



Wichita-Sedgwick County Metropolitan Area Planning Department

June 28, 2002

R.P. Lansdowne
1432 Caddy Ct.
Wichita, KS 67212

FILE COPY

Re: BZA2002-00038: Zoning Adjustment to reduce the compatibility setbacks.

Legal Description: Lot 1, Block 1, Lansdowne Addition, Wichita, Sedgwick County, Kansas. Generally located at the southeast corner of 2nd St. N. and Tyler (250 N. Tyler).

Dear Mr. Lansdowne:

We have reviewed your request for a Zoning Adjustment to reduce the compatibility setback for a proposed office building and detached garage on the above-referenced property. From reviewing your application, we have determined that you intend to construct a one-story office building that will mostly be located 24'-6" from the east property line with a 24' wide section of the building closest to 2nd Street within 15'-1" of the east property line. Additionally, you propose to construct a 20' x 22' detached garage as an accessory structure to the office building that will be located within 12' of the east property line and 22'-2 1/2" from the south property line.

Sec. V.I.2.e. of the Unified Zoning Code allows a Zoning Adjustment that would reduce the compatibility setbacks when the conditions required by Sec. V.I.6. of the Code are met. We find that reducing the compatibility setbacks meets the four conditions required by Section V-I.6. of the Code as set out below:

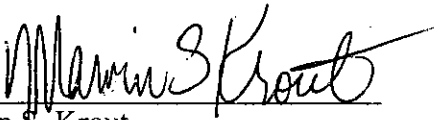
- 1) Impact on safety and convenience of vehicular and pedestrian circulation: This request is to reduce the compatibility setback along the rear and side property lines. Public vehicular and pedestrian circulation should not be affected.
- 2) Impact on existing uses in surrounding areas: An existing chain link fence between the subject property and abutting residential properties will be replaced with a solid screening fence, and buffer trees also will be planted. This additional screening and landscaping should mitigate the impacts of reduced compatibility setbacks on surrounding residential uses. Additionally, placing the building in the east portion of the lot will place the parking area further from existing residential uses than if the site were developed in conformance with the compatibility setback standards.

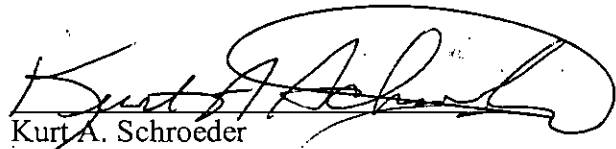
- 3) Compatibility with existing or permitted uses on abutting sites: The proposed one-story office building and detached garage are designed in a residential character that is compatible with the single family residence on the adjoining properties.
- 4) Effect on public health, safety or welfare: There 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 setbacks for the aforementioned property is hereby granted, subject to the following conditions:

- 1) The compatibility setback along the east property line for the proposed office building shall be reduced to 24'-6" except for the north 24' feet of the building where the compatibility setback along the east property line shall be reduced to 15'-1".
- 2) The compatibility setback along the east property line for the detached garage shall be reduced to 12'. The compatibility setback along the south property line for the detached garage shall be reduced to 22'-2 1/2".
- 3) The site shall be developed in general conformance with the approved site plan and building elevation renderings.
- 4) 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.


Marvin S. Krout
Planning Director

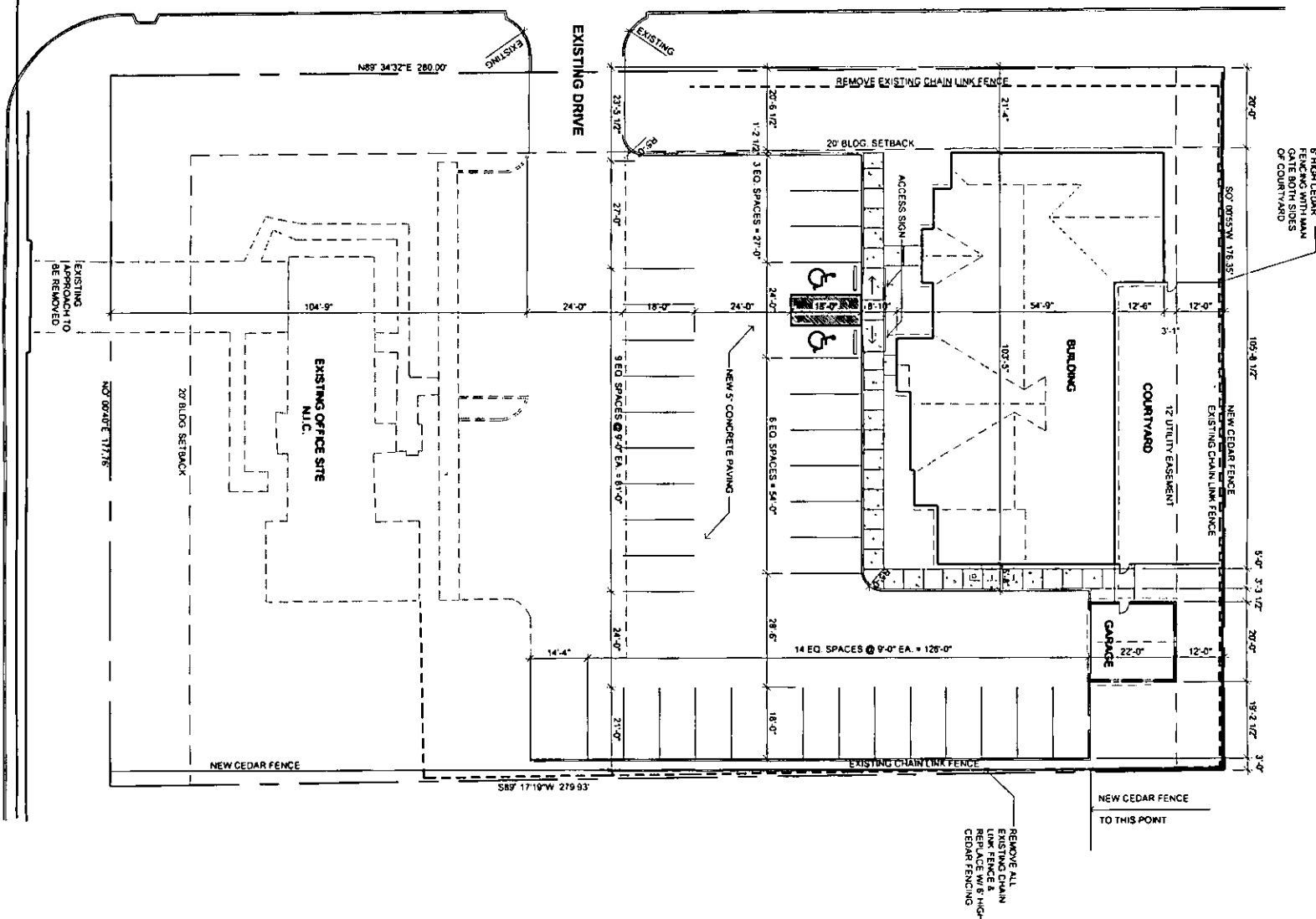

Kurt A. Schroeder
Superintendent of Central Inspection

cc: Spangenberg Phillips Architecture, 224 E. Douglas, 5th Floor, 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



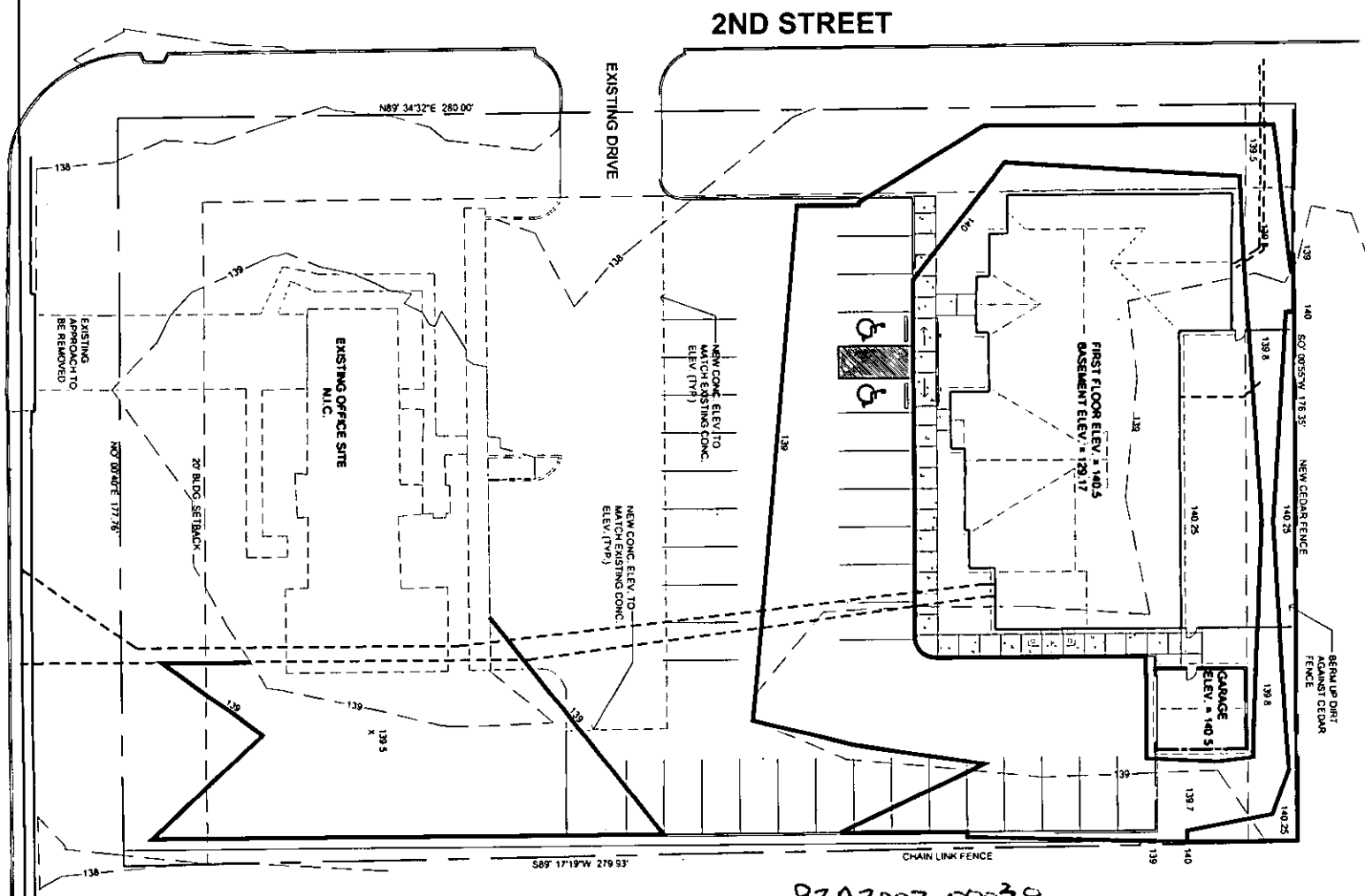
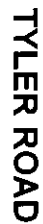
SITE PLAN

SCALE: 1" = 20'-0"



GRADING PLAN

SCALE: 1" = 20'-0"



SITE PLAN

APPROVED 6-28-02 BY _____

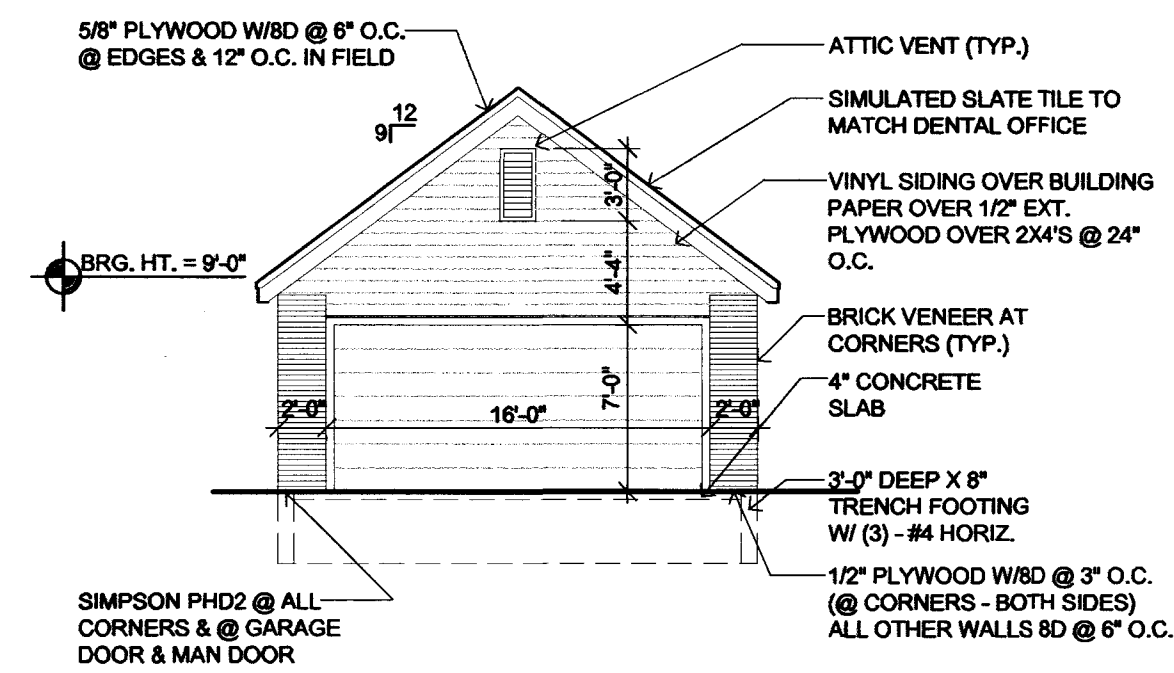
LANSDOWNE DENTAL

2ND AND TYLER
WICHITA, KANSAS

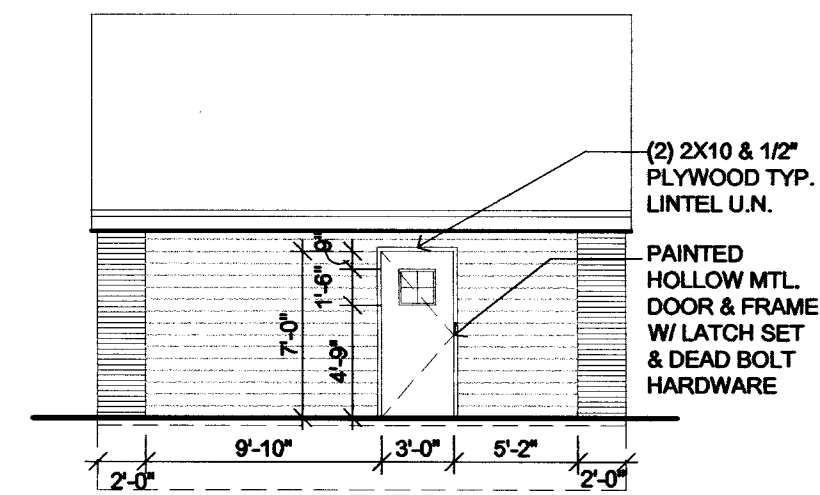
SPANGENBERG • PHILLIPS
ARCHITECTURE

224 E. Douglas, Fifth Floor Wichita, KS 67202 T 316.267.4002 F 316.267.

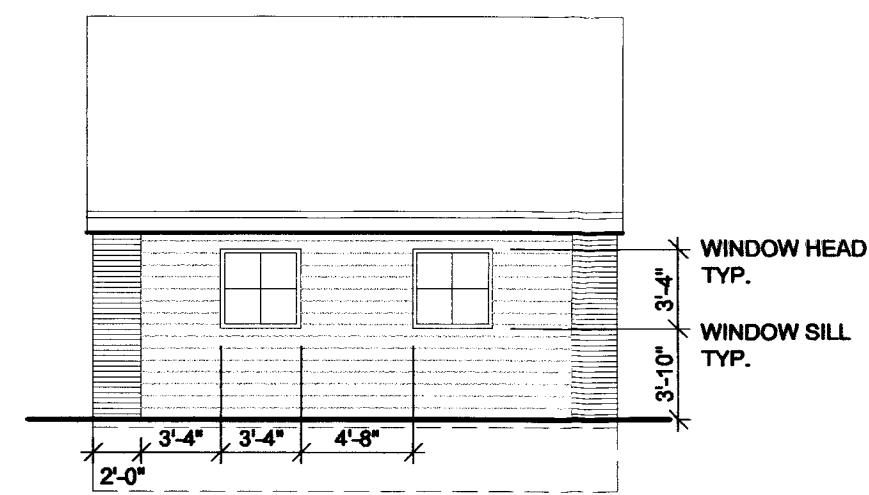
REVISED	17 JUN 02
PERMIT	27 SEPT 0
BID	3 AUG 01
ISSUE	DATE



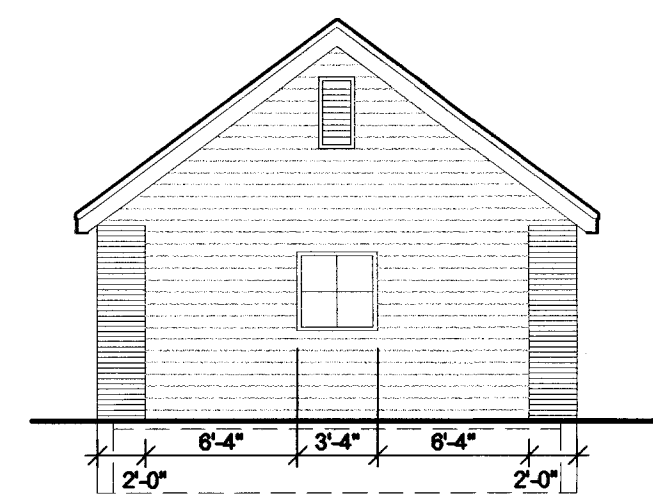
9 WEST GARAGE ELEVATION



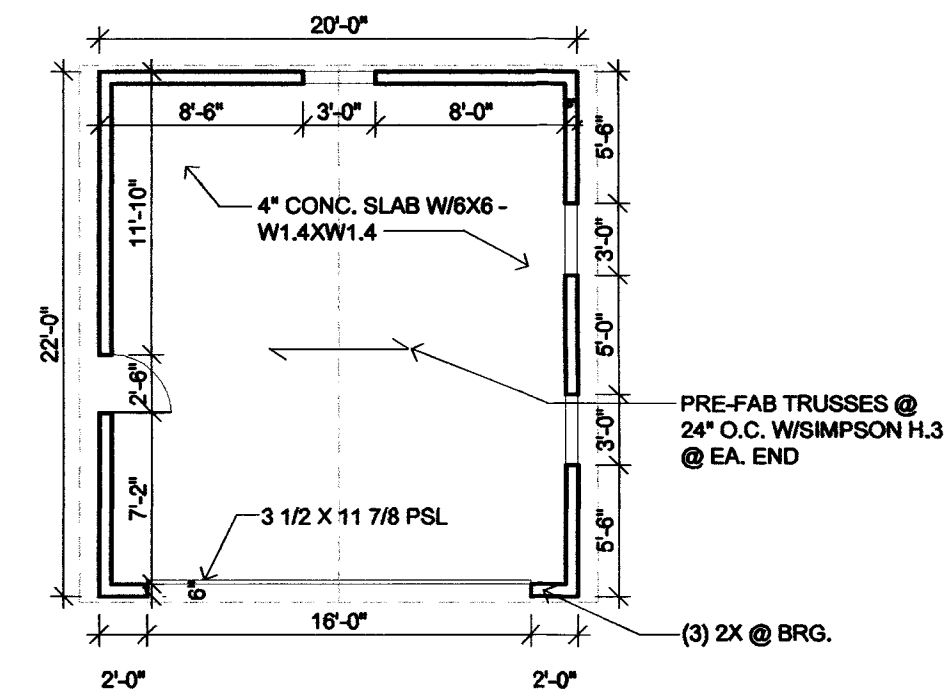
8 NORTH GARAGE ELEVATION



7 SOUTH GARAGE ELEVATION



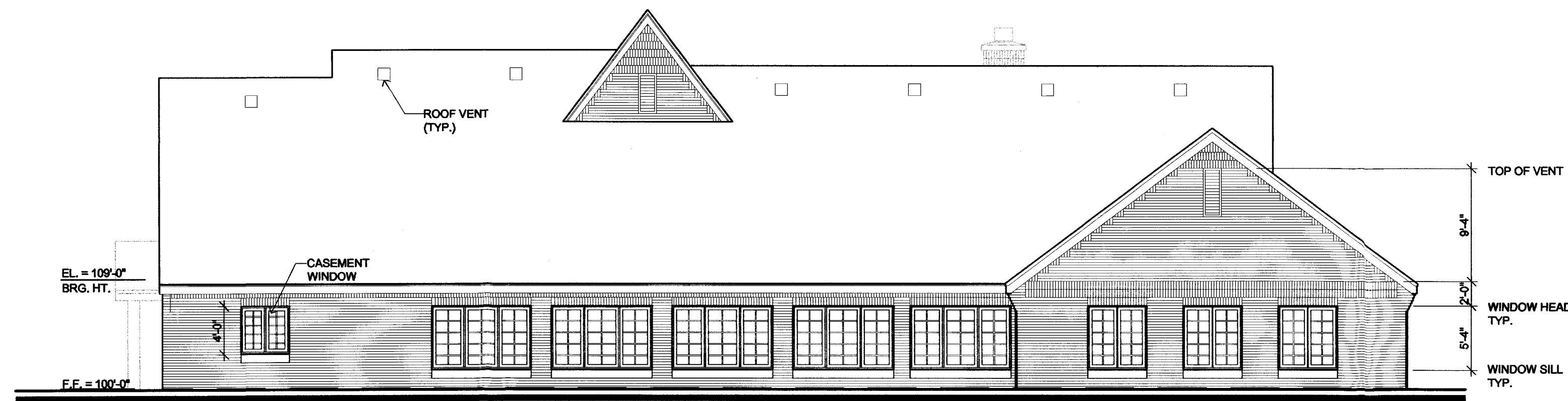
6 EAST GARAGE ELEVATION



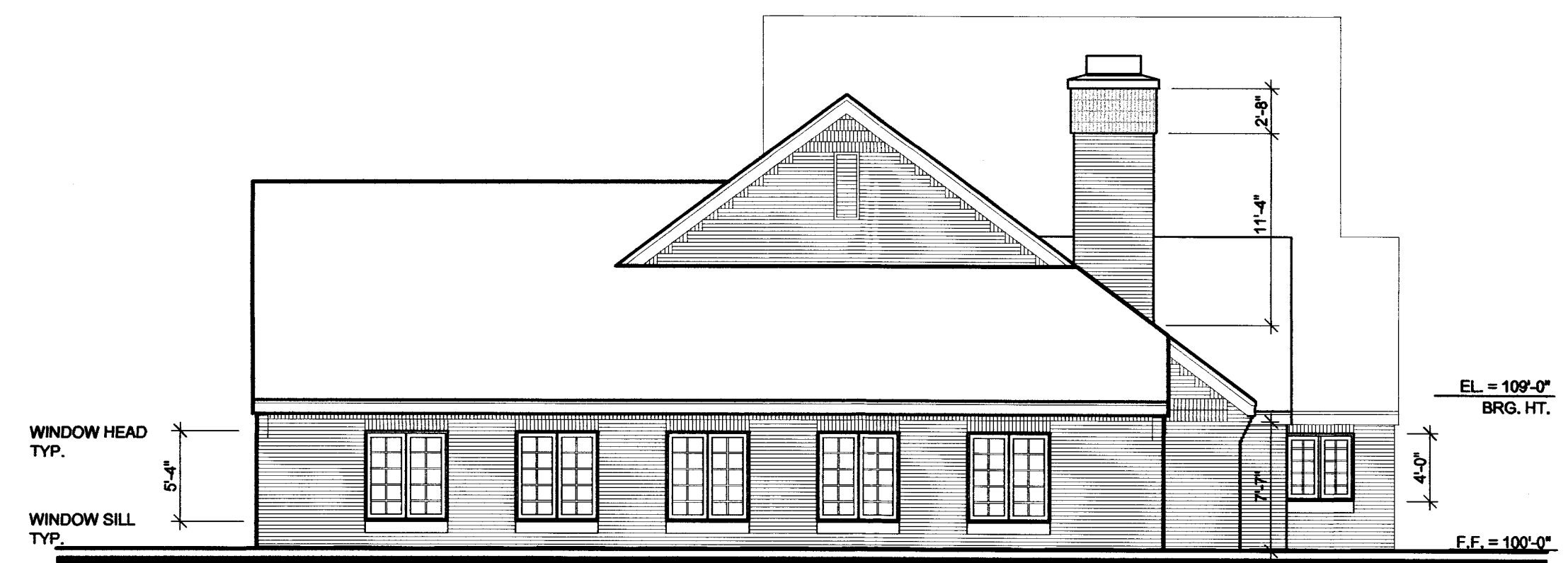
5 PLAN

EXTERIOR MATERIALS
 ROOF TILE: SIMULATED SLATE TILE
 BRICK: CLOUD CERAMICS, CHEROKEE BLEND
 CAST STONE ARCH, KEYSTONE & SILL:
 WINDOWS: VINYL OR ALUM. CLAD WOOD
 FIXED (TYP.)
 CASEMENT @ DR. OFFICE
 GUTTERS: PREFINISHED ALUMINUM
 FACIA TRIM: PREFINISHED ALUMINUM
 ATTIC VENT: PREFINISHED ALUMINUM
 ROOF VENT: BRONZE ALUMINUM
GARAGE FINISHES
 CEILING & INT. WALLS: 1/2" GYP. BD.
 P.T.D. - (1) PRIME COAT
 (2) FLAT LAYTEX FINISH COATS
 FLOOR: CLEAR COAT FINISH ON CONCRETE

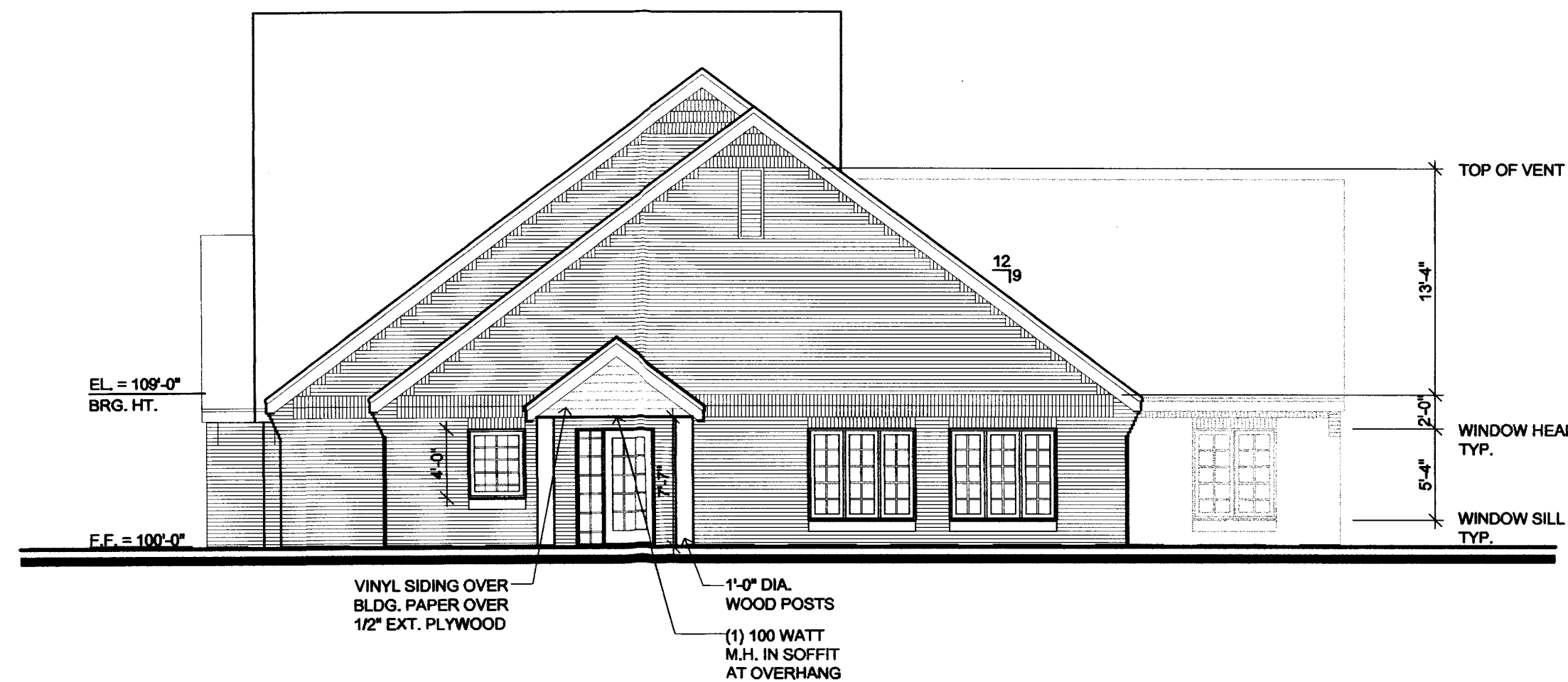
GENERAL NOTES:
 LIVE LOAD = 20 PSI
 WIND = 80 MPH EXP.
 CONC. = 3000 PSF
 SOIL BRG. = 2000 PSF MIN.



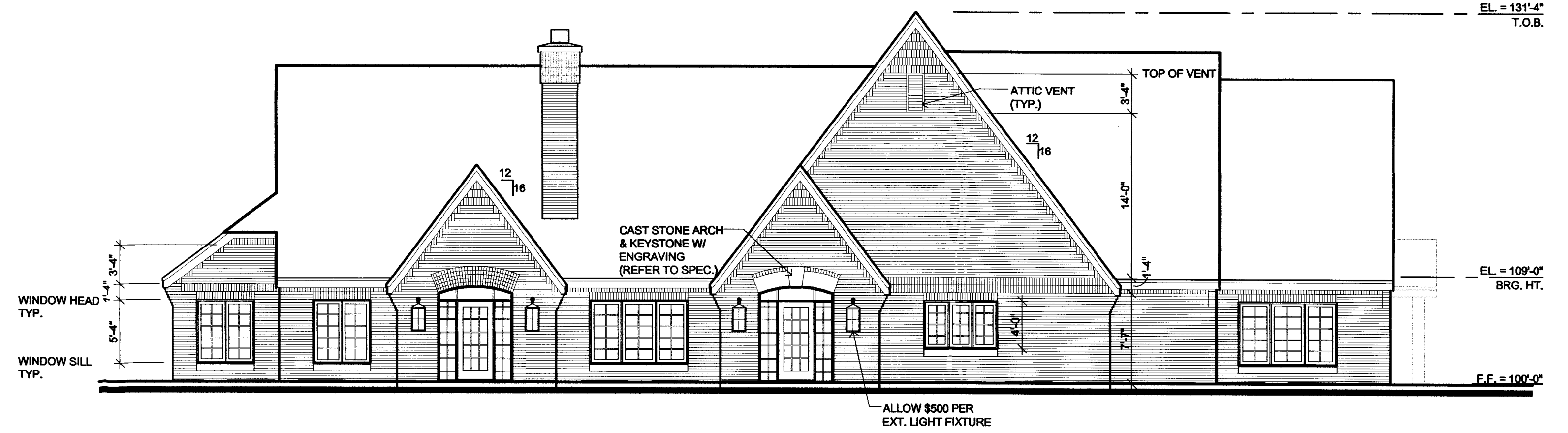
4 EAST ELEVATION



3 NORTH ELEVATION



2 SOUTH ELEVATION



1 WEST ELEVATION

SITE PLAN

APPROVED 6-20-02 BY *SK*