

RESOLUTION 01202026

A RESOLUTION TO GRANT A VARIANCE IN CASE V-2025-1

WHEREAS, Rebecca Whistler of 501 N. Commercial Avenue, Sedgwick, Kansas 67135, has requested a variance as provided for in Section 10-107 of the City Zoning Regulations; and

WHEREAS, the variance requested for a subject property located at 501 N. Commercial Avenue, Sedgwick, Kansas 67135, legally described as:

S34, T24, R01W, E89, 17LT125

WHEREAS, the subject property is in the C-1 Central Business District; and

WHEREAS, the requested variance would permit the establishment of two (2) private parking stalls on the subject property; and

WHEREAS, the Sedgwick Board of Zoning Appeals has proper jurisdiction and authority to hear a variance case for the subject property, and may require that conditions be attached to a variance in order to ensure that a property with a variance continues to comply with the standards set out in Section 10-107E of the City Zoning Regulations; and

WHEREAS, the Sedgwick Board of Zoning Appeals held a public hearing on October 14, 2025, to consider variance case V-2025-1; and

WHEREAS, public notice of the hearing was published in the official city newspaper on September 18, 2025, so that at least 20 days elapsed between the publication date and the date of the public hearing. As required by K.S.A. 12-757(b), written notice was also mailed to all owners of record of real property within the Notification Area, so that at least 20 days elapsed between the date of mailing and the date of public hearing; and

WHEREAS, during the public hearing the Sedgwick Board of Zoning Appeals heard all comments and remarks relating to Case V-2025-1, and gave consideration to all statements and standards as set forth by K.S.A. 12-759(e); and

WHEREAS, during the public hearing, the Sedgwick Board of Zoning Appeals considered this variance case, and made specific findings of fact which are contained in the attached Variance Case Report (as amended).

TAKING ALL OF THESE FACTS INTO CONSIDERATION, A MAJORITY OF THE MEMBERS OF THE CITY OF SEDGWICK BOARD OF ZONING APPEALS ARE HEREBY RESOLVED THAT:

Section 1: This application for variance be granted on the property described in this Resolution, subject to the condition(s) contained in the Variance Case Report (as amended).

Section 2: This variance is valid for 180 days after the date on which the variance was granted by the Board of Zoning Appeals (BZA). The BZA may grant extensions not exceeding 180 each, without further notice or hearing, provided that a written application for an extension is submitted within a valid 180 day period. A zoning permit must be obtained and the requested variance must be started within a valid 180 day period, or the permit for this variance becomes null and void.

PASSED AND APPROVED this 20th day of January, 2026

Seth Queen, Chairperson Sedgwick BZA

ATTEST:

Jenessa Boldenow, Secretary