

BZA RESOLUTION NO. 25-91

WHEREAS, Bobby Gene Roberts, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit a manufactured home on a temporary basis on property zoned the "C" Commercial District and legally described as follows:

Lot 1, D.W. Lambert Addition, Wichita, Kansas. Generally located on the south side of MacArthur in an area west of Laura (1121 E. MacArthur).

WHEREAS, proper notice as required by ordinance and by the rules of the Board of Zoning Appeals has been given; and

WHEREAS, the Board of Zoning Appeals did, at the meeting of October 22, 1991, consider said application; and

WHEREAS, the Board of Zoning Appeals has proper jurisdiction to consider said request for an exception under the provisions of Section 2.12.590.C, Code of the City of Wichita; and

WHEREAS, the Board of Zoning Appeals has authority to permit a manufactured home on a temporary basis on property zoned the "C" Commercial District, subject to the conditions outlined in Section 28.04.182.3, Code of the City of Wichita.

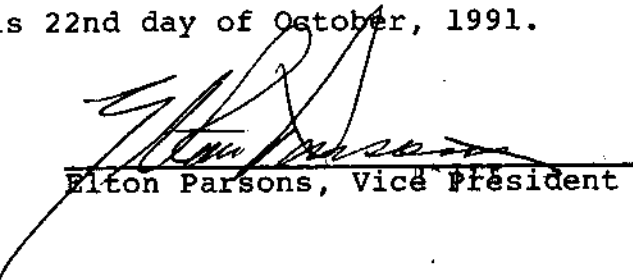
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that this application be approved to permit a manufactured home on a temporary basis on property zoned the "C" Commercial District and legally described as follows:

Lot 1, D.W. Lambert Addition, Wichita, Kansas. Generally located on the south side of MacArthur in an area west of Laura (1121 E. MacArthur).

subject to the following conditions:

1. The applicant shall obtain a license from the City's Office of Central Inspection prior to moving in the manufactured home and shall comply with all applicable codes, including but not limited to health codes, building setbacks, and anchoring and skirting requirements. The home shall be brought to the site and properly installed within one year following approval by the Board or the resolution authorizing this manufactured home shall become null and void.
2. The manufactured home approved for this property shall be occupied by Helen Adams and may remain on the lot only for as long as she continues to reside therein and her son-in-law and/or daughter reside in the home at 1121 E. MacArthur. The applicant shall renew the manufactured home license on a yearly basis and shall verify at the time of renewal that Helen Adams still resides in the home.
3. The manufactured home shall be removed from the site within 90 days following the termination of the condition set forth in item 2 above.

ADOPTED AT WICHITA, KANSAS, this 22nd day of October, 1991.


Elton Parsons, Vice President

ATTEST:


Louise Olivarez, Secretary

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
466 NORTH MAIN STREET
WICHITA, KANSAS 67202-1668
(316) 268-4661

October 24, 1991

Bobby Gene Roberts
1121 E. MacArthur
Wichita, KS 67216

Re: BZA 25-91 - Exception to permit a manufactured home on a temporary basis on property zoned "C" Commercial, located on the south side of MacArthur in an area west of Laura (1121 E. MacArthur).

Dear Mr. Roberts:

Enclosed is a signed copy of the above-referenced BZA resolution adopted by the Board of Zoning Appeals on October 22, 1991. This resolution reflects the official action of the Board to grant your request and sets out the conditions of approval. It is forwarded to you for your information and files.

This is a reminder that the zoning adjustment signs should now be removed from the property. If you have any questions concerning this matter, please contact our office.

Sincerely,


Louise Olivarez, Secretary
Board of Zoning Appeals

LO:jcm
Enclosure

cc: Paul Hays, OCI
J.R. Cox, OCI
Ray Sledge, OCI
Pat Burnett, Deputy City Clerk

BACKGROUND: The applicant is requesting permission to install a single-wide manufactured home behind his house at 1121 E. MacArthur for the purpose of providing living accommodations for his 79-year-old mother-in-law, Helen Adams. A letter from Mrs. Adams' doctor concerning her physical condition has been submitted to the Board.

This property is 3/4-acre in size and is zoned "C" Commercial. There is adequate area to locate a manufactured home at either the south end of the lot (which would require some filling) or the west center portion of the lot and still observe the required setbacks (5-foot side yard; 10-foot rear yard, due to utility easement). The lot is already fenced with a privacy fence along the west and south lines where adjacent to residential zoning. Sewer and water are available to 1121 E. MacArthur and would have to be extended to the mobile home residence.

The Board may permit as an exception the temporary placement of a manufactured home on any property in any zoning district, subject to conditions itemized in Section 28.04.182.3 of the Zoning Ordinance.

ADJACENT ZONING AND LAND USE:

NORTH	"C"	Auto auction
SOUTH	"G"	Mobile/manufactured home park
EAST	"C"	Undeveloped
WEST	"AA"	One-family dwelling

RECOMMENDATION: Should the Board determine that a manufactured home is appropriate at this location, it is recommended that the exception be approved, subject to the following conditions:

1. The manufactured home installed on for this property shall be no smaller than 980 square feet nor more than five years old at the time of installation.
2. The applicant shall obtain a license from the City's Office of Central Inspection prior to moving in the manufactured home and shall comply with all applicable codes, including but not limited to health codes, building setbacks, and anchoring and skirting requirements. The home shall be brought to the site and properly installed within one year following approval by the Board or the resolution authorizing this manufactured home shall become null and void.
3. The manufactured home approved for this property shall be occupied by Helen Adams and may remain on the lot only for as long as she continues to reside therein and her son-in-law and/or daughter reside in the home at 1121 E. MacArthur. The applicant shall renew the manufactured home license on a yearly basis and shall verify at the time of renewal that Helen Adams still resides in the home.
4. The manufactured home shall be removed from the site within 90 days following the termination of the condition set forth in item 3 above.

October 22, 1991

SECRETARY'S REPORT

CASE NUMBER:

BZA 25-91

OWNER/APPLICANT:

Bobby Gene Roberts

REQUEST:

Exception to permit a manufactured home on a temporary basis.

CURRENT ZONING:

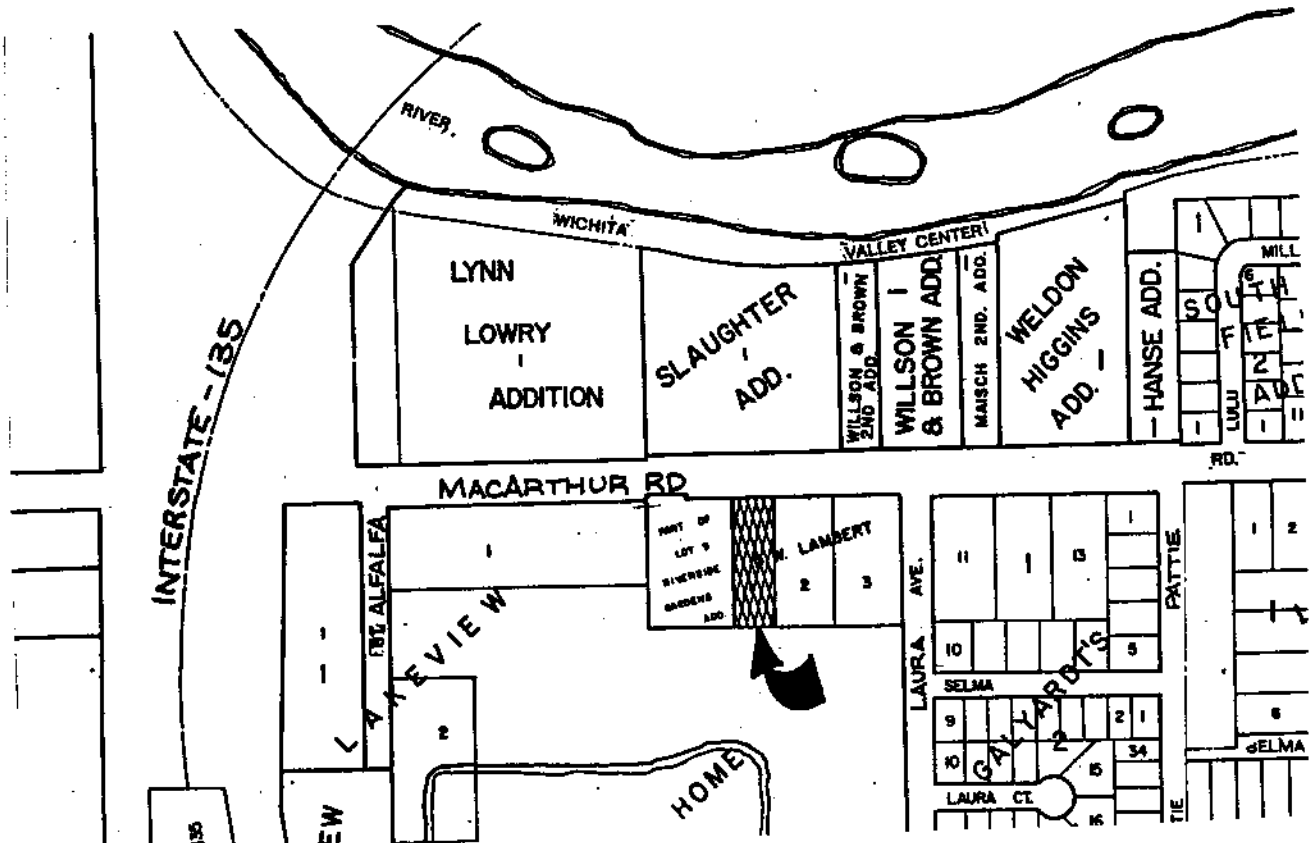
"C" Commercial District

SITE SIZE:

100 ft. x 314.5 ft.

LOCATION:

South side of MacArthur in an area west of Laura (1121 E. Laura)



JURISDICTION: The Board has jurisdiction to consider this request under the provisions outlined in Section 2.12.590.C, Code of the City of Wichita. The Board may grant the exception, provided the conditions set out in Section 28.04.182.3 can be complied with.