

**WHEREAS**, Rory and Jamie Porter (collectively, "Applicant"), pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code ("Unified Zoning Code"), request a Conditional Use for Accessory Apartment and waiver of Supplementary Use Regulations III-D.6.a (2) in CON2025-00081, on property zoned SF-20 Single-Family Residential District, legally described as:

Lot 9 Block 4 of the Hancock Acres Addition.

**WHEREAS**, proper notice as required by the Unified Zoning Code and by the policy of the Metropolitan Area Planning Commission ("Planning Commission") has been given.

**WHEREAS**, the Planning Commission did, at the meeting of July 10, 2025, consider said application.

**WHEREAS**, the Board of County Commissioners has authority to permit Conditional Uses, subject to any special conditions deemed appropriate in order to assure full compliance with the criteria of the Unified Zoning Code.

**NOW THEREFORE, BE IT RESOLVED** by the Board of County Commissioners that:

**SECTION I.** After having received a recommendation of the Planning Commission, and after said Planning Commission has given proper notice and held a public hearing as provided by law, and under the authority granted by Section V-D of the Unified Zoning Code, the Board of County Commissioners approves this application to allow Accessory Apartment and waiver of Supplementary Use Regulations III-D.6.a (2) on property zoned RR Rural Residential District, legally described as:

Lot 9 Block 4 of the Hancock Acres Addition.

Approval of Accessory Apartment and waiver of Supplementary Use Regulations III-D.6.a (2) is subject to the following conditions:

1. The Accessory Apartment shall remain accessory to and under the same ownership as the principal building, and the ownership shall not be divided or sold as a condominium.
2. Water and sewer services shall be the same as the main structure and provided in compliance with the Sedgwick County Sanitation Code before a building permit will be issued. Electric, gas, telephone, and cable television utility service may be provided as separate utility services.
3. Development of the site shall be in conformance with the approved site plan.
4. The applicant shall obtain all applicable permits including, but not limited to building, health, and zoning. This will include submitting plans for review and approval by the MABCD for the Accessory Apartment, if necessary.
5. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies



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set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

**SECTION II.** That upon the taking effect of this Resolution, the notation of such zoning change shall be shown on the "Official Zoning District Map" on file in the office of the Planning Director of the Wichita-Sedgwick County Metropolitan Area Planning Department.

**SECTION III.** That this Resolution shall be effective upon publication in the official county newspaper.

Commissioners present and voting were:


PETER F. MEITZNER  
JEFF BLUBAUGH  
STEPHANIE WISE  
RYAN BATY  
JAMES M. HOWELL

aye  
aye  
aye  
aye  
aye

Dated this 20 day of August, 2025.

BOARD OF COUNTY COMMISSIONERS  
OF SEDGWICK COUNTY, KANSAS

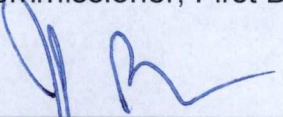
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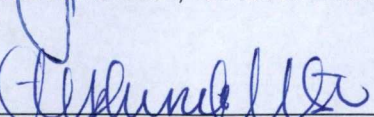
  
KELLY B. ARNOLD, County Clerk

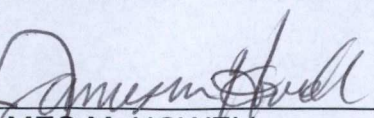


  
RYAN BATY, Chairman  
Commissioner, Fourth District

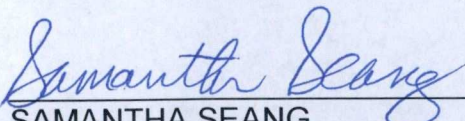
  
PETER F. MEITZNER  
Commissioner, First District

  
JEFF BLUBAUGH  
Commissioner, Second District

  
STEPHANIE WISE  
Commissioner, Third District

  
JAMES M. HOWELL  
Commissioner, Fifth District

APPROVED AS TO FORM:

  
SAMANTHA SEANG  
Assistant County Counselor