



Wichita-Sedgwick County Metropolitan Area Planning Department

December 9, 2016

Brunswick Properties, LLC
7130 W Maple Street, Ste. 210
Wichita, KS 67209

KE Miller Engineering, P.A.
c/o Kirk Miller
117 E Lewis
Wichita, KS, 67202

RE: BZA2016-50 – City Administrative Adjustment to PO #300 on property located west of Ridge Road on the northwest corner of Brunswick Street and Maple Street (7324 W. Maple St.)

LEGAL: The South 160 feet Lot 9, Block D, Westview Addition, Wichita, Sedgwick County, Kansas

Dear Applicant:

We have reviewed your request for an Administrative Adjustment to P.O. #300, to adjust Item 2 and Item 3 as follows:

2. The hedge like line of mature trees running parallel to the site's west property line shall be maintained or improved as needed to provide a solid landscape buffer. A line of three-foot tall (at the time of planting, six-feet in height at maturity) evergreens shall be planted on 12-foot centers along the north property line. A six-foot tall solid fence shall be installed south of the line of evergreens. The rest of the required landscaping shall be per the Landscape Ordinance.
3. Compatibility setback shall be reduced by five-feet along the north property line, height and light standards and all applicable Unified Zoning Code standards will apply to the development of the site. A drainage plan must be approved by the Public Works.

Our signatures below indicate that the Administrative Adjustment to P.O. #300, Provision #2 and #3 are hereby **GRANTED**, subject to the following conditions:

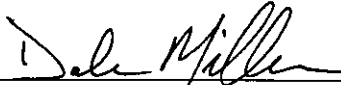
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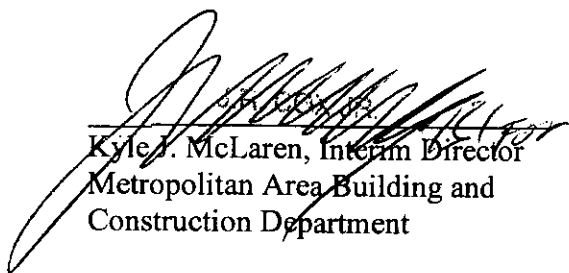
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1. The applicant shall deed the north four feet of the property to LOT 3, WESTVIEW 2ND. ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS (233 S. Brunswick) with a legal instrument that conveys the maintenance of fencing materials and landscape materials to the owner of said Lot 3, Westview 2nd Addition (233 S. Brunswick).
2. The Administrative Adjustment to PO #300 shall not be in effect until title work has been filed with Sedgwick County Recorder of Deeds and a copy provided to the Metropolitan Area Planning Department for the record.
3. No other items of the Protective Overlay shall be altered unless a separate adjustment or variance is approved.
4. If the Zoning Administrator finds that there is a violation of any of the conditions of the Protective Overlay Adjustment, the Zoning Administrator in conjunction with the Planning Director, may declare that the Administrative Adjustment is null and void.

The development application sign should now be removed from the property.

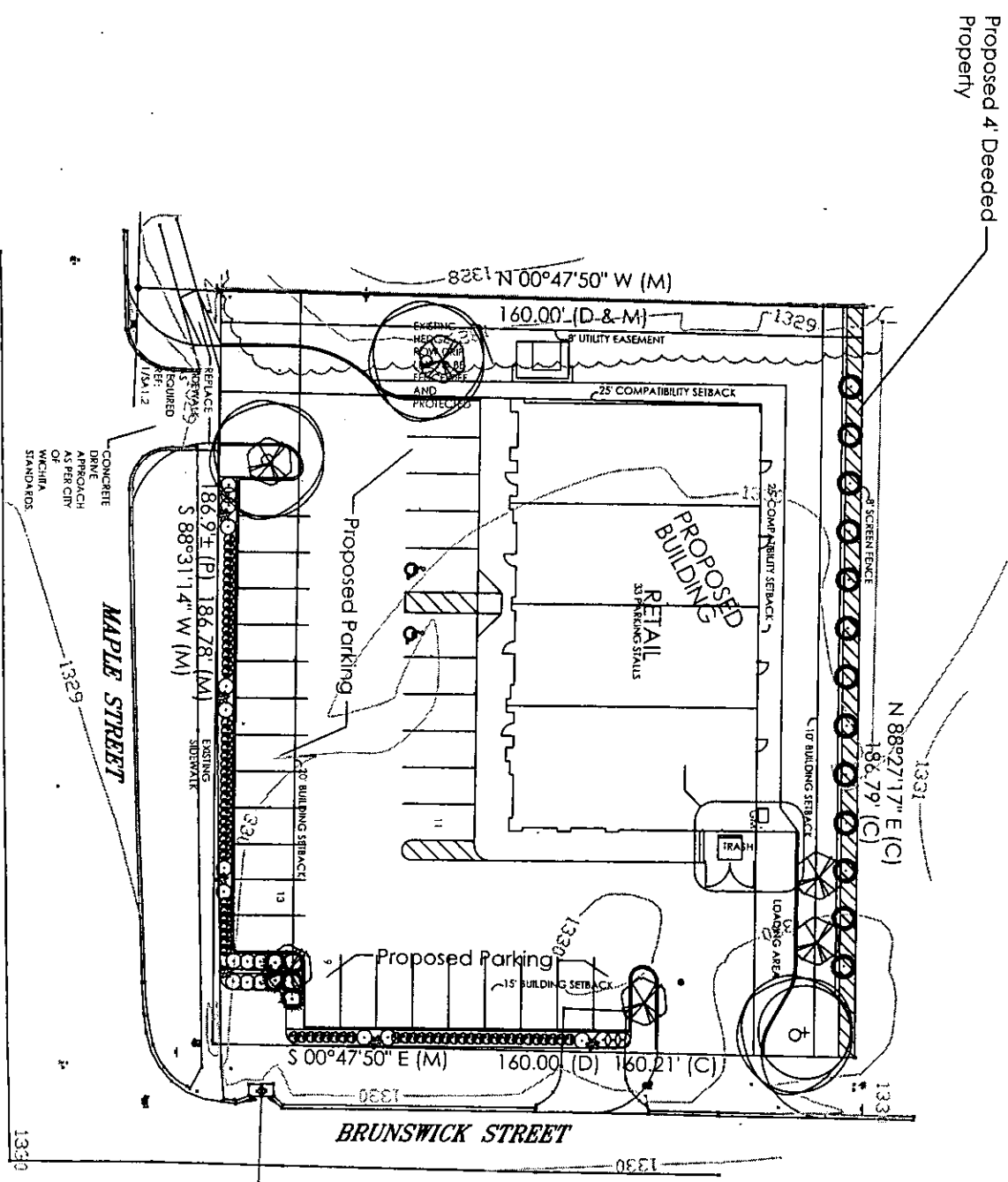

Dale Miller, Director
Metropolitan Area Planning Department


Kyle J. McLaren, Interim Director
Metropolitan Area Building and
Construction Department

cc: Kyle J. McLaren, MABCD
JR Cox, MABCD
Bryan Frye, CM District V
Laura Rainwater, Community Services Representative District V

BZA 2016-50

ADMINISTRATIVE ADJUSTMENT
FOR
7324 W. MAPLE
CITY OF WICHITA, KANSAS



SITE PLAN
KE Miller Engineering

Owner:
Brunswick Properties, LLC
7130 W. Maple St., Suite 210
Wichita, KS, 67209-2101

Agent:
KE Miller Engineering, P.A.
117 E. Lewis
Wichita, KS, 67202

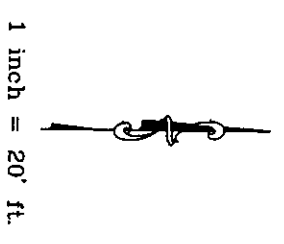
Adjustment Description:

Adjust items 2 and 3 of PO #300.

LEGAL DESCRIPTION:

The South 160 ft. of Lot 9, Block D, Westview Addition

October, 2016



KEMILLER
ENGINEERING PA
117 E. Lewis, Wichita, KS 67202 (316)264-0242