



**Wichita-Sedgwick County Metropolitan Area Planning Department**

December 15, 2000

Richard and Sammy Flaharty  
2802 S. 295<sup>th</sup> St. W.  
Garden Plain, KS 67050

**FILE COPY**

**Re: BZA2000-00064: An administrative adjustment to allow a time extension of a use exception for a temporary manufactured home permitted by CoBZA Resolution No. 13-95**

**Legal Description: The N 351.29' of the W 620' of the SW/4 of Sec. 5, Twp. 28S R3W of the 6<sup>th</sup> P.M. Sedgwick County, Kansas. Located ½ mile south of 23<sup>rd</sup> St. S. on the east side of 295<sup>th</sup> St. W. (2802 S. 295<sup>th</sup> St. W.)**

Dear Mr. and Mrs. Flaharty:

We have reviewed your request for an Administrative Adjustment to allow a time extension of a use exception for a temporary manufactured home permitted by CoBZA Resolution No. 13-95. The use exception was granted to permit a temporary residence for Paul Carlson, Sammy Flaharty's father, who was in need of care due to his advanced age. You state in your application that you have sold the manufactured home to Randall Ferris and Karen Ferguson, who temporarily occupied the manufactured home while arrangements were made to move the manufactured home off the aforementioned property to another site. You further state in your application that Karen Ferguson needs to continue to temporarily occupy the manufactured home on the aforementioned property due to personal reasons beyond her control while further arrangements are made to move the manufactured home to another site.

The Unified Zoning Code allows an Administrative Adjustment grant short time extensions for use exceptions in situations warranted by extreme circumstances. We find that a short time extension of the use exception for a temporary manufactured home meets the four conditions required by Section V-I.6 of the Unified Zoning Code as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: This request is for short time extension to allow a temporary manufactured home to remain on the aforementioned property. Public vehicular and pedestrian circulation will not be affected.

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T 316.268.4421 F 316.268.4390

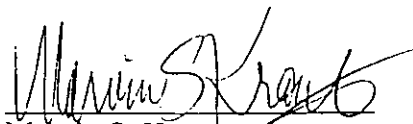
[www.wichitagov.org](http://www.wichitagov.org)

- 2) Impact on existing uses in surrounding areas: The temporary manufactured home has existed on the site for the past five years with no apparent negative impacts on surrounding areas. A short time extension for the temporary manufactured home should have no negative impacts on surrounding areas.
- 3) Compatibility with existing or permitted uses on abutting sites: The existing and permitted uses on abutting sites are agricultural in nature. A temporary manufactured home is compatible with agricultural-uses.
- 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.

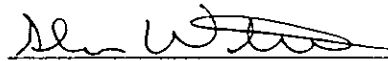
Our signatures below indicate that an Administrative Adjustment to allow a six month time extension for a use exception for a temporary manufactured home to be located on the aforementioned property is hereby granted, subject to the following conditions:

- 1) The temporary manufactured home shall remain on site only if Karen Ferguson resides in the temporary manufactured home and Sammy and/or Richard Flaharty reside in the other dwelling unit on site.
- 2) The temporary manufactured home shall be removed from the site by June 15, 2001.
- 3) The applicant shall report to the Sedgwick County Code Enforcement Office by April 15, 2001 the status of arrangements to move the manufactured home to another site.

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



Marvin S. Krout  
Planning Director



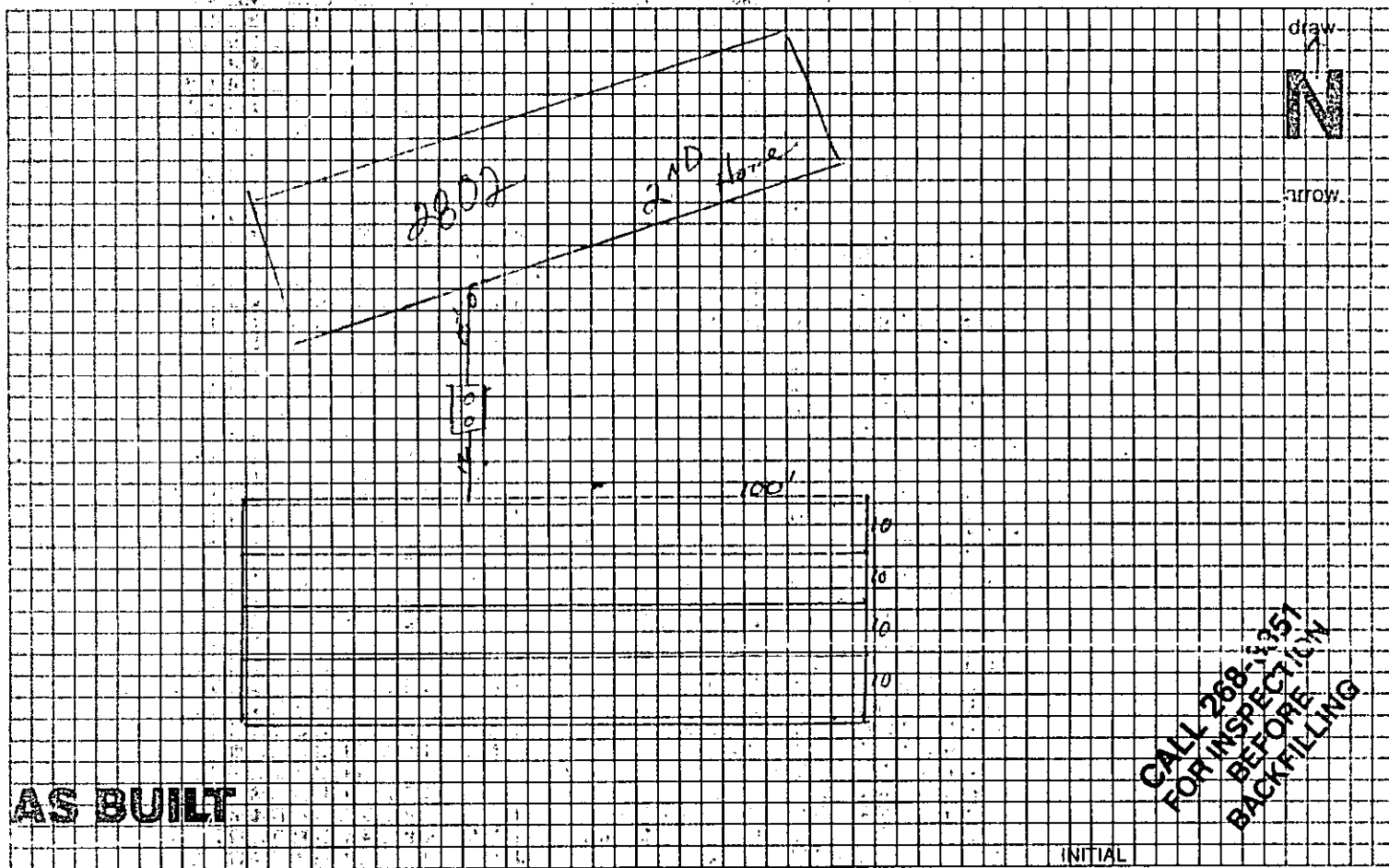
Glen Wiltse  
Code Enforcement Director

MK/KS/sk

cc: Jim Lawing, 200 E. 1<sup>st</sup> St. N., Wichita, KS 67202

# SKETCH OF SEWAGE FACILITY

ENVIRONMENTAL HEALTH DIVISION WICHITA-SEDGWICK CO. DEPT. OF COMMUNITY HEALTH	ADDRESS: <span style="font-size: 1.5em; margin-left: 20px;">2802 S. 295 W.</span>
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CALL 268-1151  
 FOR INSPECT ILL  
 BEFORE  
 BACKFILLING

INITIAL

NOTE: ANY SIGNIFICANT DEVIATION FROM ABOVE PLANS OR HEALTH DEPT STANDARDS MUST BE APPROVED BEFORE CONSTRUCTION.

## INSTALLATION EVALUATION TO BE FILLED OUT BY HEALTH OFFICER

TANK:	TOT. LIQUID VOLUME: <span style="font-size: 1.2em;">1100</span>	BRAND: <span style="font-size: 1.2em;">Clifton</span>	MATERIAL: <span style="font-size: 1.2em;">Concrete</span>	SKETCH OF PLAN: 
TEE OR ELBOW INLET AND/OR OUTLET:	DISTANCE FROM ON SITE WATER WELL: <span style="font-size: 1.2em;">&gt;50'</span>			
SEWER:	SDR 35 <input checked="" type="checkbox"/> SCH 40 <input type="checkbox"/> CI <input type="checkbox"/>	DISTANCE FROM WELL: <span style="font-size: 1.2em;">&gt;25'</span>		
OTHER <input type="checkbox"/>	TOTAL LENGTH: <span style="font-size: 1.2em;">550'</span>	LEVEL? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
LATERAL FIELD:	PLASTIC <input checked="" type="checkbox"/> <span style="font-size: 1.2em;">3000# CR</span>	ON SITE WELL: <span style="font-size: 1.2em;">&gt;50'</span>		
DISTANCE FROM:	FRONT: <span style="font-size: 1.2em;">OK</span> SIDE: <span style="font-size: 1.2em;">OK</span>	NEIGHBORS' WELL: <span style="font-size: 1.2em;">&gt;50'</span>		
PROPERTY LINES LESS THAN 25 FT:	REAR: <span style="font-size: 1.2em;">OK</span> OTHER: <span style="font-size: 1.2em;">OK</span>	DISTANCE BTN LINES: <span style="font-size: 1.2em;">10'</span>		
TRENCH WIDTH: <span style="font-size: 1.2em;">24"</span>	DEPTH, TOP OF PIPE TO GRADE: <span style="font-size: 1.2em;">24"</span>			
TYPE OF ROAD FILTER MATERIAL: GRAVEL <input checked="" type="checkbox"/>	OTHER <input type="checkbox"/>			
DEPTH OF MATERIAL: <span style="font-size: 1.2em;">12"</span>	BENEATH PIPE: <span style="font-size: 1.2em;">6"</span>	OVER PIPE: <span style="font-size: 1.2em;">2"</span>		

REASON FOR EXISTING SYSTEM ADD-ONS, REMARKS: