



Wichita-Sedgwick County Metropolitan Area Planning Department

October 12, 2001

Mr. Bobby Boorgie
3952 N. Sweetbay Ct.
Wichita, KS 67226

Re: BZA2001-52: Administrative Adjustment to waive the screening requirement on the north and west property lines.

Legal Description: Lot 1, Precision Metalcraft Addition. Generally located at S. Hillside and 31st Street S., 2853 S. Hillside.

Dear Mr. Boorgie:

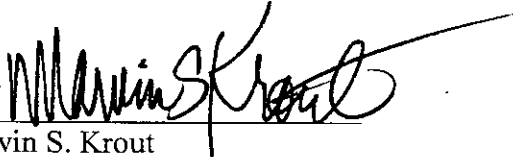
We have reviewed your request for an Administrative Adjustment to waive the screening requirement on your north and west property lines. We have determined that the land uses to your north and west are non-residential, a food bank/bakery and amusement park respectively. We have also determined that significant vegetation exists in the drainage way on your west boundary, and that a new building on your site will effectively screen your north boundary.

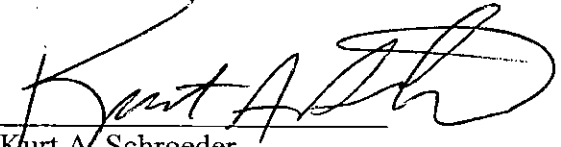
The Unified Zoning Code allows an Administrative Adjustment to waive required screening. Specifically to this case, the code allows an Administrative Adjustment to waive required screening when adjacent to a public or private park, when existing vegetation provides a natural screen, and when the location of improvements (in this case a building) provides adequate screening. We find that the requested waiver for required screening meets the four conditions required by Section V-I.6 of the Unified Zoning Code as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The screen waiver in no way affects public vehicular or pedestrian circulation.
- 2) Impact on existing uses in surrounding areas: The screen waiver has no impact on surrounding properties.
- 3) Compatibility with existing or permitted uses on abutting sites: The screen waiver is compatible with the existing and permitted uses on abutting sites.

- 4) Effect on public health, safety or welfare: The screen waiver does not have a negative impact on public health, safety, or welfare.

Our signatures below indicate that an Administrative Adjustment to waive the screening requirement on your north and west property lines is hereby granted. The granting of this Administrative Adjustment is subject to the requirement that the Precision Metalcraft site be developed in accordance with the submitted plans. The zoning adjustment sign may now be removed from the property.


Marvin S. Krout
Planning Director


Kurt A. Schroeder
Superintendent of Central Inspection

Cc: Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
J.R. Cox, Office of Central Inspection
Robin Roberts, Evans Building Co. Inc., 9801 W. York, Wichita, KS 67215