72 feet will not impact uses in the surrounding area.

3) Compatibility with existing or permitted uses on abutting sites: The properties to the north and south are developed with single-family residences on large lots. The house to the south lies approximately 70 feet from the 143rd Street centerline. The setback reduction is compatible with surrounding properties.

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

Our signatures below indicate that a Zoning Adjustment to reduce the front setback along the west property line from 85 feet to 72 feet for the aforementioned property is hereby granted, subject to the following conditions:

1) The site shall be developed in general conformance with the approved site plan.
2) The setback reduction shall apply only to the residence as illustrated on the approved site plan. All other structures or additions on the subject property shall conform to the setbacks required by the Unified Zoning Code unless a separate Zoning Adjustment is granted.
3) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.

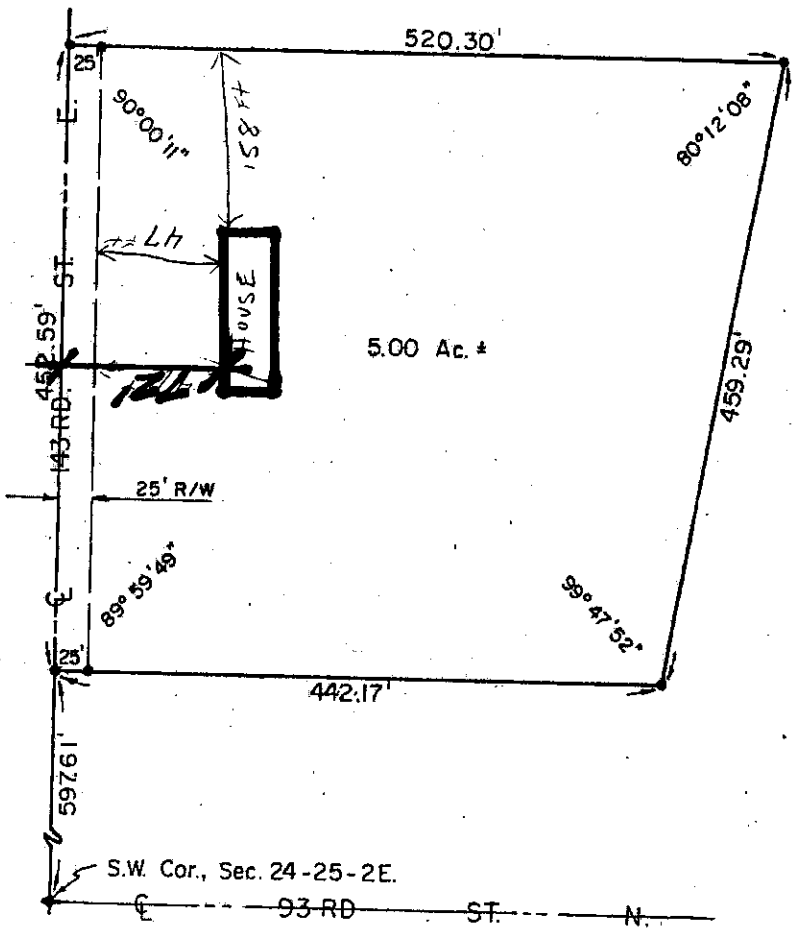
The "Development Application" sign should now be removed from the property.

John L. Schlegel
Planning Director

Tom Stolz
Director of Code Enforcement

Enclosure

cc: Bud Lett, Interim Sedgwick County Superintendent of Central Inspection, 1144 S Seneca, Wichita, KS, 67213
Jim Weber, Sedgwick County Public Works Engineer, 1144 S Seneca, Wichita, KS, 67213
Kelly Dixon, Sedgwick County Code Enforcement, 1144 S Seneca, Wichita, KS, 67213
County Commissioner Dave Unruh, District 1



N

1" = 100'

#95-085-S

CRAIG MOERING
REGISTERED
LS-875
KANSAS
LAND SURVEYOR

July 28, 1995

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

Clayton Wayman
9546 N. 143rd Street East
Benton, KS 67108

December 17, 2012

Re: BZA2012-70 - County Administrative Adjustment to reduce the front setback from 85 to 72 feet from the centerline of a section line road in RR Rural Residential zoning, generally located east of North 143rd Street East and north of 93rd Street North (9546 N. 143rd Street E.)

Legal Description:

A tract beginning at a point 1050.20 feet north of the Southwest corner of the Southwest Quarter of Section Twenty-four (24), Township Twenty-five (25) South, Range Two (2) East of the 6th P.M., Sedgwick County, Kansas; thence East at a interior angle of 90 degrees 00'11", a distance of 520.30 feet; thence southwesterly at an interior angle of 80 degrees 12'08", a distance of 459.29 feet; thence west at an interior angle of 99 degrees 47'52", a distance of 442.17 feet to a point in the west line of said southwest quarter; thence north 452.59 feet to the point of beginning.

Dear Applicants:

We have reviewed your request for a County Administrative Adjustment to reduce the front setback requirement from 85 to 72 feet (less than 20%) in RR Rural Residential zoning for a manufactured home replacement.

Section V-I.2.a of the UZC allows an Administrative Adjustment to reduce the required front setback by up to 20 percent by up to 20% when the conditions required by Sec. V.I.6 of the Code are met. We find that reducing the setback as requested meets the four conditions required by Section V-I.6 of the Code as set out below:

1) Impact on safety and convenience of vehicular and pedestrian circulation: This request is to reduce the front setback by less than 20%, public circulation should not be affected.

2) Impact on existing uses in surrounding area: The manufactured home proposed location is compatible with surrounding agricultural properties. The setback reduction from 85 to