

10-12-04

Marion County Zoning Commission  
Marion, KS

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Marion County  
Health Department

This application is for a variance to the existing V-1 zoning requiring a 10 foot side yard, a 30 foot front yard and a 20 foot rear yard setback. I would like to purchase a modular home built to the Uniform Building Code and place the structure on a concrete foundation. Standard sizes available for modular homes do not fit well on a 50 foot wide by 100 foot long lot. Only a few models available have a gable end entrance which will have to be the front of the house in order to place the structure on a 50 foot wide lot.

I am requesting a zoning variance be issued allowing for a 6 foot side yard, a 15 foot front yard and a 4 foot rear yard set back. The smallest modular home available with a gable end entrance is 59 feet long counting the 18 inch roof overhang. With the 15 foot front yard and the 59 foot structure, 26 feet is left to the rear property line. This would be enough space to construct a single car garage in the future, if so desired. The 4 foot rear yard set back will still leave some space between the house and the garage.


I feel these setbacks are reasonable for the following reasons:

- In 2000 I come before the commission and requested, and received, a 20 foot front yard, 6 foot side yard and an 8 foot rear yard setbacks. Due to a disabling injury suffered by my wife, we were unable to begin construction within the one year time limit to maintain the variances granted.
- There is a driveway boarding my south (actual southwest) property line. This drive is required for access to the garage on the backside of the neighboring property. Thus there would not be a structure built any closer than presently built to my south property line (see picture).
- There is also a drive boarding my north (actual northeast) property line (see picture).
- If you draw an imaginary line between the houses located at 111 and 115 Lakeshore Drive, this line would be an approximate setback of 15 feet.
- None of the homes currently along Lakeshore Drive from 111 Lakeshore Drive south meet any of the setback requirements.
- My rear property line adjoins Rock Road on the east.
- Similar setback variances were granted to the owner of 113 Lakeshore Drive.

Enclosed you will find:

- Application and \$75.00 check for filing fee.
- Legal description
- Map of Echo Lane Subdivision with 114 Lakeshore Drive identified.
- Pictures of 114 Lakeshore Drive showing driveways on both side of the property.
- Arial photograph of the area with 114 Lakeshore Drive identified.
- A scale drawing showing the proposed structure and the imaginary line drawn between the fronts of homes at 111 and 115 Lakeshore Drive.
- Certificate of Survey
- Modular home specifications.

Please let me know if any additional information or clarification of information enclosed.



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