

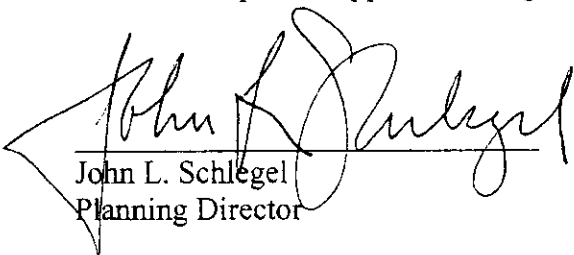
lot 200-foot lot width of the RR zoned Lot 3, Block A, Roman Winter Addition, to 180 feet should not impact the uses on adjoining lots.

- 3) Compatibility with existing or permitted uses on abutting sites: The application area is to be developed with a residence which is the same use intended for the abutting Lots 1 and 2, Block A, Roman Winter Addition. The requested adjustment should not compromise the compatibility of existing or permitted uses on abutting or adjacent 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 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 County Administrative Adjustment to reduce the lot width of the RR zoned Lot 3, Block A, the Roman Winter Addition, Sedgwick County, Kansas as a condition of approval for **SUB2011-00046**, is hereby granted, subject to the following conditions:

- 1) The minimum lot width for Lot 3, Block A, Roman Winter Addition will be 180 feet and this will be recorded on the Roman Winter Addition, with the Sedgwick County Register of Deeds.
- 2) The site shall be developed in conformance with all applicable codes, including but not limited to building, fire, and health codes.
- 3) The lot width reduction shall apply only to the east and west lot lines of Lot 3, Block A, Roman Winter Addition. All other lots on the Roman Winter Addition shall conform to the Unified Zoning Code's minimum lot width for the RR Rural Residential ("RR") zoning district permitted, unless a separate Administrative Adjustment or Variance is granted.
- 4) 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
Planning Director


Bud Lett
Interim County Zoning Administrator



Wichita-Sedgwick County Metropolitan Area Planning Department

Charles Lies
6210 N 215th Street West
Colwich, Kansas, 67030

April 9, 2012

Charles C. Winter
5310 Tenpoint
Andale, Kansas, 67001

Reference: BZA2012-00009 - County Administrative Adjustment to reduce the minimum lot width by 10 percent on property zoned RR Rural Residential ("RR"); generally located on the east side of 215th Street West, midway between 69th and 61st Streets North. (BoCC #3)

Dear Applicants:

We have reviewed your request for a County Administrative Adjustment to reduce the lot width as a condition of approval for **SUB2011-00046**, the Roman Winter Addition, Sedgwick County, Kansas:

K. Lot 3 does not conform to the 200-foot lot width standard which is measured at the building setback line. The final plat tracing will increase the lot width to 180 feet which would meet the requirements of an Administrative Adjustment. An Administrative Adjustment will need to be approved by MAPD prior to consideration of the plat by Board of County Commissioners. NOTE: Per the Unified Zoning (UZC), the RR Rural Residential ("RR") zoning district requires a minimum 200-foot lot width.

Section V-I.1 and V-I.2.i of the UZC allows an Administrative Adjustment of the lot width by up to 10 percent when the provisions of that section and the Zoning Adjustment Criteria of Section V-I.6 are met. We find that the 10 percent reduction of the lot 200-foot lot width of the RR zoned Lot 3, Block A, Roman Winter Addition, to 180 feet meets the provisions of Section V-I.2.a and 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 lot width reduction should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity as no public right-of-way is affected and traffic volume is unchanged.
- 2) Impact on existing uses in surrounding areas: The proposed 10 percent reduction of the

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