



Wichita-Sedgwick County Metropolitan Area Planning Department

Kreg and Dalea Foraker
24314 W. 117th Street North
Burrton, KS 67020

February 22, 2016

Certified Engineering Design
Harlan Foraker
1935 W. Maple
Wichita, KS 67213

Re: BZA2016-07 County Administrative Adjustment to reduce the required rear yard setback in RR – Rural Residential zoning from 25-feet to 21.8-feet for a new manufactured home.

Legal Description: BEG SW COR E1/2 SW1/4 TH N 275 FT E 320 FTS 275 FT W320 FT TO BEG EXC S 60 FT FOR RD SEC 2-25-3W, Sedgwick County, Kansas. The property is generally located east of N. 247th Street West on the north side of W. 117th Street North (24314 W 117th Street North.)

Dear Applicants:

We have reviewed your request for a County Administrative Adjustment of 20% to reduce the rear yard setback from 25-feet to 21.8-feet in order to accommodate a new manufactured home.

Section V.I.2.a of the UZC allows an Administrative Adjustment to reduce the required rear yard setback 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 Sec. V.I.6 of the Code as set out below:

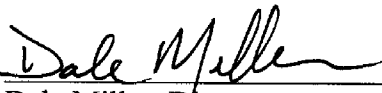
- 1) Impact on safety and convenience of vehicular and pedestrian circulation: This request is to reduce the rear yard setback by up to 20%, all vehicular circulation will occur on private property and public circulation should not be affected.
- 2) Impact on existing uses in surrounding area: The location of the existing structure is compatible with surrounding agricultural and large lot residential properties. The setback reduction from 25-feet to 21.8-feet will not impact uses in the surrounding area.

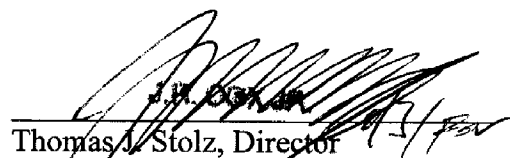
- 3) Compatibility with existing or permitted uses on abutting sites: The subject property and the surrounding properties are developed with a single-family residences on large lots surrounded by agricultural land. The setback reduction is compatible with surrounding properties.
- 4) Effect on public 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 rear yard setback along the north property line from 25-feet to 21.88-feet for the aforementioned property is hereby granted, subject to the following conditions:

- 1) The setback reduction shall apply only to the new manufactured home as illustrated on the approved site plan. All other structures or additions to existing structures on the subject property shall conform to the setbacks required by the Unified Zoning Code unless a separate Zoning Adjustment or Variance is granted.
- 2) 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.

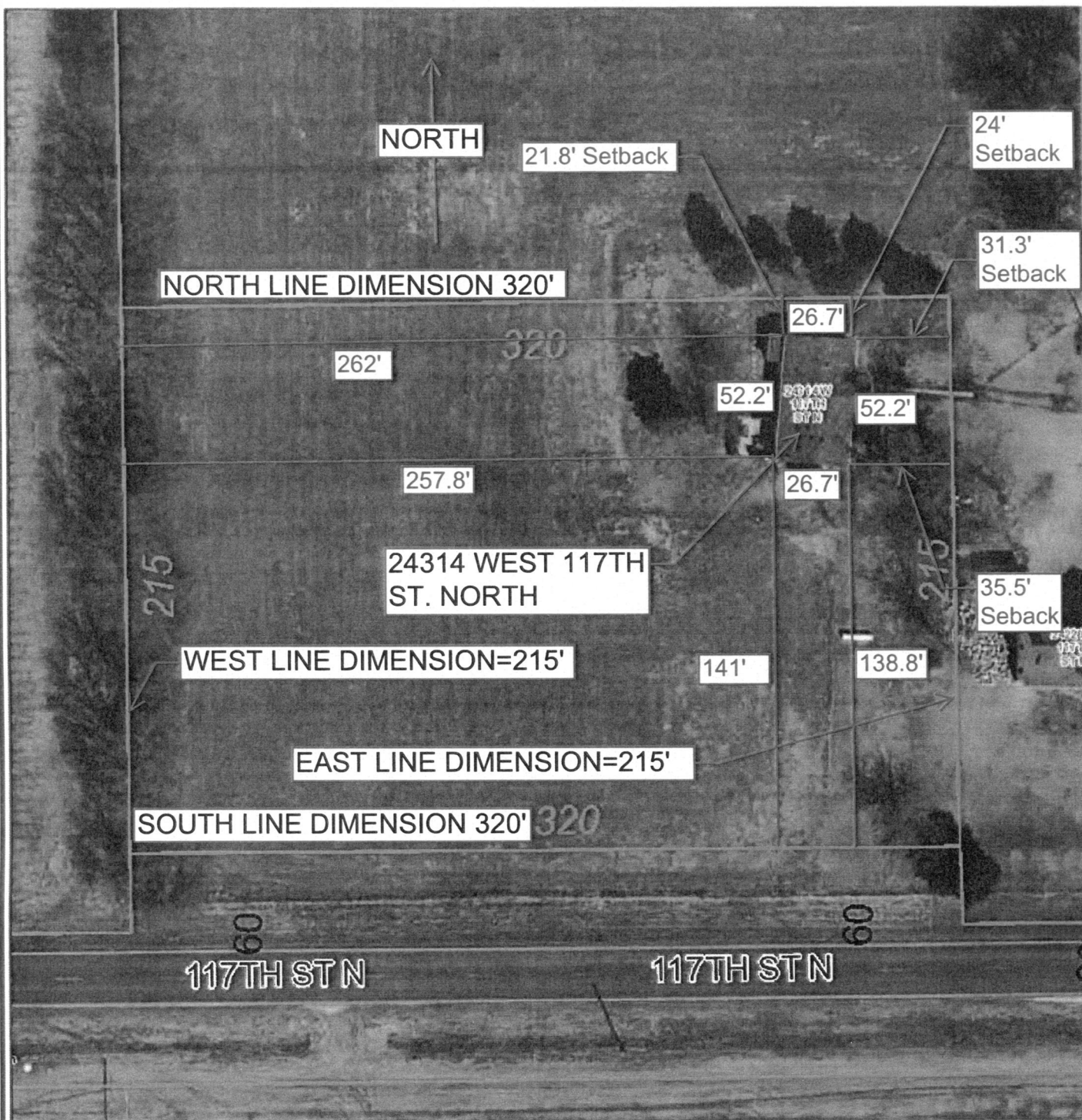

Dale Miller, Director
Metropolitan Area Planning Department


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

cc: J.R. Cox, MABCD
Kelly Dixon, MABCD
James Weber, Deputy Director, Sedgwick County Public Works
County Commissioner Karl Peterjohn, District 3

Setback Variance Request

24314 West 117th St. North



Geographic Information Services
Division of Information & Operations
www.sedgwickcounty.org/gis
525 N. Main, Suite 212, Wichita, KS 67203
Tel: 316.660.9290 Fax: 316.262.1174
Mon Feb 1 15:12:56 GMT-0600 2016

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Site Plan approved 3/8/2016 by Klmorgan