



FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

May 30, 2001

Carol Secrest
3636 W. 44th, Lot 304
Wichita, KS 67217

Re: BZA2001-00029: Administrative Adjustment to reduce front and rear setbacks for a residential-design manufactured home.

Legal Description: Lot 1 Mourer Addition, Wichita, Sedgwick County, Kansas (1528 S. Clara).

Dear: Ms. Secrest:

We have reviewed your request for an Administrative Adjustment to reduce the front and rear setbacks. From reviewing your application, we understand that you desire to construct a residential-design manufactured home on the aforementioned property. We further understand that the residential-design manufactured home is 28 feet wide, and the 25 foot front setback and the 20 foot rear setback leave only 25 feet of buildable area on the property. Therefore, you request to reduce both the front and rear setbacks by 1.5 feet.

The Unified Zoning Code allows an adjustment to reduce setbacks by up to 20 percent. We find that the reduction of the front setback from 25 feet to 23.5 feet and the rear setback from 20 feet to 18.5 feet meets the four conditions required by Section V-1.6 of the Unified Zoning Code as set out below:

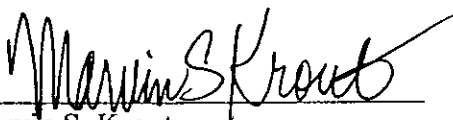
- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed encroachment should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity because sufficient property will remain in the side yard for vehicular access.
- 2) Impact on existing uses in surrounding areas: There should be no negative impact on the existing uses in surrounding areas as a result of the reduction of the front and rear yard setbacks, as sufficient separation between buildings is maintained and sight lines of existing structures will not be obstructed.\

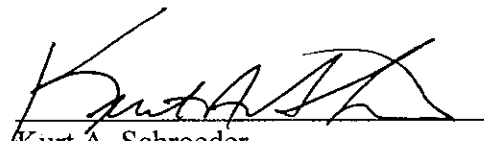
- 3) Compatibility with existing or permitted uses on abutting sites: The proposed residential-design manufactured home is compatible with abutting sites, which also are developed with residential-design manufactured homes. The additional 1.5 foot encroachment into the front and rear setbacks should not reduce compatibility abutting sites.
- 4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way, therefore, there should not be a 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 setback from 25 feet to 23.5 feet and the rear setback from 20 feet to 18.5 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) Any violation of these conditions shall render the Administrative Adjustment null and void.

The zoning adjustment sign may now be removed from the property.


Marvin S. Krout
Planning Director


Kurt A. Schroeder
Superintendent of Central Inspection

Enclosure

cc: Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
J.R. Cox, Office of Central Inspection



BAUGHMAN COMPANY P.A.

ENGINEERING, SURVEYING, & PLANNING

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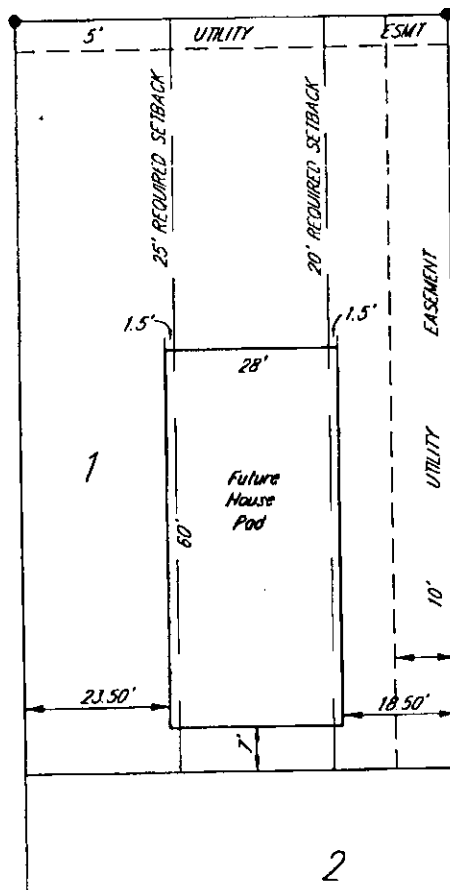
SITE PLAN

APPROVED 5-30-01 BY SK

CLARA STREET

CLARA

CLARA



NOTES:

PLAN SHOWS 1.5' ENCROACHMENT ON WEST AND EAST SETBACKS, AS SHOWN.



SCALE: 1" = 30'

It shall be the Builders responsibility to ensure that the final location of the house conforms to all applicable setbacks and codes.

Staking Dimensions shown are for representation only.

Any changes in elevations shown on this plan must be approved by the developer or his authorized representative.

LAYOUT EXHIBIT PLAN
for Information Only

LOT 1
Mourer Addition
Wichita, Kansas

DWG FILE: \GRADE\MISC\MOURERLOT1
Drawn: MAB/JJL
Date: MAY 16, 2001
Project Number: 00-05-G077