CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

January 12, 2015

Charles and Bobby Erwin
220 N. Prospect
Clearwater, KS 67026

Re: BZA2014-79: City Administrative Adjustment to reduce the interior side setback from 6 feet to 3 feet to allow a new double-wide residential design manufactured home to be placed on SF-5 Single Family residential zoned lot; generally located east of Seneca Street on the north side of W. 63rd Street South (916 W 63rd Street South.)

Legal Description: W 80 FT E 100 FT, LOT 9, BLOCK B, 2ND CLARKDALE SUBDIVISION, Wichita, Sedgwick County, Kansas.

Dear Applicants,

We reviewed your request for a Zoning Adjustment to reduce the east interior side setback for a new double-wide residential design manufactured home on the aforementioned property. From reviewing the application and site plan, we understand that you wish to remove an existing single-wide manufactured home and place a new double-wide residential design manufactured home on the front half of the lot. The Zoning Code requires a 6 foot side setback in SF-5 zoning.

Section V-I.2.a of the Unified Zoning Code allows an administrative adjustment to reduce the side setback up to 50% when the required yard to be adjusted does not exceed 300 square feet. The adjusted interior side yard is approximately 84 square feet. This adjustment is permissible when the provisions of that section and the Zoning Adjustment Criteria of Section V-I.6 are met. We find that reducing the interior side setback from 6 feet to 3 feet as proposed meets the four criteria required by Section V-1.6 as set out below:

1) Impact on safety and convenience of vehicular and pedestrian circulation: The location of the new double-wide residential design manufactured home will have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity as right-of-way, driveways and parking areas are not affected.

2) Impact on existing uses in surrounding areas: There will be minimal impact on the existing uses in surrounding areas as a result of the setback reduction. The distance between the new

residential design manufactured home and the residential structure to the east is approximately 13 feet.

3) Compatibility with existing or permitted uses on abutting sites: The new double-wide residential design manufactured home will be compatible with existing and permitted uses on abutting sites; sufficient separation between dwellings will be maintained.

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 allow an interior side setback reduction from 6 feet to 3 feet for a double-wide residential design residential manufactured home is hereby granted, subject to the following conditions:

1) The site shall be developed in conformance with the approved site plan.

2) The adjustment shall apply only to the new double-wide residential design manufactured home as illustrated on the approved site plan. All other structures or additions on the subject property shall conform to the locations and setbacks permitted by the Unified Zoning Code unless a separate Zoning Adjustment or Variance is granted.

3) The applicant shall comply with the provisions of Article IV.D of the Unified Zoning Code.

4) The applicant shall obtain all applicable permits within one year of the administrative adjustment approval. The site shall conform to all other applicable codes.

5) The existing single-wide manufactured home shall be removed prior to the placement of the new double-wide residential design manufactured home.

6) 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 the Unified Zoning Code may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.

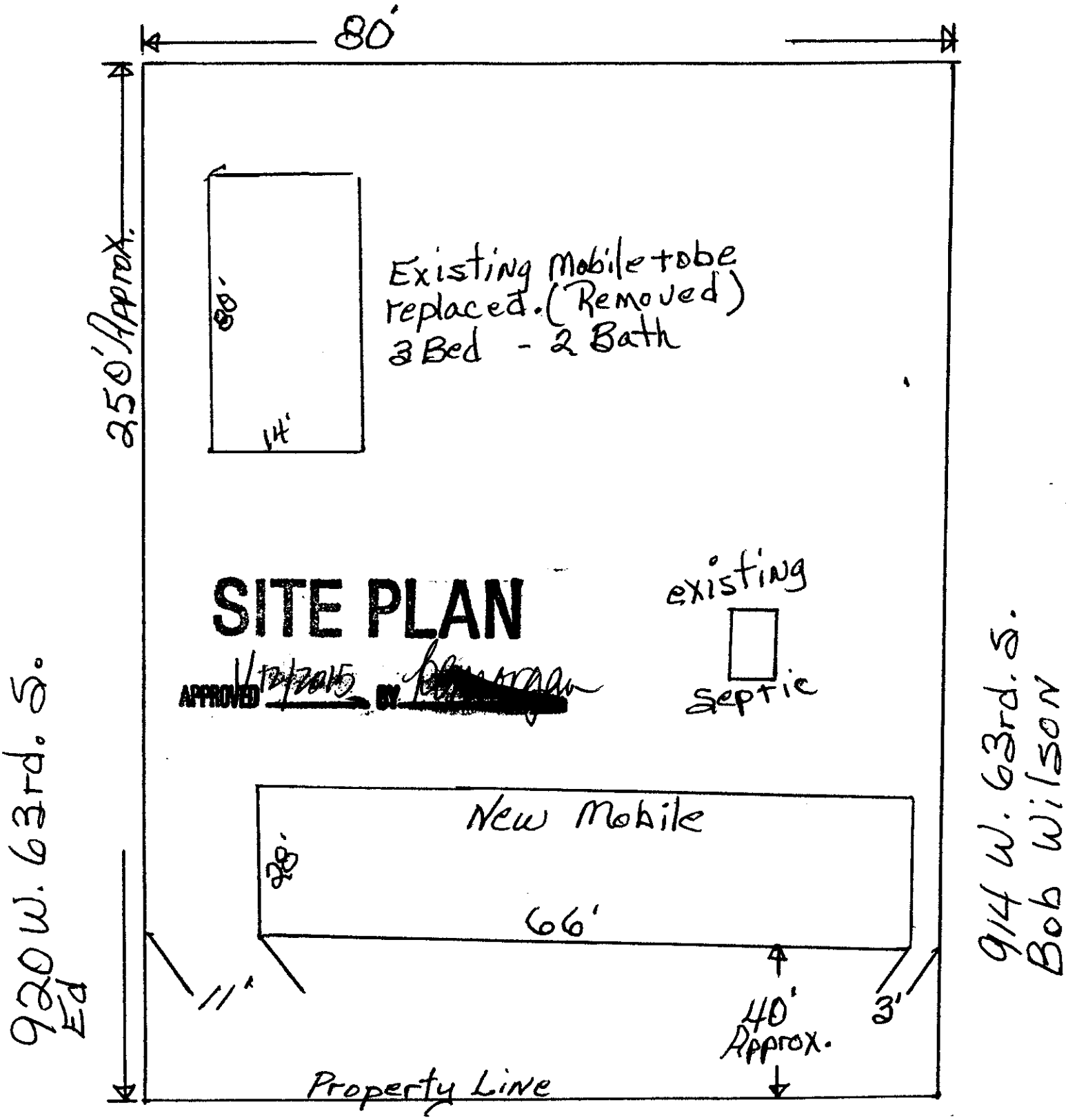
The "Development Application" sign should now be removed from the property.

John L. Schlegel, Director
Metropolitan Area Planning Department

Thomas J. Stolz, Director
Metropolitan Area Building and Construction Department

cc: J.R. Cox, MABCD
Jeff Blubaugh, CM District IV
Case Bell, Community Liaison District IV

916 W. 63rd. S.



W. 63rd. S.