CITY OF WICHITA

FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

December 13, 2002

Dennis Niedens
D & M Enterprises LLC
1143 N. Denene
Wichita, KS 67212

Re: BZA2002-00071: Zoning Adjustment to reduce the compatibility setback along the east property line from 25 feet to 15 feet.

Legal Description: Lots 11 and 12, Clarkdale Subdivision, Sedgwick County, Kansas. Generally located north of 63rd Street South and east of Seneca (6220 S. Seneca).

Dear Mr. Brewster:

We have reviewed your request for a Zoning Adjustment to reduce the compatibility setback along the east property line for the above-referenced property. From reviewing your application, we have determined that you propose to construct a 6,000 square foot steel building on your property. Since the adjoining property to the east is zoned "SF-5" Single Family Residential, Sec. IV-C.4. of the Unified Zoning Code requires a 25 foot compatibility setback along the east property line. Due to a drainage easement that runs through your property and limits the amount of buildable land east of the easement, you propose to locate the steel building only 15 feet from the east property line; therefore, you have requested a Zoning Adjustment to reduce the compatibility setback along the east property line from 25 feet to 15 feet.

Sec. V.I.2.e. of the Unified Zoning Code allows a Zoning Adjustment to reduce the compatibility setback when the conditions required by Sec. V.I.6. of the Code are met. We find that reducing the compatibility setback along the east property line from 25 feet to 15 feet meets the four conditions required by Section V-I.6. of the Code as set out below:

1) Impact on safety and convenience of vehicular and pedestrian circulation: This request is to reduce the compatibility setback along the rear property line. Public vehicular and pedestrian circulation should not be affected.

2) Impact on existing uses in surrounding areas: A screening fence and landscape buffer will be provided to screen the subject property from the abutting residential property to the east. Additionally, the residential structure on the property to the east is located approximately 75

feet from the proposed steel building. The screening, buffering, and building separation should mitigate any adverse impacts on existing uses in surrounding areas.

3) Compatibility with existing or permitted uses on abutting sites: The proposed 15-foot compatibility setback should provide sufficient compatibility between uses on the subject property and uses on abutting properties.

4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way; therefore, there should not be a negative impact on the public health, safety or welfare nor will properties or improvements in the vicinity be materially injured.

Our signatures below indicate that a Zoning Adjustment to reduce the compatibility setback along the east property line from 25 feet to 15 feet for the aforementioned property is hereby granted, subject to the following conditions:

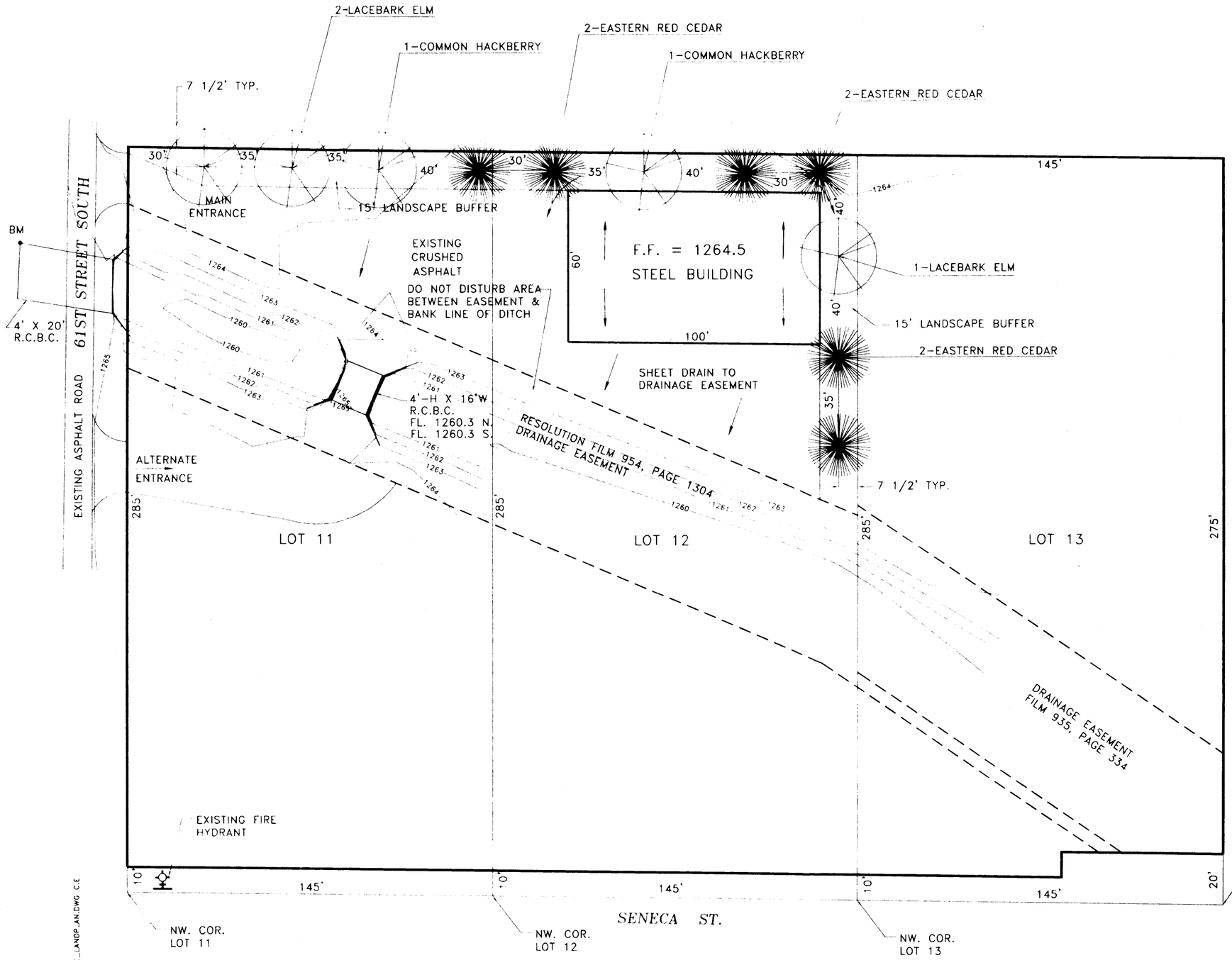
1) The site shall be developed in general conformance with the approved site plan.
2) The compatibility setback reduction shall apply only to the "Steel Building" illustrated on the approved site plan. All other structures or additions on the subject property shall conform to the compatibility setbacks required by the Unified Zoning Code unless a separate Zoning Adjustment is granted.
3) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.

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

Dale Miller
Acting 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



QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
2	Celtis Occidentalis 'Prairie Pride'	COMMON HACKBERRY	2 – 2 1/2" CAL.	B & B
6	Juniperus Virginiana	EASTERN RED CEDAR	5 – 6' HI.	BR
3	Ulmus Parvifolia 'Allee'	LACEBARK ELM	2 – 2 1/2" CAL.	B & B

1" = 30'

LEGEND

BM BENCH MARK
—→ DIRECTION OF DRAINAGE

NOTES:

1. BENCH MARK: SQUARE CUT ON NE. CORNER R.C.B.C., 250' E. OF SENECA ON 61ST. ST. SOUTH. ELEV. 1265.16
2. ANY FUTURE EROSION CAUSED BY SHEET DRAINAGE SHALL BE REPAIRED BY THE OWNER.

LANDSCAPE CALCULATIONS

432 LINEAL FEET OF PROPERTY LINE ABUTTING A RESIDENTIAL AREA. ONE SHADE TREE NEEDED PER FORTY LINEAL FEET (IN CONJUNCTION WITH A SOLID SCREENING FENCE OR WALL).

423 ÷ 40 = 10.8 TREES, USE 11

ROBERT G. PORTER 2119 11-27-02 KANSAS LANDSCAPE ARCHITECT

SITE PLAN & LANDSCAPE PLAN

485319

LOTS 11, 12 & 13, CLARKDALE SUBDIVSION
WICHITA, SEDGWICK COUNTY, KANSAS
6220 S. SENECA
NOVEMBER 26, 2002

6200
BZA2002-00071
For Compatibility Setback Only

SITE PLAN

ROBERT G. PORTER 364 11-27-2002 KANSAS LANDSCAPE ARCHITECT

APPROVED 12-13-02 BY
MAPD Copy

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