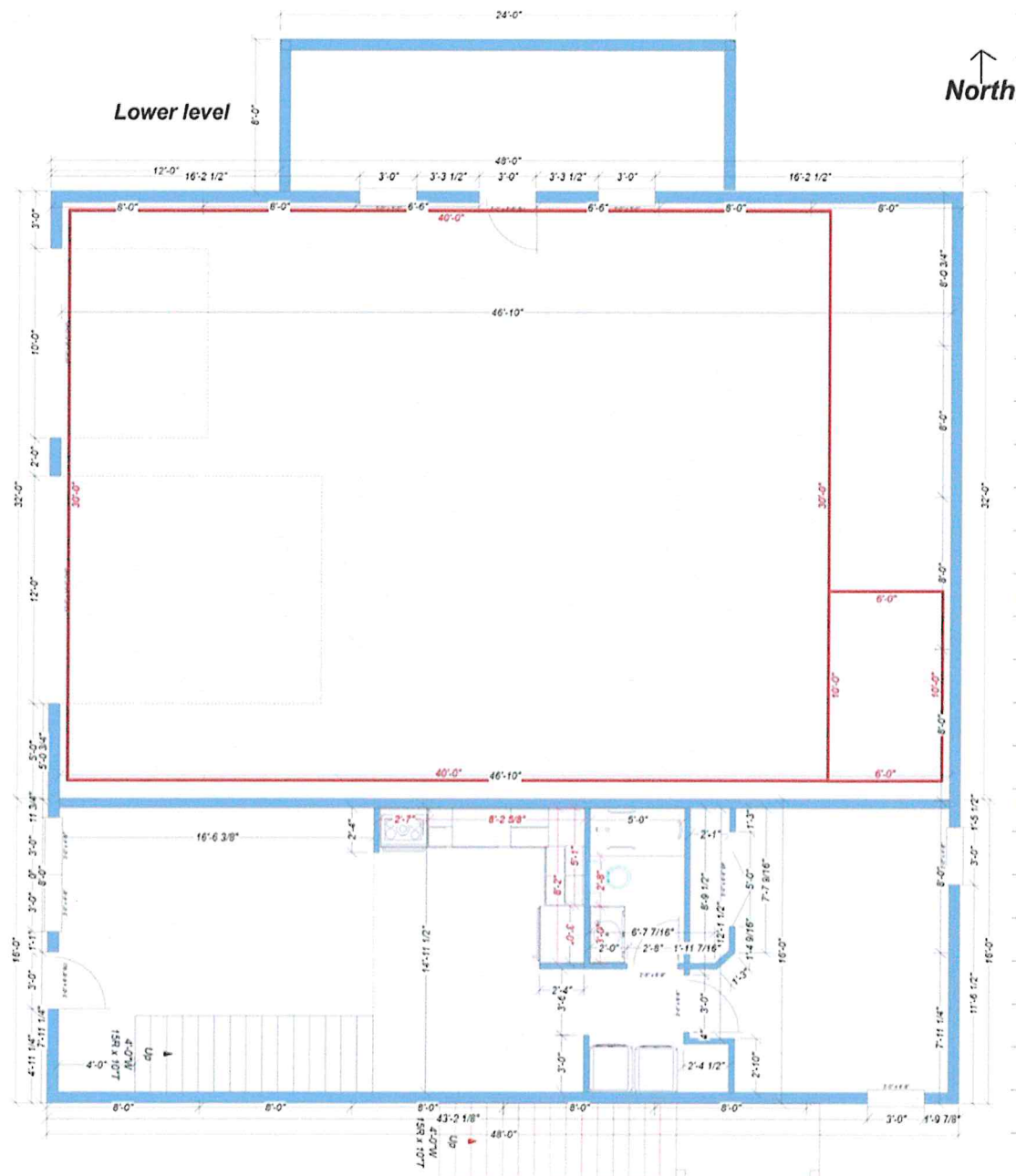
West Side Roof turned



South West Side



1st level



Second Floor

