CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

October 28, 2002

Alvin Robert Brunch Living Trust
824 Faulkner
Wichita, KS 67203

Re: BZA2002-00064: Zoning Adjustment to reduce the front setback for an ATM machine from 10 feet to 8 feet.

Legal Description: Lot 1, Brunch Addition, Wichita, Sedgwick County, Kansas. Located at the northeast corner of 21st Street North and Coolidge (1730 W. 21st St. N.).

Dear Mr. Brunch:

We have reviewed your request for a Zoning Adjustment to reduce the front setback for an ATM machine on the aforementioned property. From reviewing the application, we understand that you desire to convert a vacant drug store building on the subject property to a credit union and that the credit union will have a drive-thru ATM machine along the drive aisle located south of the building. We further understand that the Traffic Engineer requires a 13-foot minimum width for the one-way drive aisle. Therefore, the ATM machine must be located two feet closer to the front property line than is permitted by Sec. III-E.2.e.(1)(k) of the Unified Zoning Code, and you have requested a Zoning Adjustment to reduce the minimum front setback for an ATM machine from 10 feet to 8 feet.

Sec. V-I.2.a. of the Unified Zoning Code allows an adjustment to reduce the front setback by up to 20 percent, when the conditions required by Sec. V-I.6. of the Code are met. We find that the reduction of the front setback for an ATM machine from 10 feet to 8 feet 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 provision of a 13-foot wide one-way drive aisle is needed for the safety and convenience of vehicular and pedestrian circulation in the vicinity; therefore, the requested setback reduction facilitates safe and convenient vehicular and pedestrian circulation.

2) Impact on existing uses in surrounding areas: There should be no negative impact on the existing uses in surrounding areas as a result of the reduction of the front setback for the ATM machine, as the setback encroachment is minor and should have no negative impacts on surrounding commercial uses since the subject property provides the required landscaped street yard.

3) Compatibility with existing or permitted uses on abutting sites: The proposed credit union with a drive-thru ATM machine is compatible with existing and permitted uses on abutting sites, which also are developed with drive-thru commercial uses. The additional two-foot encroachment into the front setback should not reduce compatibility with abutting sites since the ATM machine and drive aisle will be screened with landscaping.

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 front setback for an ATM machine on the aforementioned property from 10 feet to 8 feet is hereby granted, subject to the following conditions:

1) The site shall be developed in general conformance with the approved site plan.

2) The setback reduction shall apply only to the ATM machine illustrated on the approved site plan. All other structures or additions on the subject property shall conform to the setbacks permitted by the Unified Zoning Code unless a separate Zoning Adjustment or Variance 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.

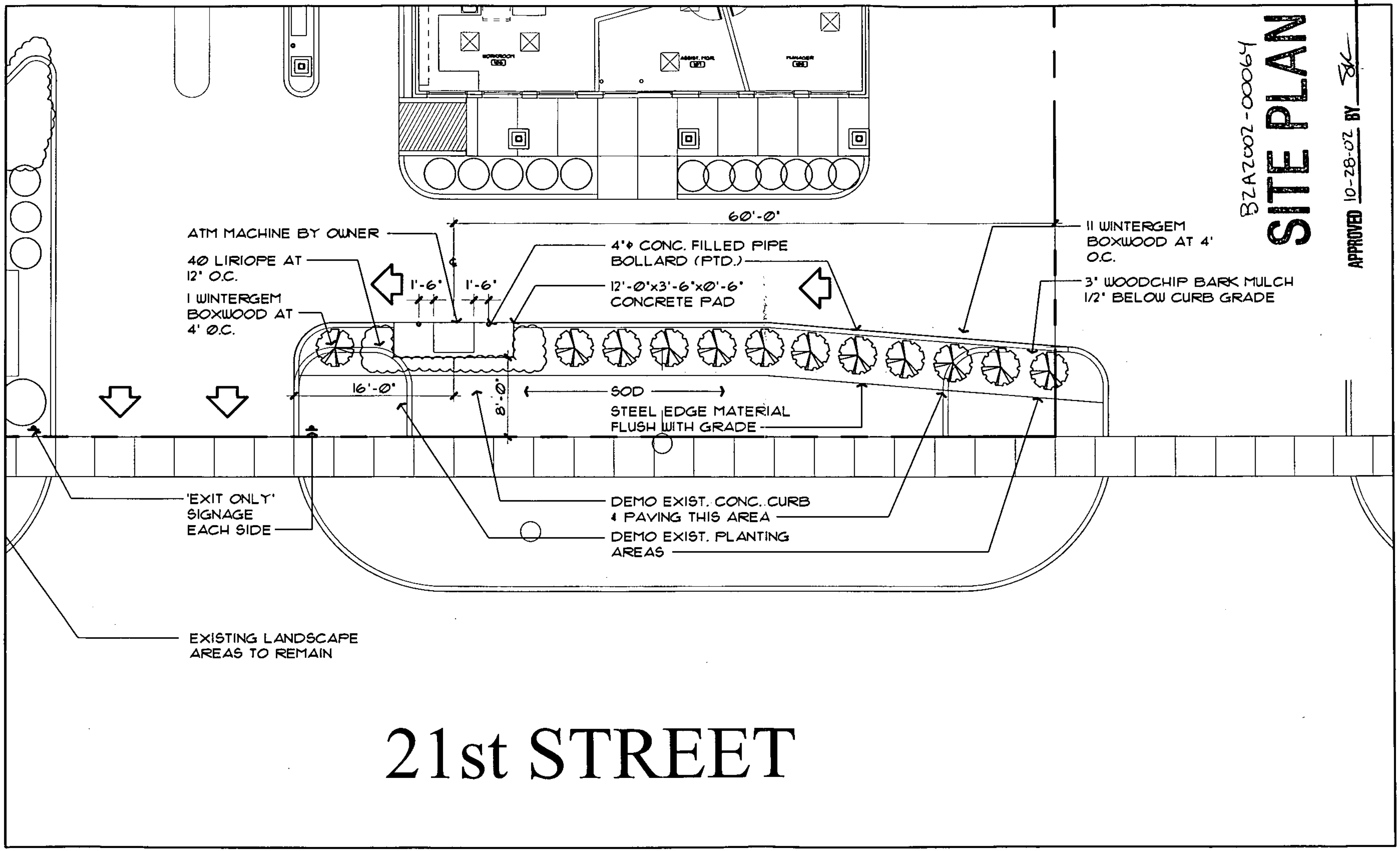
The zoning adjustment sign may now be removed from the property.

Michael E. Lindebak
Planning Director

Kurt A. Schroeder
Superintendent of Central Inspection

Enclosure

cc: Stan Landwehr, WDM Architects, 105 N. Washington, Wichita, KS 67202
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



ATM PLAN

wdm architects

Wilson Darnell Mann P.A.
105 N. Washington Wichita, Kansas 67202
ph 316.262.4700 fx 316.262.0002
www.wdmdesign.com

BOEING WICHITA CREDIT UNION

1730 W. 21st STREET
WICHITA, KANSAS

PRINTS ISSUED
10-22-02

WDM No. 02109
drawn: LME
checked: SJL

ATM AREA