



MARION COUNTY COURTHOUSE

Marion County
Planning, Zoning
Environmental Health

230 E Main St
Marion, KS 66861
620-382-2945
Fax: 620-382-8823

November 9, 2009

Arthur & Violet Wedel
3482 Falcon
Tampa, KS 67483

RE: Approval of Variance from Setback Requirements

Dear Mr. & Mrs. Wedel:

On Monday, November 9, 2009, the Marion County Board of Health approved application PC0908, for property located at 3482 and 3484 Falcon intended for the use of a single lagoon and water well to serve both properties.

The Marion County Board of Zoning Appeals approved the application on October 29, 2009 for a 10 foot variance as created by the division of the property; a 10 foot variance off the house at 3484 Falcon to the new lot line, and a 10 foot variance off the detached garage at 3484 Falcon to the new lot line, with the following conditions:

1. The joint use and future maintenance and sharing of costs of the wastewater system and the well shall be addressed in a written agreement between the two property owners, with a copy of that agreement recorded with the Register of Deeds as a permanent covenant against both properties, and a copy of the agreement shall also be provided to the Planning and Zoning office.
2. An agreement shall be prepared and filed with the Register of Deeds as a covenant against both properties concerning the common use and future maintenance of the shared driveway, with a copy of this agreement also provided to the Planning and Zoning office.
3. The recording of an easement for potential rural water use.

All of the following conditions must be met in order for the variance to be in effect.
Sincerely,

Tonya Richards
Marion County Planning/Zoning
Environmental Health

Cc: File, Planning Consultant, Planning Commission, County Commissioners, County Attorney, Bill Keiter (Bank of America Mortgage Officer)