

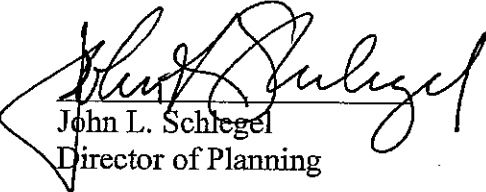
NOT TO SCALE

3. Compatibility with existing or permitted uses on abutting sites: Reduction of the side yard by four feet will not create any compatibility use issues as a 16-foot setback will be maintained.
4. Effect on public health, safety or welfare: The encroachment will not hinder the installation of public improvements nor traffic circulation. No negative impacts on the public's health, safety or welfare or on properties in the vicinity are foreseen.

Our signatures below indicate that an Administrative Adjustment to reduce the interior side yard setback from 20 feet to 16 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 violations of these conditions shall render the Administrative Adjustment null and void.

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



John L. Schlegel
Director of Planning



Glen Wiltse
Director of County Code Enforcement

Enclosure

cc: Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
Randy Sparkman, Office of Central Inspection



Wichita-Sedgwick County Metropolitan Area Planning Department

August 31, 2005

Deana L and Edward J. Bushell, Jr.
8032 N. 63rd Street West
Valley Center, KS 67149

RE: BZA2005-00050 Administrative Adjustment to reduce an interior side yard setback from 20 feet to 16 feet.

Legal Description: N. 115 FT. S. 1720 FT. W. 757.57 FT. SE. 1/4 EXC. W. 30 FT. for RD. SEC 34-25-1W. (8032 North 63rd Street West)

We have reviewed your request for an Administrative Adjustment to reduce an interior side yard setback on the above referenced property. The subject property is zoned RR Rural Residential and has a 20-foot side yard setback requirement.

From reviewing your application, we understand that you desire to place an 80-foot long manufactured home on the property referenced above. The application area is approximately 115 feet wide. Placing a 78-foot long manufactured home (excluding the overhanging roof making the manufactured home 80 feet), north to south, on the tract leaves 35 feet of space for a total of 40 feet of required side yard. Based upon the site plan included with the application, you wish to place the north end of the manufactured home within 15 feet of the north property line of the application area. That allows a 20-foot side yard to the south. Therefore, you request to reduce the interior side yard setback from 20 feet to 16 feet on the north interior side yard.

The Unified Zoning Code allows an adjustment to reduce required setbacks by up to 20 percent. We find that the reduction of the interior side setback from 20 feet to 16 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 given the fact that the proposed development does not encroach upon any right-of-way or public walkways.
2. Impact on existing uses in the surrounding areas: A reduction of this slight magnitude should not impact adjoining private property to any significant degree as sufficient separation between buildings will be maintained and sight lines will not be obstructed.