



Wichita-Sedgwick County Metropolitan Area Planning Department

October 4, 2000

Leonard Logan
7351 N. Sheridan
Valley Center, KS 67147

FILE COPY

Re: Administrative Adjustment BZA2000-00036: An administrative adjustment to reduce the minimum front setback required by the property development standards.

Legal Description: Part of the SW ¼ of Sec. 23 Twp. 25 R1W of the 6th P.M., Sedgwick County, Kansas described as: that part of the S ½ of the SW ¼ lying west of the center of the Little Arkansas River. Generally located north of 93rd Street North and east of Hoover Road. (9602 N. Hoover Rd.).

Dear Mr. Logan:

We have reviewed your request for an Administrative Adjustment to reduce the minimum front setback from the center-line of Hoover Road from the 85 feet required by the property development standards to 75 feet. You state in your application that the existing single-family residence located on the above-referenced property is currently located 75 feet east of the center-line of Hoover Road and that you intend to move the residence to a foundation immediately north of the existing location in order to remove the property from the flood plan. Your site plan shows that the once the structure is moved to its new location it will be located 75 feet east of the center-line of Hoover Road.

The Unified Zoning Code allows an Administrative Adjustment to reduce the minimum front setback required by the property development standards by up to 20 percent. Locating a structure 75 feet from the center-line of Hoover Road would require a 12 percent reduction in the front setback, which is within the limits for an Administrative Adjustment to reduce building setbacks.

We find that reducing the front setback from the center-line of Hoover Road to 75 feet 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: In this area, Hoover Road is an unpaved, section-line road with low traffic. Based on feedback from

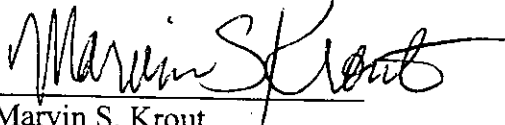
Sedgwick County Public Works, continuing to permit a residential structure to be located 75 feet from the center-line of Hoover Road at this location will not detrimentally impact the safety and convenience of vehicular and pedestrian circulation since sufficient land is available for future expansions of the half-street right-of-way for Hoover Road from 30 feet to 45 feet while still maintaining the 30 foot building setback from the right-of-way required by the "RR" Rural Residential zoning district.

- 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 reducing the front setback since the structure has existed at a similar location 75 feet east of the center-line of Hoover Road for over 50 years with no detrimental impact on surrounding areas.
- 3) Compatibility with existing or permitted uses on abutting sites: Reducing the front setback to 75 feet from the center-line of Hoover Road is within allowable adjustments and will not detract from the existing residential uses on abutting sites. The residential structures on abutting sites are located a similar distance from the center-line of Hoover Road.
- 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 required by the property development standards from 85 feet from the center-line of Hoover Road to 75 feet from the center-line of Hoover Road property is hereby granted, subject to the following conditions:

- 1) The site shall be developed in general conformance with the site plan submitted as part of this application.
- 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


Glen Wiltse
Code Enforcement Director

MK/GW/sk

cc: Glen Wiltse, Sedgwick County Code Enforcement

93RD ST. NORTH

RIVER

55TH ST. WEST &

EXIST'G HOUSE
LOCATION

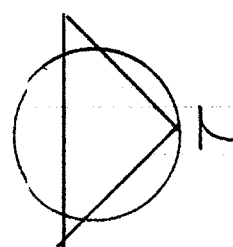
NEW HOUSE
LOCATION

PROPERTY LINE

SITE PLAN
for
Administrative Adjustment

LOGAN PROPERTY
9602 N. HOOVER

1" = 40'-0"



Leonard Logan

9602 N. Hoover
Valley Center, KS
(755-0788)

BZA 2000-00076