WICHITA — SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

November 10, 1998

Barbara Smith
1707 SW Tawakoni Road
Benton, KS 67017

Re: **Administrative Adjustment 98-20: Administrative adjustment to reduce the front yard setback along the north property line from 30 feet to 24 feet on property zoned "RR" Rural Residential and generally located at the southwest corner of the intersection of Burlington and Cambridge.**

Legal Description: Lot 5, Block 16, K-42 Estates Addition to Sedgwick County, Kansas.

Dear Ms. Smith:

We have reviewed your request for an administrative adjustment to reduce the front yard setback along the north property line from 30 feet to 24 feet. The adjustment is necessary in order to construct a new residential-designed manufactured home on the property. You advise that the size and location of the on-site sewage system required by the Sedgwick County Health Department forces you to move the home to this location. Other alternatives were explored but were rejected as being impractical or they would result in a building layout that does not work well with the site. We have inspected the site and find these conditions to be true.

We find that the 6 foot (20%) reduction for the front yard setback, meets the four conditions required by Section V-1.6 of the Unified Zoning Code, as set out below:

1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed encroachment would have no impact on safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area. It is expected that the proposed development will generate very minor amounts of additional vehicle or pedestrian traffic over that which currently exists.

2) Impact on existing uses in surrounding areas: There will be no negative impact on the existing uses in surrounding areas as a result of the reduction of this setback. The lot configuration is unusual in that it is not a rectangle, but has curved streets at the corner.

3) Compatibility with existing or permitted uses on abutting sites: The addition of the residential-designed manufactured home will be compatible with the uses on abutting sites. This area is residential in character with a number of manufactured homes on individual lots, and will not be changed with this adjustment.

4) Effect on public health, safety or welfare: There will be no encroachments into public utility easements or right-of-way, and therefore there will be no negative impact on the public health, safety or welfare nor will properties or improvements in the vicinity be materially injured.

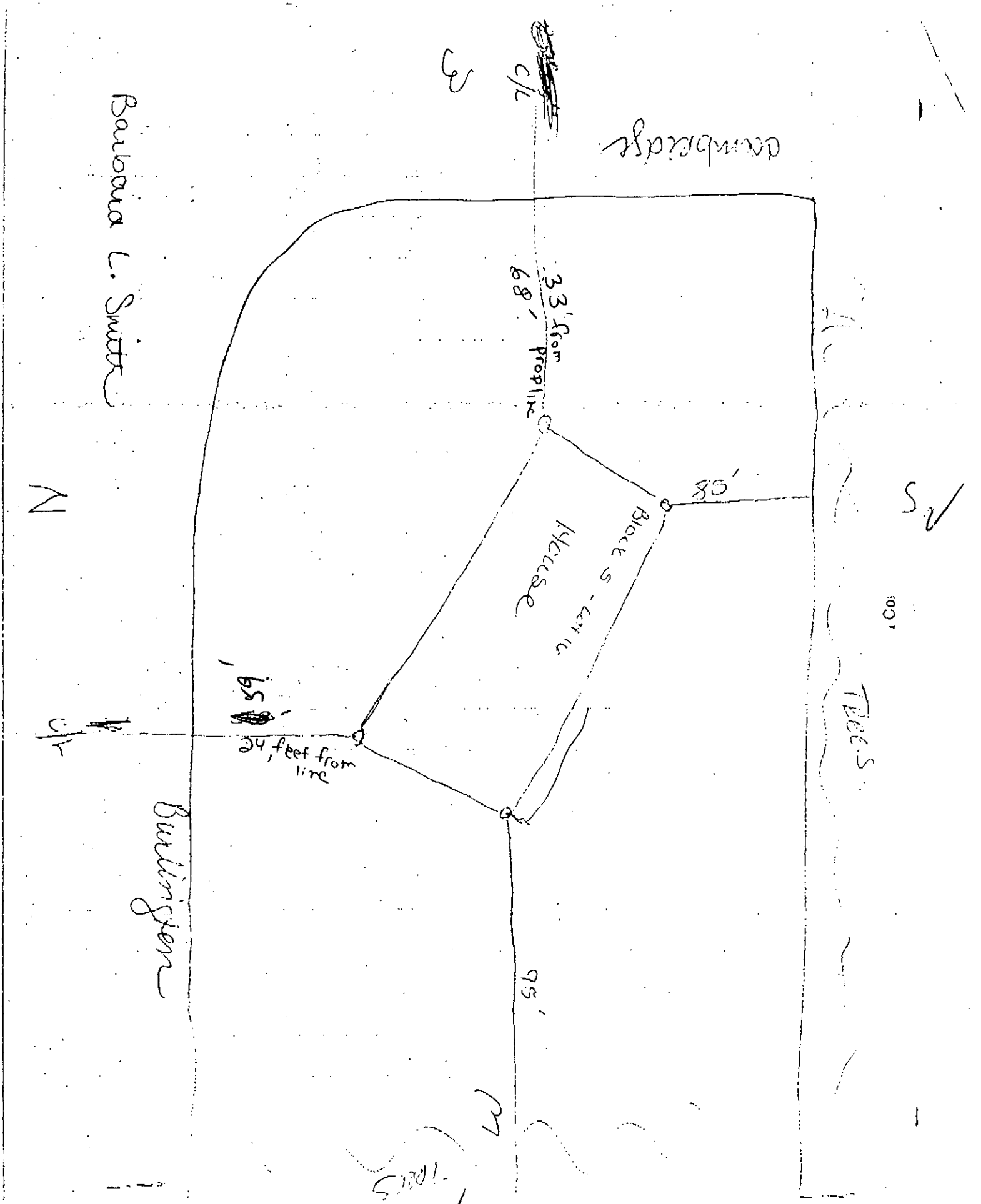
Our signatures below indicate that an administrative adjustment to reduce the front yard setback along the north property line from 30 feet to 24 feet is hereby granted subject to the following condition:

1) The adjustment shall apply to only those portions of the front yard setback needed for the placement of the residential-designed manufactured home as shown on the revised site plan submitted with this request.

Marvin S. Krout
Director of Planning

Glen Wiltse
Director of Code Enforcement

cc: Ron Jeffries, 781 S. Ridge Road, Wellington, KS 67152


Barbara L. Smith
Cumberland
Burlington
33' from prop line
68'
30'
Block 5 - Lot 12
Purchase
59'
24 feet from line
95'
C/L
C/L
N
S
W
E
Trees