



2. Review of V-2026-06, application of Kathleen George, pursuant to City Code 17.10.08, who is petitioning for a variance to have a rock drive from the property line to the homes on property addressed as 671 N. Seneca St. Valley Center, KS 67147.

- Chairperson opens hearing for comments from the public: TIME \_\_\_\_\_
- Chairperson closes public hearing: TIME \_\_\_\_\_

RECOMMENDED MOTION: Based on the City Staff recommendations, public comments, and discussion by the Board of Zoning Appeals, I \_\_\_\_\_ make a motion to (**approve**, **deny**, or **table**) V-2026-06. Seconded by \_\_\_\_\_. For \_\_\_ Against \_\_\_

3. Review of V-2026-07, application of Jerald Pollock, pursuant to City Code 17.10.08, who is petitioning for a variance to add on 1,200 sq. ft. to have approximately a 1,900 sq. ft. accessory structure on property addressed as 530 W. 2<sup>nd</sup> St. Valley Center, KS 67147.

- Chairperson opens hearing for comments from the public: TIME \_\_\_\_\_
- Chairperson closes public hearing: TIME \_\_\_\_\_

RECOMMENDED MOTION: Based on the City Staff recommendations, public comments, and discussion by the Board of Zoning Appeals, I \_\_\_\_\_ make a motion to (**approve**, **deny**, or **table**) V-2026-07. Seconded by \_\_\_\_\_. For \_\_\_ Against \_\_\_

4. Review of V-2026-08, application of Roger & Karen Davis, pursuant to City Code 17.10.08, who are petitioning for a variance to have front yard setback of 0 ft. for a carport on property addressed as 220 N. Burns Ave. Valley Center, KS 67147.

- Chairperson opens hearing for comments from the public: TIME \_\_\_\_\_
- Chairperson closes public hearing: TIME \_\_\_\_\_

RECOMMENDED MOTION: Based on the City Staff recommendations, public comments, and discussion by the Board of Zoning Appeals, I \_\_\_\_\_ make a motion to (**approve**, **deny**, or **table**) V-2026-08. Seconded by \_\_\_\_\_. For \_\_\_ Against \_\_\_

**9. OLD/UNFINISHED BUSINESS**

**10. NEW BUSINESS**

1. Zoning Regulation Change: Seasonal Sale of Produce in single-family residential districts.
2. Zoning Regulation Change: Modular residential buildings in residential districts.

**11. STAFF REPORTS**

**12. ITEMS BY PLANNING AND ZONING BOARD/BZA MEMBERS:**

\_\_\_\_ Gary Janzen                      \_\_\_\_ Steve Conway                      \_\_\_\_ Dalton Wilson  
\_\_\_\_ Paul Spranger                      \_\_\_\_ Rick Shellenbarger  
\_\_\_\_ Amy Bradley                      \_\_\_\_ Scot Phillips

### 13. ADJOURNMENT OF THE PLANNING AND ZONING BOARD/BZA

Motion made by \_\_\_\_\_. Seconded by \_\_\_\_\_. For \_\_\_ Against \_\_\_

**Note to Planning and Zoning Board Members: If you are unable to attend this meeting, please contact Kyle Fiedler (316-755-7320) prior to the meeting.**

*All items listed on this agenda are potential action items unless otherwise noted. The agenda may be modified or changed at the meeting without prior notice. At anytime during the regular Planning and Zoning Board meeting, the Planning and Zoning Board may meet in executive session for consultation concerning cases to be deliberated. This is an open meeting, open to the public, subject to the Kansas Open Meetings Act (KOMA). The City of Valley Center is committed to providing reasonable accommodations for persons with disabilities upon request of the individual. Individuals with disabilities requiring an accommodation to attend the meeting should contact the Community Development Department in a timely manner, at [kfiedler@valleycenterks.gov](mailto:kfiedler@valleycenterks.gov) or by phone at (316)755-7320. For additional information on any item on the agenda, please visit [www.valleycenterks.gov](http://www.valleycenterks.gov) or call (316) 755-7320.*

**PLANNING AND ZONING BOARD/BOARD OF ZONING APPEALS MEETING  
MINUTES  
CITY OF VALLEY CENTER, KANSAS**

Tuesday, March 24, 2026      7:00 P.M.

**CALL TO ORDER:** Paul Spranger called the meeting to order at 7:00 P.M. with the following board members present: Paul Spranger, Amy Bradley, Scot Phillips, Dalton Wilson. Gary Janzen arrived at 7:02.

**Members Absent:** Steve Conway, Rick Shellenbarger

**City Staff Present:** Kyle Fiedler, Sabrina Young

**Audience:** None

**AGENDA:** A motion was made by Spranger and seconded by Wilson to set the agenda. Motion passed unanimously.

**APPROVAL OF DRAFT MINUTES:** Spranger made a motion to approve January 27, 2026, meeting minutes. The motion was seconded by Phillips. Motion passed unanimously.

**COMMUNICATIONS:** The next meeting will include officer elections.

**PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD/BOARD OF ZONING APPEALS:**

1. Review of zoning regulation change for RR-1 (suburban residential district) sign code.

Fiedler reviewed the current zoning regulations regarding real estate signs in the various residential zones. The recommended change is to remove RR-1 Suburban Residential District from 17.07.08 section A and add it to 17.07.08 section B. This will bring RR-1 into alignment with the other residential districts in regard to what signage is allowed.

Spranger proposed adding a clause to the sign regulation that would require any development sign permit to be renewed every 10 years so that the City has opportunity review the condition of the sign and require improvements before reissuance.

Language to be added to the end of 17.07.08 Zoning District Regulations Section B.4.d:

*Development sign permit is void ten (10) years after issuance at which time the sign shall be removed or the permit reapplied for.*

Janzen opened the hearing for comments from the public: 7:02 PM

No public comment.

Janzen closed the hearing for comments from the public: 7:13 PM

Based on the City Staff recommendations, public comments, and discussion by the Board of Zoning Appeals, Janzen made a motion to approve the zoning regulation changes with the amended language. Motion was seconded by Wilson. The vote was unanimous. Motion passed.

**OLD/UNFINISHED BUSINESS:**

1. None

**NEW BUSINESS:**

1. None

**STAFF REPORTS:**

1. None

**ITEMS BY PLANNING AND ZONING BOARD/BZA MEMBERS:**

Gary Janzen - none  
Paul Spranger - none  
Rick Shellenbarger - absent  
Scot Phillips - none  
Steve Conway - absent  
Dalton Wilson – none  
Amy Bradley – none

**ADJOURNMENT OF THE PLANNING AND ZONING BOARD/BOARD OF ZONING APPEALS MEETING:** At 7:14 P.M., a motion was made by Janzen to adjourn and seconded by Bradley. The vote was unanimous, and the meeting was adjourned.

Respectfully submitted,

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/s/ Kyle Fiedler, Secretary

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Gary Janzen, Chairperson



**Date:** April 28<sup>th</sup>, 2026

**Present Zoning:** R-2 (Two-Family Residential District)

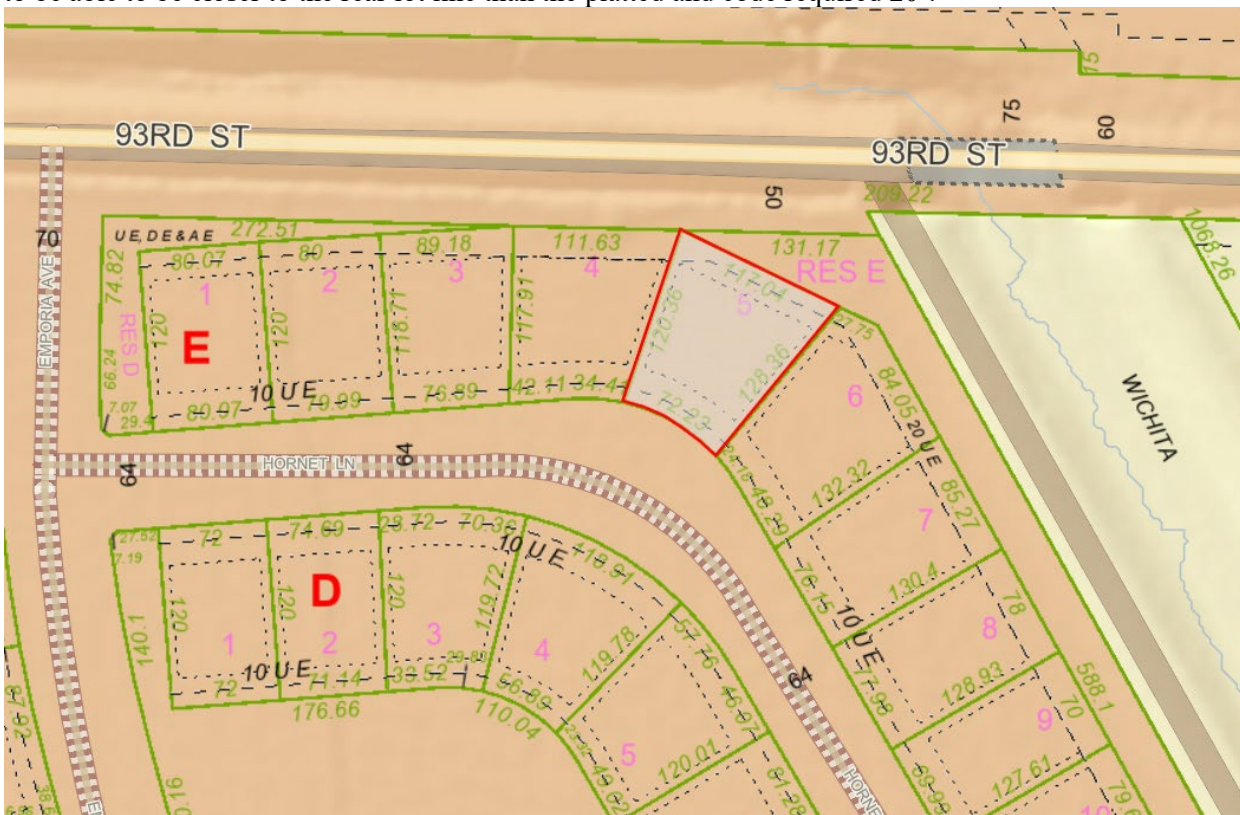
**Variance Requests:** The applicant, Bryan Lagaly, pursuant to City Code 17.10.08, is petitioning for a variance to have a rear yard setback less than the allowed 20 ft in code for the zoning district.

**Applicant:** Bryan Lagaly & A E Investments LLC

**Property Address:** 1413-1415 N Hornet Ln., Valley Center, KS 67147 (outlined in red below)

**Applicant's Reasons for Variance Request:**

The applicant is seeking to build a duplex on this lot. Due to the floor plan selected, the applicant is requesting a variance to be able to be closer to the rear lot line than the platted and code required 20'.



**Review Standards for a Variance per 17.10.08.D. (standards in italics):**

1. *That the variance requested arises from such condition which is unique to the property in question, and which is not ordinarily found in the same zoning district and is not created by an action or actions of the property owner or the applicant.*

This variance request is not unique to this property, as many other properties in the area are of similar size and have the same setback requirements.

2. *That granting of the variance will not adversely affect the rights of adjacent property owners or residents.*

The granting of this variance will not adversely affect the rights of adjacent property owners/residents. A public notice was published in *The Ark Valley News* and notice letters were mailed to all property owners within 200 feet of the applicant's property boundaries in the City limits. To date there has been no contact with the City Staff regarding this variance request. Any further responses received after the creation of this staff report will be shared with the Board of Zoning Appeals during the April 28<sup>th</sup>, 2026, board meeting.

3. *That strict application of the provisions of these regulations from which a variance is requested will constitute unnecessary hardship upon the property owner represented in the application.*

The strict application of the provisions would not cause an unnecessary hardship, as the owner had picked their floorplan and received an appraisal for construction financing prior to contacting the city. If not approved, the owner would have to pick another floor plan and go through the approval process.

4. *That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.*

The variance will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare of the surrounding neighbors or the community in general, if the variance request is approved.

5. *That granting the variance desired will not be opposed to the general spirit and intent of these regulations.*

The variance will not be opposed to the general spirit and intent of these regulations. The building if built at the front setback, will be approximately 3 feet into the rear setback, still leaving approximately 17 feet to the rear property line.

**Staff Recommendation:** Staff recommend approval to have an rear yard setback of less than 20' at 1413-1415 N. Hornet Ln., Valley Center, KS 67147.

260450

City of Valley Center

Case No. VAR 2024-05

### VARIANCE APPLICATION

This application is for a Variance before the City Board of Appeals. The form must be completed in accordance with directions on the accompanying instructions and filed with the Zoning Administrator at Public Works, 545 W. Clay Street, Valley Center, Kansas 67147-0188 or FAX: (316) 755-7324. An incomplete application will not be accepted. For questions, call (316) 755-7310.

Property owner(s) Name & Address \_\_\_\_\_

Phone 316-648-8127 fax# \_\_\_\_\_

Petitioners Name & Address BRYAN LAGACY

Phone 316-295-7782 fax# \_\_\_\_\_

Contact email address [REDACTED] Contact Cell Phone 316-295-7782

Relationship of applicant to property is that of \_\_\_\_\_ Owner \_\_\_\_\_ Tenant \_\_\_\_\_ Lessee  Other

Variance Requested: BACKYARD SETBACK

Address/Location of Request 1413 - 1415 Harvest Ln.

Parcel number(s) LOTS - BLOCK E HARVEST PLACE

Property Zoning is now RESIDENTIAL

- The applicant or his/her authorized agent acknowledges all of the following:
1. That he/she has received instruction material concerning the filing and hearing of this matter.
  2. That he/she has been advised of the fee requirements established and that the fee accompanies this application.
  3. That he/she has been advised of his/her rights to bring action in the District Court of the County to appeal a decision of the Board of Zoning Appeals.
  4. That all documents are attached to this petition as noted in the instructions.

[Signature] 3-13-26  
 Applicant Date Agent (If any) Date

**Office use only**  
 A pre-application meeting occurred with the applicant on \_\_\_\_\_. This application was received at \_\_\_\_\_ (am) (pm) on \_\_\_\_\_, 20\_\_ by the Zoning Administrator acting on behalf of the Board of Zoning Appeals. It has been checked and found to be complete and accompanied by the required documents and a nonrefundable fee of \$200.



**Date:** April 28<sup>th</sup>, 2026

**Present Zoning:** A-1 (Agricultural District)

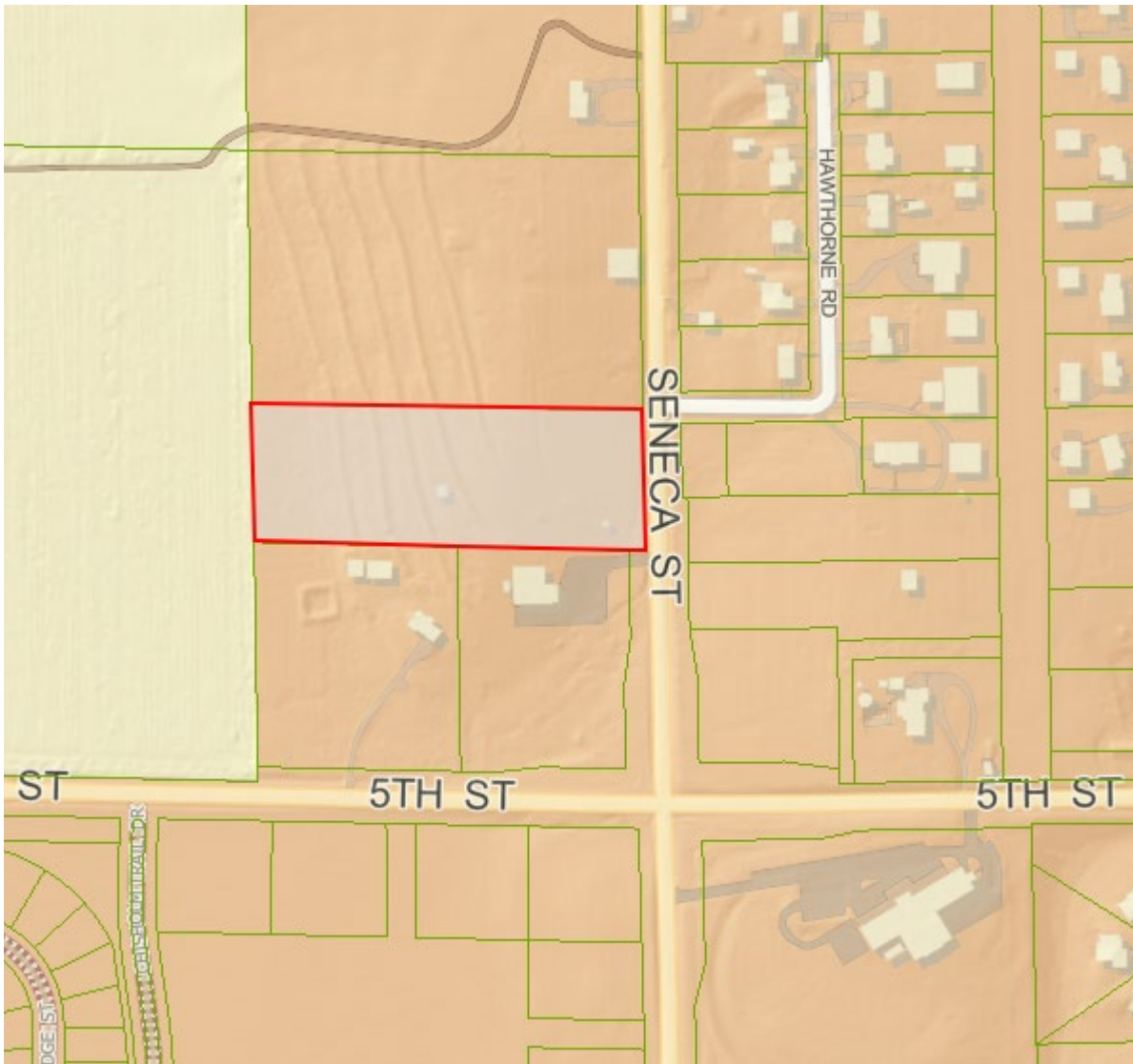
**Variance Requests:** The applicant, Kathleen George, pursuant to City Code 17.10.08, is petitioning for a variance to have a gravel drive from the property line to her new home.

**Applicant:** Kathleen George

**Property Address:** 671 N. Seneca, Valley Center, KS 67147 (outlined in red below)

**Applicant's Reasons for Variance Request:**

The applicant is building a new home on an A-1 zoned lot. The applicant is building approximately 300' back from the property line and is requesting to have a rock driveway from the property line to the building.



**Review Standards for a Variance per 17.10.08.D. (*standards in italics*):**

1. *That the variance requested arises from such condition which is unique to the property in question, and which is not ordinarily found in the same zoning district and is not created by an action or actions of the property owner or the applicant.*

This variance request is not unique to the property. The owners selected their building location to be further away from the road.

2. *That granting of the variance will not adversely affect the rights of adjacent property owners or residents.*

The granting of this variance could adversely affect the rights of adjacent property owners/residents, due to dust being created from a rock drive. A public notice was published in *The Ark Valley News* and notice letters were mailed to all property owners within 200 feet of the applicant's property boundaries in the City limits and 1,000 feet in the County. To date there has been one contact with the City Staff regarding this variance request. The neighbor to the north was concerned the driveway was going to be along her property line, after explaining the proposed driveway location, she didn't seem to have any further concerns. Any further responses received after the creation of this staff report will be shared with the Board of Zoning Appeals during the April 28<sup>th</sup>, 2026, board meeting.

3. *That strict application of the provisions of these regulations from which a variance is requested will constitute unnecessary hardship upon the property owner represented in the application.*

The strict application of the provisions would not cause unnecessary hardship, as the owner wants their home further off of the road, creating a long driveway. If not approved, the owner will be required to follow City Code and have a hard-surface driveway.

4. *That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.*

The variance will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare of the surrounding neighbors or the community in general, if the variance request is approved.

5. *That granting the variance desired will not be opposed to the general spirit and intent of these regulations.*

The variance will not be opposed to the general spirit and intent of these regulations as many homes in the area also have rock driveways.

**Staff Recommendation:** Staff recommend approval to have a rock driveway from the setback line (30') to the home at 671 N. Seneca St., Valley Center, KS 67147.

**VARIANCE APPLICATION**

260343

This application is for a Variance before the City Board of Appeals. The form must be completed in accordance with directions on the accompanying instructions and filed with the Zoning Administrator at Public Works, 545 W. Clay Street, Valley Center, Kansas 67147-0188 or FAX: (316) 755-7324. An incomplete application will not be accepted. For questions, call (316) 755-7310.

Property owner(s) Name & Address Kathleen D. George 8151 Paseo Madre NE, KS 67147

Phone 316-7349062 fax# \_\_\_\_\_

Petitioners Name & Address \_\_\_\_\_

Phone 316-734-9062 fax# \_\_\_\_\_

Contact email address \_\_\_\_\_ Contact Cell Phone \_\_\_\_\_

Relationship of applicant to property is that of  Owner  Tenant  Lessee  Other

Variance Requested:  
To have a rock driveway from the property line to the building.

Address/Location of Request 671 N Seneca

Parcel number(s) \_\_\_\_\_

Property Zoning is now RR-1

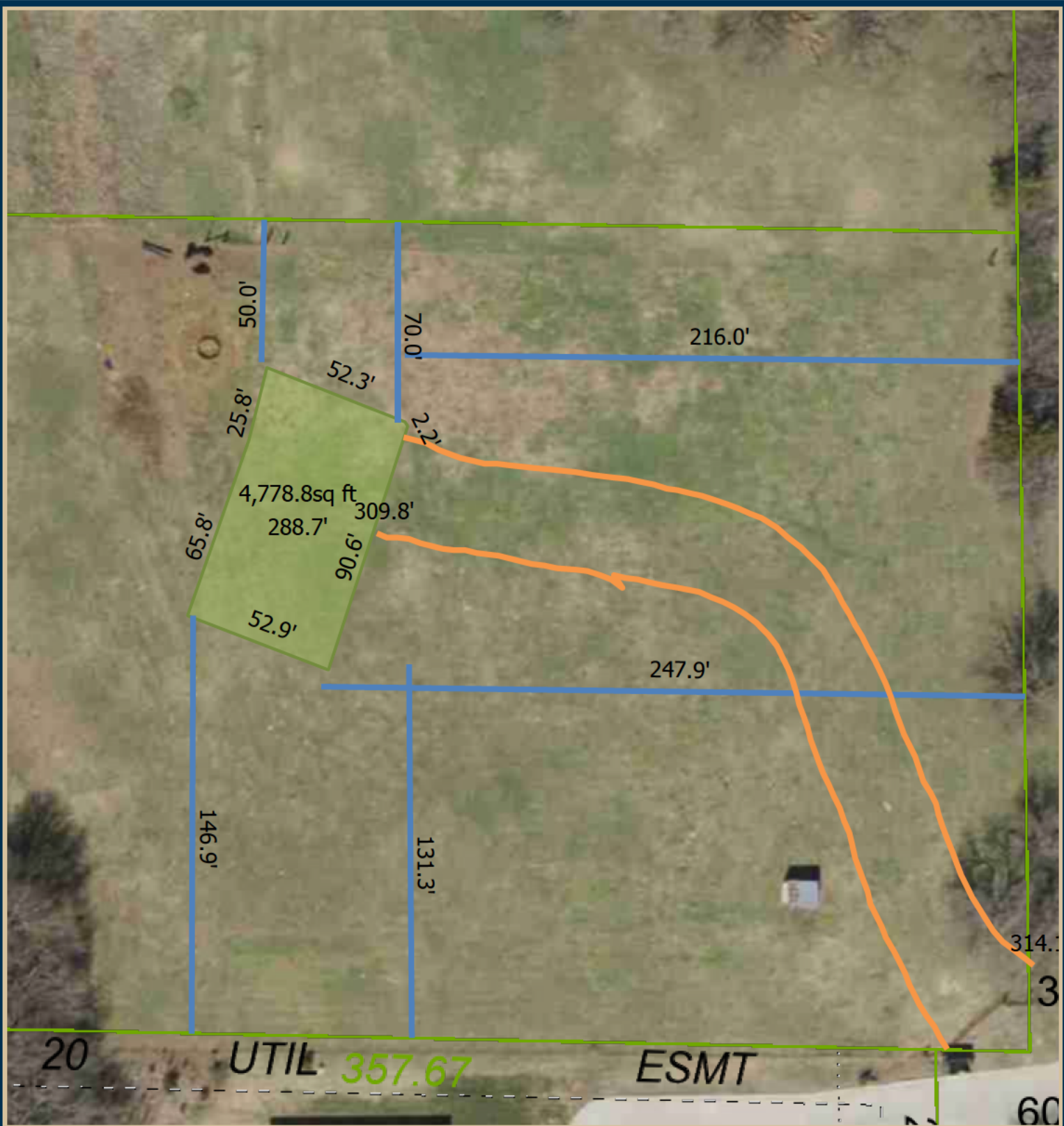
The applicant or his/her authorized agent acknowledges all of the following:

1. That he/she has received instruction material concerning the filing and hearing of this matter.
2. That he/she has been advised of the fee requirements established and that the fee accompanies this application.
3. That he/she has been advised of his/her rights to bring action in the District Court of the County to appeal a decision of the Board of Zoning Appeals.
4. That all documents are attached to this petition as noted in the instructions.

Kathleen D. George 3-4-26 \_\_\_\_\_  
 Applicant Date Agent (If any) Date

**Office use only**

A pre-application meeting occurred with the applicant on \_\_\_\_\_. This application was received at \_\_\_\_\_ (am) (pm) on \_\_\_\_\_, 20\_\_ by the Zoning Administrator acting on behalf of the Board of Zoning Appeals. It has been checked and found to be complete and accompanied by the required documents and a nonrefundable fee of \$200.



Geographic Information Services  
 Sedgwick County...  
 working for you

Date: 3/10/2026

It is understood that the Sedgwick County GIS, Division of Information and Operations, has no indication or reason to believe that there are inaccuracies in information incorporated in the base map.

The GIS personnel make no warranty or representation, either expressed or implied, with respect to the information or the data displayed.

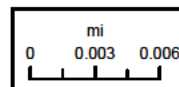
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**671 N Seneca**

**Sedgwick County, Kansas**



1:564





**Date:** April 28<sup>th</sup>, 2026

**Present Zoning:** R-1B (Single-Family Residential District)

**Variance Requests:** The applicant, Jerald Pollock, pursuant to City Code 17.10.08, is petitioning for a variance to have an 1,200 sq. ft. addition to an existing accessory structure

**Applicant:** Jerald Pollock

**Property Address:** 530 W. 2<sup>nd</sup>, Valley Center, KS 67147 (outlined in red below)

**Applicant's Reasons for Variance Request:**

The applicant is seeking to add on 1,200 sq. ft. to an exiting accessory structure, making the entire structure nearly 1,900 sq. ft. which is nearly 1,000 sq. ft. more than code allows.



**Review Standards for a Variance per 17.10.08.D. (standards in italics):**

1. *That the variance requested arises from such condition which is unique to the property in question, and which is not ordinarily found in the same zoning district and is not created by an action or actions of the property owner or the applicant.*

This variance request is unique to this property, as most lots in the same zoning district are not this large and would not allow for this large of an accessory structure.

2. *That granting of the variance will not adversely affect the rights of adjacent property owners or residents.*

The granting of this variance will not adversely affect the rights of adjacent property owners/residents. A public notice was published in *The Ark Valley News* and notice letters were mailed to all property owners within 200 feet of the applicant's property boundaries in the City limits. To date there has been no contact with the City Staff regarding this variance request. Any further responses received after the creation of this staff report will be shared with the Board of Zoning Appeals during the April 28<sup>th</sup>, 2026, board meeting.

3. *That strict application of the provisions of these regulations from which a variance is requested will constitute unnecessary hardship upon the property owner represented in the application.*

The strict application of the provisions would not cause an unnecessary hardship, as the owner. The owner can currently add on another 300 sq. ft. to the existing structure or build a separate structure up to 960 sq. ft.

4. *That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.*

The variance will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare of the surrounding neighbors or the community in general, if the variance request is approved.

5. *That granting the variance desired will not be opposed to the general spirit and intent of these regulations.*

The variance will not be opposed to the general spirit and intent of these regulations. The addition will still meet all setback regulations and not exceed the lot coverage ratio required in code.

**Staff Recommendation:** Staff recommend approval to add on 1,200 sq. ft. to the exiting accessory structure at 530 W. 2<sup>nd</sup>, Valley Center, KS 67147.

260432

City of Valley Center

Case No. VAR 7006-07

### VARIANCE APPLICATION

This application is for a Variance before the City Board of Appeals. The form must be completed in accordance with directions on the accompanying instructions and filed with the Zoning Administrator at Public Works, 545 W. Clay Street, Valley Center, Kansas 67147-0188 or FAX: (316) 755-7324. An incomplete application will not be accepted. For questions, call (316) 755-7310.

Property owner(s) Name & Address Jerald C Pollock 530 W 2nd St. Valley Center, KS 67147

Phone (316) 253-6721 fax# N/A

Petitioners Name & Address ICT Home Pros 3210 W Kellogg Dr. Wichita, KS 67213

Phone (316) 617-0034 fax# N/A

Contact email address [REDACTED] Contact Cell Phone (316) 617-0034

Relationship of applicant to property is that of  Owner  Tenant  Lessee  Other

Variance Requested: Please see attached - "Variance Request Statement"

Address/Location of Request 530 W 2nd St Valley Center, KS 67147

Parcel number(s) 00316021

Property Zoning is now Residential/Single Family

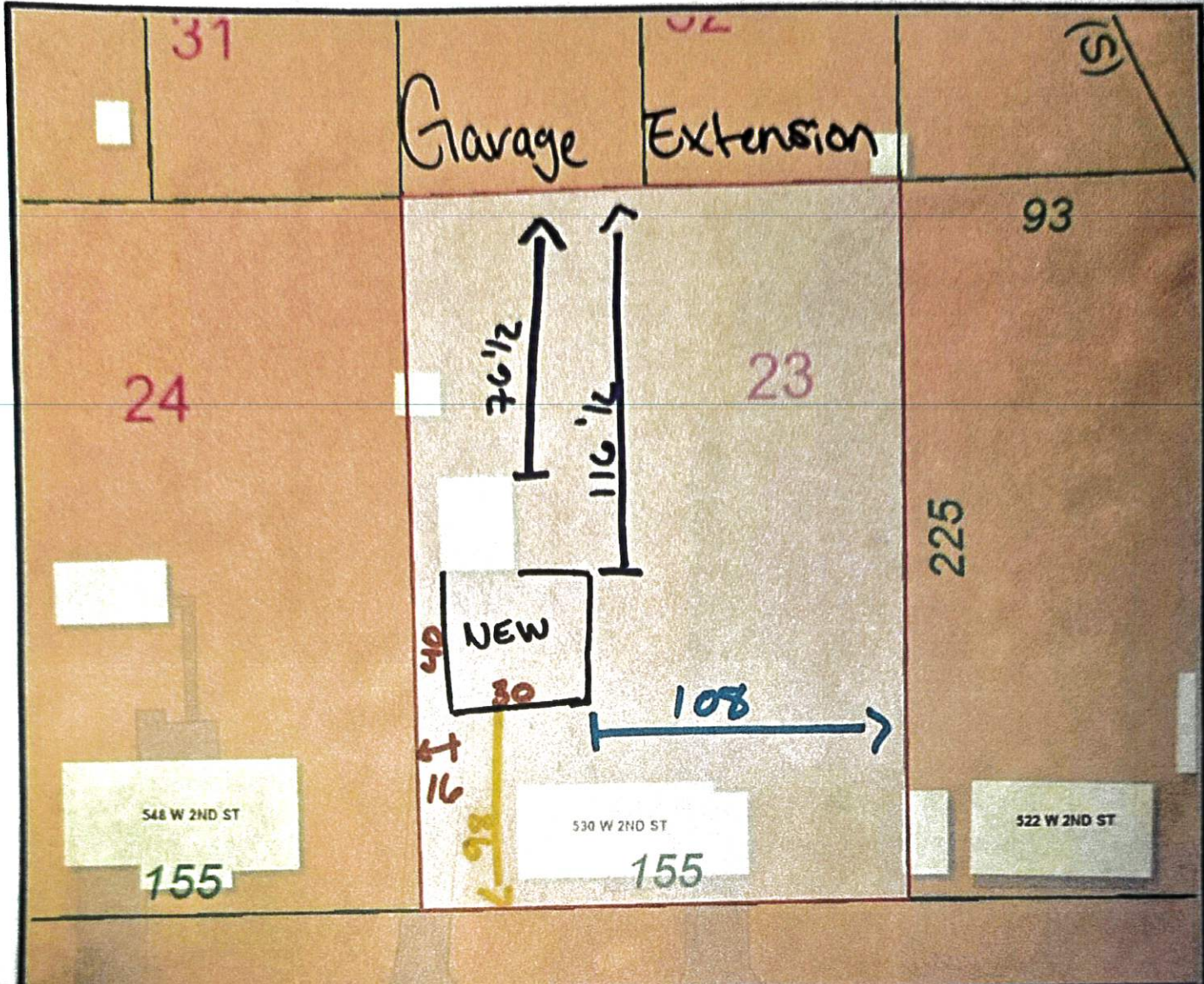
The applicant or his/her authorized agent acknowledges all of the following:

1. That he/she has received instruction material concerning the filing and hearing of this matter.
2. That he/she has been advised of the fee requirements established and that the fee accompanies this application.
3. That he/she has been advised of his/her rights to bring action in the District Court of the County to appeal a decision of the Board of Zoning Appeals.
4. That all documents are attached to this petition as noted in the instructions.

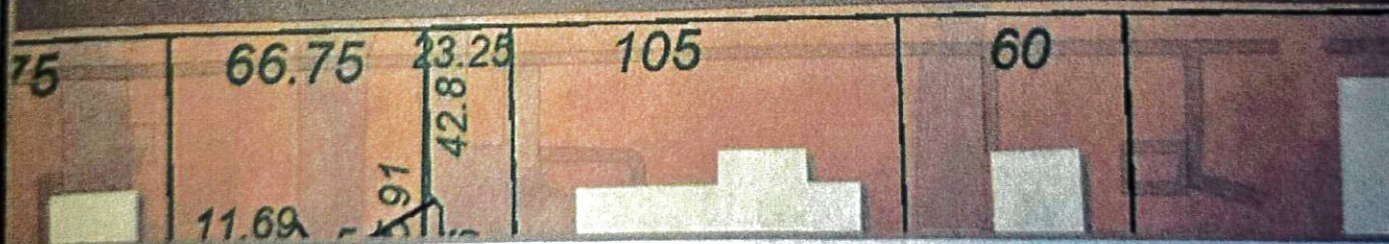
[Signature] 3/16/2026  
 Applicant Date Agent (If any) Date

**Office use only**

A pre-application meeting occurred with the applicant on \_\_\_\_\_. This application was received at \_\_\_\_\_ (am) (pm) on \_\_\_\_\_, 20\_\_ by the Zoning Administrator acting on behalf of the Board of Zoning Appeals. It has been checked and found to be complete and accompanied by the required documents and a nonrefundable fee of \$200.



2ND ST



Geographic Information Services  
 Sedgwick County...  
 working for you

Date: 3/13/2026

530 W 2nd St.  
 Sedgwick County, Kansas

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1:564

# City of Valley Center, Kansas

## Variance Request Statement

**Property Address:** 530 W 2nd Street, Valley Center, Kansas 67147

**Parcel ID:** 00316021

**Property Owner:** Jerald C. Pollock

The applicant is requesting a setback variance to allow construction of a garage and shop extension approximately 30 feet by 40 feet with 14 foot wall height on the residential property located at 530 W 2nd Street in Valley Center, Kansas.

The proposed structure is intended to align with the existing garage configuration on the property and provide functional garage and storage space for the homeowner. Due to the configuration of the parcel, the placement of existing improvements, and the layout of the driveway and existing garage, strict compliance with current setback requirements would prevent proper placement of the proposed structure.

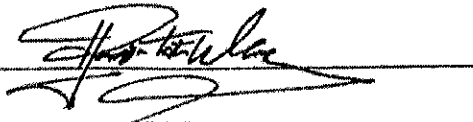
The proposed project includes the following improvements:

- Construction of an approximately 30 ft x 40 ft detached garage / shop extension
- 14 foot wall height to accommodate vehicles, equipment, and storage
- Garage door alignment with the existing garage structure
- Installation of a concrete ramp leading to the garage entrance
- Installation of an interior mezzanine approximately 50 ft x 4 ft along the north and east interior walls
- Exterior siding, roofing, and framing consistent with residential accessory structures

Granting the requested variance will allow the property owner to construct a functional accessory structure while maintaining compatibility with surrounding residential properties and the existing structures on the parcel.

The requested variance will not negatively impact neighboring properties and will improve the usability and functionality of the property while maintaining the residential character of the neighborhood. Submitted in support of a variance application before the Valley Center Board of Zoning Appeals.

Applicant / Authorized Agent: \_\_\_\_\_



Date: 3/16/2026



**Date:** April 28<sup>th</sup>, 2026

**Present Zoning:** R-1B (Single-Family Residential District)

**Variance Requests:** The applicants, Roger & Karen Davis, pursuant to City Code 17.10.08, is petitioning for a variance to have a front yard setback of 0 ft. to build a 400 sq. ft. carport on their driveway.

**Applicants:** Roger & Karen Davis

**Property Address:** 220 N. Burns Ave., Valley Center, KS 67147 (outlined in red below)

**Applicant's Reasons for Variance Request:**

The applicant is seeking to build a 20'x20'x8' carport in the front yard setback to provide covered shelter for their vehicle.



**Review Standards for a Variance per 17.10.08.D. (*standards in italics*):**

1. *That the variance requested arises from such condition which is unique to the property in question, and which is not ordinarily found in the same zoning district and is not created by an action or actions of the property owner or the applicant.*

This variance request is not unique to this property, as this property is very similar to most in the neighborhood with converted attached garages into living space with just a front driveway.

2. *That granting of the variance will not adversely affect the rights of adjacent property owners or residents.*

The granting of this variance will not adversely affect the rights of adjacent property owners/residents. A public notice was published in *The Ark Valley News* and notice letters were mailed to all property owners within 200 feet of the applicant's property boundaries in the City limits. To date there has been no contact with the City Staff regarding this variance request. Any further responses received after the creation of this staff report will be shared with the Board of Zoning Appeals during the April 28<sup>th</sup>, 2026, board meeting.

3. *That strict application of the provisions of these regulations from which a variance is requested will constitute unnecessary hardship upon the property owner represented in the application.*

The strict application of the provisions would not cause unnecessary hardship. The owner would just like to have a covered area to park their vehicle after the hail storm that hit the community in the fall of 2025.

4. *That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.*

The variance will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare of the surrounding neighbors or the community in general, if the variance request is approved.

5. *That granting the variance desired will not be opposed to the general spirit and intent of these regulations.*

The variance will not be opposed to the general spirit and intent of these regulations, another carport has been allowed in the front yard setback one block north, so it is not out of character for the neighborhood. The carport would be required to meet side-yard setbacks and should be placed 5' from the home to have appropriate fire separation.

**Staff Recommendation:** Staff recommend approval to have a front yard setback of 0 ft. for a carport in the driveway at 220 N. Burns Ave., Valley Center, KS 67147.

City of Valley Center

Case No. VAR 2026-08

### VARIANCE APPLICATION

This application is for a Variance before the City Board of Appeals. The form must be completed in accordance with directions on the accompanying instructions and filed with the Zoning Administrator at Public Works, 545 W. Clay Street, Valley Center, Kansas 67147-0188 or FAX: (316) 755-7324. An incomplete application will not be accepted. For questions, call (316) 755-7310.

Property owner(s) Name & Address Roger & Karen Davis 220 N Burns Ave Valley Center KS 67147

Phone 316 305 3693 fax# \_\_\_\_\_

Petitioners Name & Address \_\_\_\_\_

Phone \_\_\_\_\_ fax# \_\_\_\_\_

Contact email address \_\_\_\_\_ Contact Cell Phone 316 305 3693

Relationship of applicant to property is that of  Owner  Tenant  Lessee  Other

Variance Requested: 20 x 20 x 8 metal carport

professionally placed

To cover my 2026 Honda passport

Address/Location of Request 220 N Burns Ave Valley Center KS 67147

Parcel number(s) \_\_\_\_\_

Property Zoning is now \_\_\_\_\_

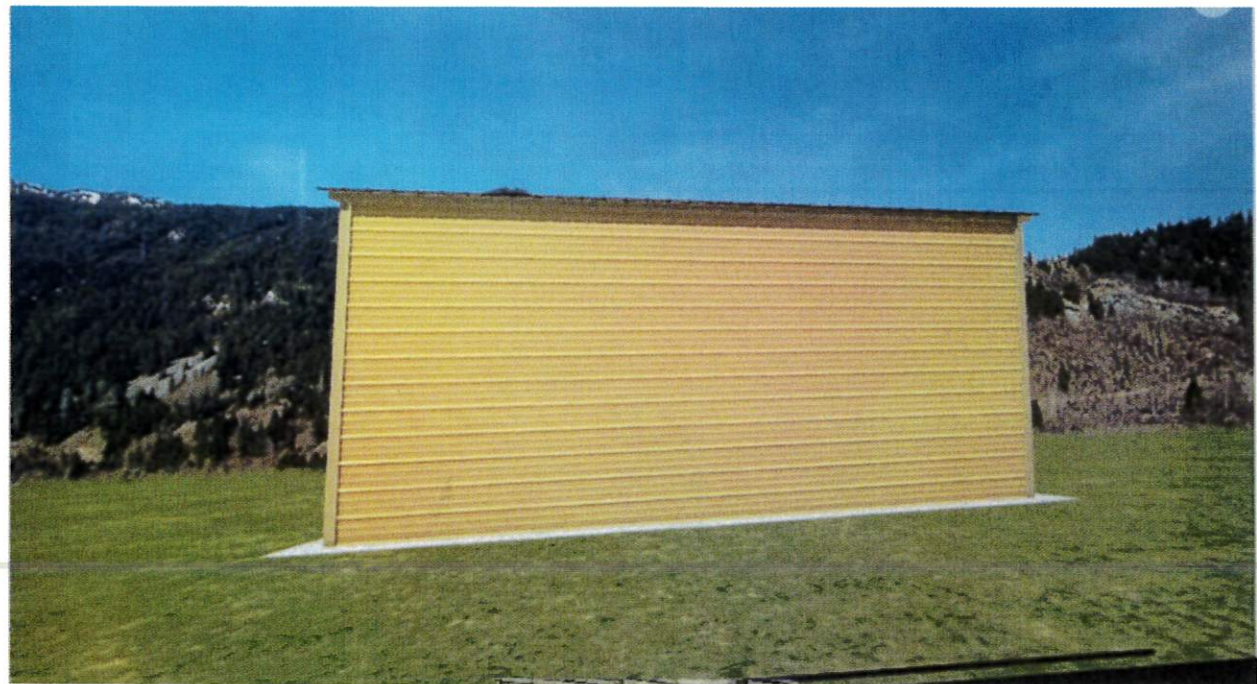
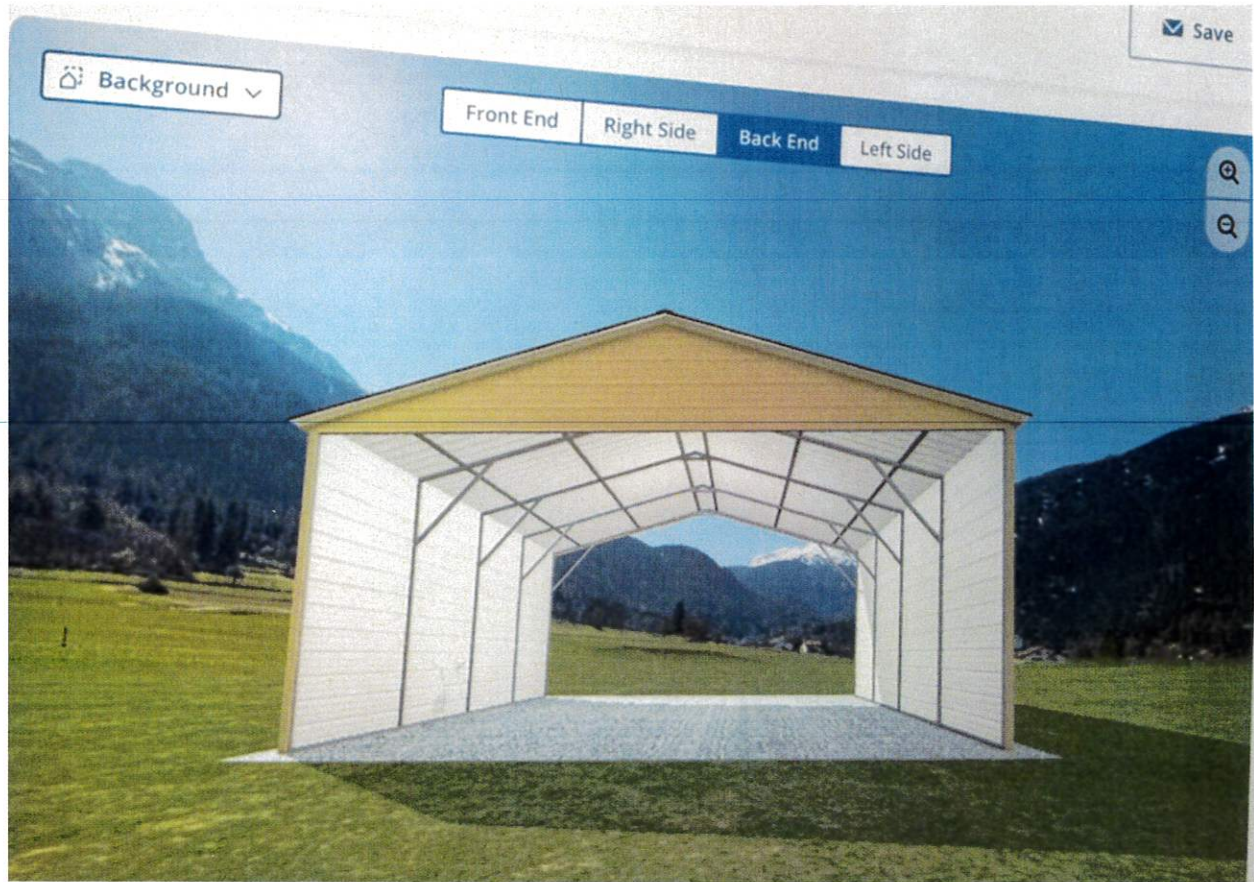
The applicant or his/her authorized agent acknowledges all of the following:

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2. That he/she has been advised of the fee requirements established and that the fee accompanies this application.
3. That he/she has been advised of his/her rights to bring action in the District Court of the County to appeal a decision of the Board of Zoning Appeals.
4. That all documents are attached to this petition as noted in the instructions.

<u>Karen Davis</u>	<u>3-24-26</u>	_____	_____
Applicant	Date	Agent (If any)	Date

**Office use only**

A pre-application meeting occurred with the applicant on \_\_\_\_\_. This application was received at \_\_\_\_\_ (am) (pm) on \_\_\_\_\_, 20\_\_ by the Zoning Administrator acting on behalf of the Board of Zoning Appeals. It has been checked and found to be complete and accompanied by the required documents and a nonrefundable fee of \$200.





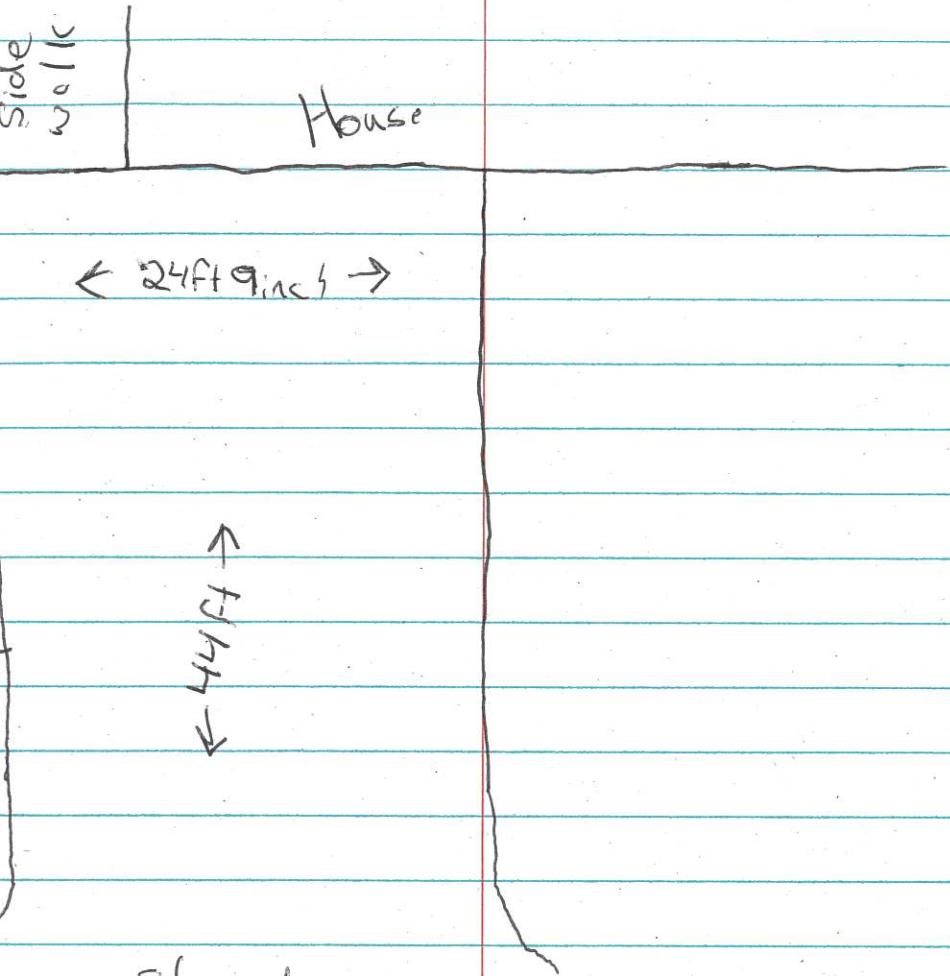
Side  
walk

House

← 24ft 9inches →

← 44ft →

street





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**220 N Burns**  
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**Sedgwick County, Kansas**

