WICHITA — SEDGWICK COUNTY

W-SC

METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

July 31, 1998

Re: Administrative Adjustment 98-13: Administrative Adjustment to reduce the compatibility setback from 25 feet to 24 feet on the north side of the property.

Legal Description: Lot 14, 15, 16 and 17 Shreck's Addition.

Dear Mr. Barnes:

We have reviewed your request of an administrative adjustment to reduce the compatibility setback from 25 feet to 24 feet on the north side of the property. You have stated you would like to expand your existing building to the east and west. Due to your property being zoned "LC" Limited Commercial and the property to the north being zoned "SF-6" Single-Family you are required to maintain a 25 foot compatibility setback from the residentially zoned property. The compatibility setback will be met on the west side of the property but not on the east portion of this property.

As part of the this new construction you will also be required to meet the requirements of the Landscape Ordinance unless you are able to prove that you are unable to do so. The driveway along the north property line is only required to be 20 feet in width based on fire department requirements, therefore there is a four foot wide strip which could be used to meet the Landscape Ordinance requirements. The Landscape Ordinance requires eight trees to be planted along this north property line.

We find that reducing the compatibility setback from 25 feet to 24 feet (4 percent) 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 expansion of the existing structure should not have a significant impact on the vehicular or pedestrian circulation in the general area. The existing access points to Prince will be brought up to City standards which should allow for better traffic flow from this site to the adjacent streets.

2) Impact on existing uses in surrounding areas: This adjustment should not significantly impact the surrounding uses. There should still be adequate separation from this lot to the residential properties to the north and the required landscaping and screening should provide

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additional buffering.

3) Compatibility with existing or permitted uses on abutting sites: This site is surrounded by commercial sites on the east and west. The reduction in the compatibility setback is so minor that it seems unlikely that this site should impact the residential property to the north. If this adjustment was not granted this new structure could still be built, just one foot farther south than what is shown on the attached site plan.

4) Effect on public health, safety or welfare: There will be no encroachments into public utility easements and there should not be a negative impact on the public health, safety or welfare nor will the reduced compatibility setback be materially injurious to properties or improvements in the vicinity.

Our signatures below indicate that an administrative adjustment to reduce the compatibility setback from 25 feet to 24 feet is hereby granted subject to the following condition:

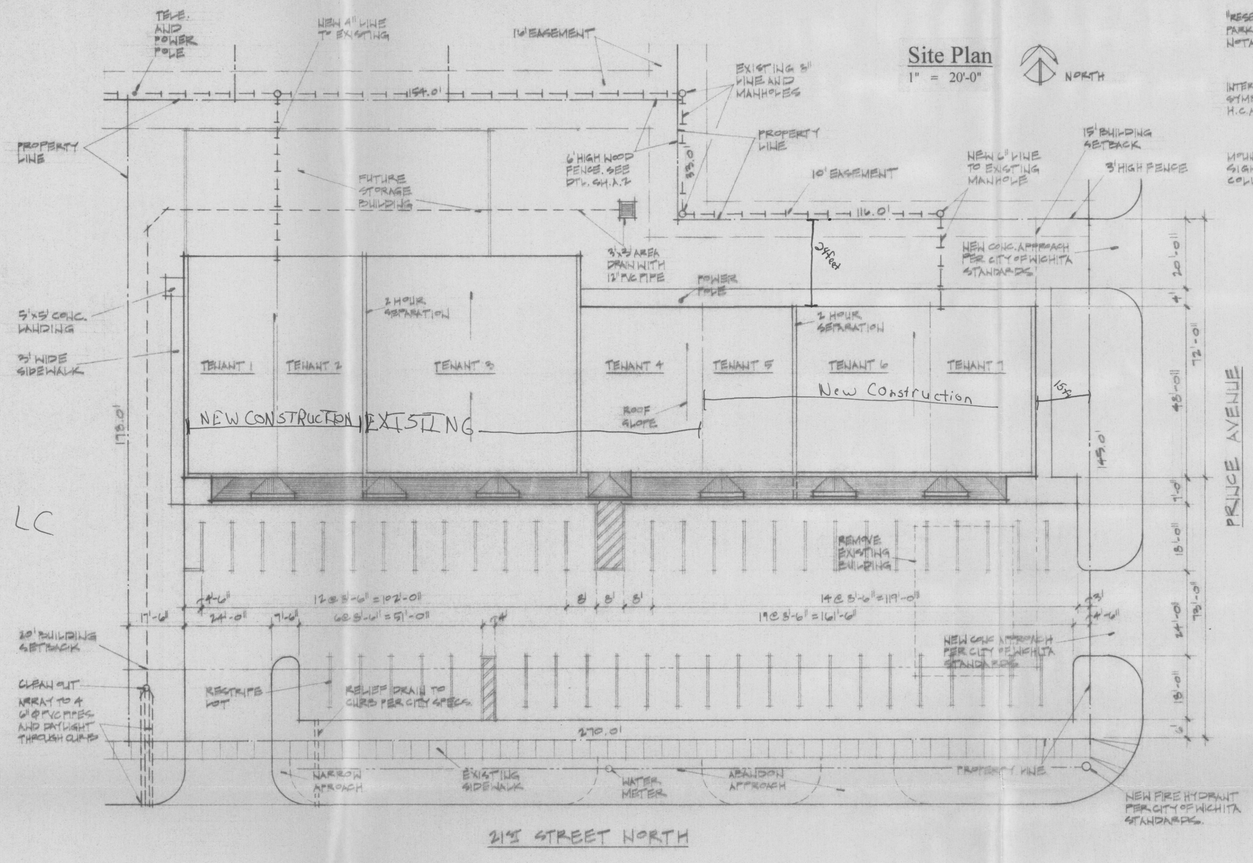
1) The applicant shall submit a revised landscape plan which meets the buffering requirement along the north property line. (A minimum of 8 trees)

2) The adjustment is only to reduce the compatibility setback from 25 feet to 24 feet for the buildings on the east portion of the property as shown on the attached site plan. This property should be developed in accordance with the site plan approved as part fo this adjustment.

The zoning adjustment sign may new be removed from your property.

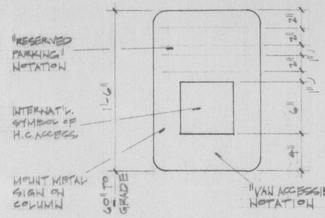
Marvin S. Krout
Director of Planning

Kurt Schroeder
Superintendent of Central Inspection

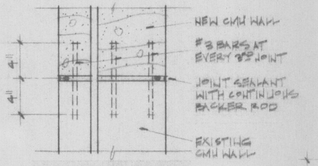


Site Plan
1" = 20'-0"

NORTH

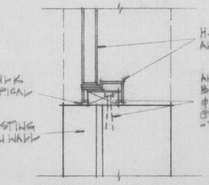


H.C PARKING SIGN

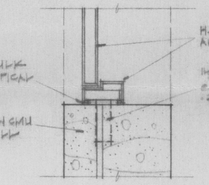


4. Wall Infill
1 1/2" = 1'-0"

LC



3. H.M. Jamb
1 1/2" = 1'-0"



2. H.M. Jamb
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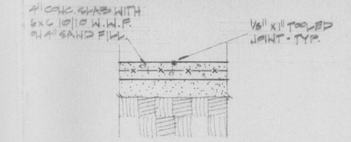
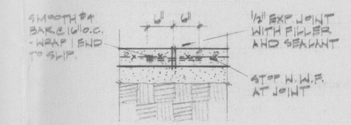
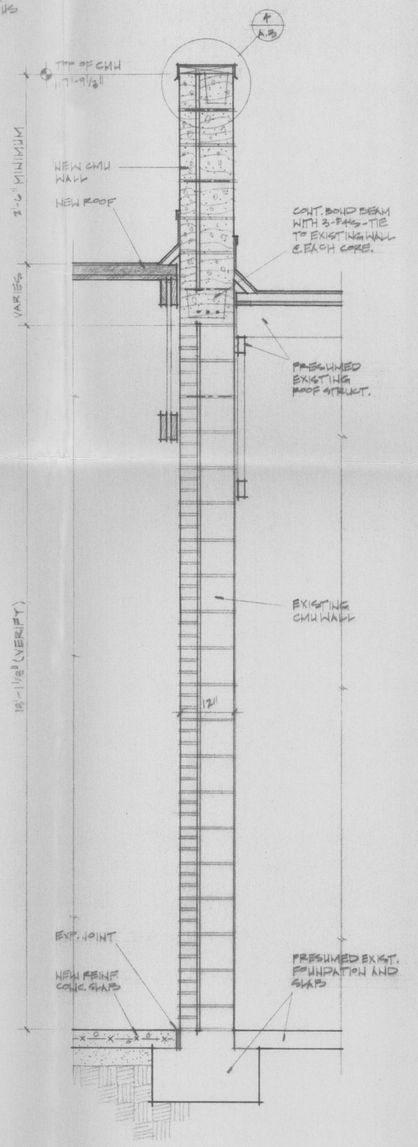


CONTRACTION JOINT



EXPANSION JOINT



1. Two Hour Wall
3/4" = 1'-0"

Data Block Information:

Legal Description:	All of Lots 14, 15, 16, and 17 of Schreck's Addition to the City of Wichita.
Property Location:	2616 East 21st Street North, Wichita.
Current Zoning:	Light Commercial.
Occupancy Type:	Merchantile.
Construction Type:	Five, Non Rated.
Floor Area:	
Existing:	6,440 Square Feet.
West Addition:	3,040 Square Feet.
East Addition:	3,670 Square Feet.
Total:	13,150 Square Feet.
Parking Required:	53 Spaces.
Parking Provided:	53 Spaces.
Handicapped Access:	Yes.
Sprinkled:	No.

General Construction Notes:

1. Dimensions are from face of existing construction or face of new masonry unless noted otherwise. Verify all dimensions on site, DO NOT SCALE DRAWINGS.
2. All construction shall meet the requirements of applicable Codes and Standards, and shall be installed in strict conformance with Manufacturer's and Supplier's instructions and recommendations.
3. Door hardware shall meet all Life Safety and ADA requirements.
4. All door and window glazing shall be clear insulating tempered safety glass.
5. Provide governmentally approved termite treatment under all new construction.
6. Engineered roof truss design will be provided by the truss Manufacturer.
7. Engineered HVAC design will be provided with the tenant build-out documents.
8. Engineered Plumbing design will be provided with the tenant build-out documents.
9. Engineered Electrical design will be provided with the tenant build-out documents.

Structural Notes:

1. Minimum soil bearing capacity shall be 1,500 PSF. Footings shall bear on undisturbed non-organic soil or controlled fill.
2. Concrete Compressive Strength: *Install in strict conformance with American Concrete Institute Standards.*
   - A. Exterior Slabs/Walks: 4,000 PSI at 28 days.
   - B. Footings/Foundations: 3,000 PSI at 28 days.
   - C. Structural Grout: 5,000 PSI at 28 days. Non-shrink type.
   - D. Interior Slabs: 3,000 PSI at 28 days.
3. Brick and Concrete Masonry Units: *Install in strict conformance with Brick Institute of America and National Concrete Masonry Association Standards.*
   - A. Face Brick: ASTM C.216. Modular unless noted.
   - B. Concrete Block: ASTM C.90. Special finish where shown.
   - C. Joint Reinforcement: ASTM A.82. Install as shown.
   - D. Mortars: Type M if in contact or within 6" of earth. Type S for all other locations.
   - E. Joints: Tool all joints concave and provide control joints where shown and/or required to accomodate anticipated movement.
4. Structural Steel: *Install in strict conformance with American Institute of Steel Construction Standards.*
   - A. Steel Members/Plates: ASTM A.36 (Fy = 36 KSI).
   - B. Anchor Bolts: ASTM A.325.
   - C. Reinforcing Bars: ASTM A.615, Grade 40.
   - D. Slab Reinforcing: 6" x 6", W1.4 x W1.4, center of slab thickness.
5. Roof Design Load: 20 PSF with Code provisions for snow drifting. 80 MPH basic wind speed. B exposure.

Outline Specifications: Architect will review and approve proposed equals.

1. Dampproofing: Sonnebom "Hydrocide 700 Mastic". Provide complete coverage of all new vertical foundation walls. Install in strict conformance with Manufacturer's instructions.
2. Building Insulation:
   - A. Foundation: Dow "Styrofoam", R value of 8 or greater.
   - B. Roof Board: Celotex "Hy-Therm AP", R value of 14 or greater.
3. Vapor Barrier: 6 mil polyethylene film.
4. Single Ply Roof: Carlisle "Sure Seal" 4.5 mil EPDM fully adhered system. Provide all devices and accessories necessary for a complete installation. Provide Manufacturer's 10 year warranty.
5. Fiberglass Asphalt Shingles: GAF "Royal Sovereign". Provide all devices and accessories necessary for a complete installation. Provide Manufacturer's limited 25 year warranty.
6. Paint: Products listed are by Sherwin/Williams.
   - A. Ferrous Metals: 1 Coat DTM Acrylic Primer/Finish. 2 Coats DTM Acrylic Semi-Gloss.
   - B. Galvanized Metal: 2 Coats A-100 Exterior Latex Satin.
   - C. Wood/Plywood: 1 Coat A-100 Exterior Latex Wood Primer. 2 Coats Superpaint Exterior Latex Satin.
   - D. Concrete Block: 1 Coat ProMar Interior/Exterior Block Filler. 2 Coats A-100 Gloss Latex House and Trim.

REGISTERED ARCHITECT MAURICE L. BREIDENTHAL 2162 STATE OF KANSAS

Kay Plaza

THE BREIDENTHAL PARTNERSHIP

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25 JUNE 1998
1 JUNE 1998
21 APRIL 1998

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