CITY OF WICHITA

FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

May 30, 2002

Waterview Realty
2414 N. Woodlawn #170
Wichita, KS 67220

Re: BZA2002-00032: Zoning Adjustment to reduce the front and rear setbacks.

Legal Description: Lots 41-44 and Reserve B, Mathewson's Addition Supplemental Map, Wichita, Sedgwick County, Kansas. Generally located north of Douglas and west of Hydraulic (1520 E. Douglas).

We have reviewed your request for a Zoning Adjustment to reduce the front and rear setbacks on the above-referenced property. From reviewing your application, we understand that you desire to construct a 20,000 square foot building on the property for Big Dog Motorcycles. Since the property is only 120 feet deep, you have requested a Zoning Adjustment to reduce the front setback from 20 feet to 16 feet and the rear setback from 5 feet to 4 feet to allow for the construction of a 100-foot deep building while maintaining sufficient separation between buildings to allow for vehicular circulation.

Sec. V-I.2.a. of the Unified Zoning Code allows an adjustment to reduce setbacks 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 from 20 feet to 16 feet and the rear setback from 5 feet to 4 feet meets the four conditions required by Sec. V-I.6 of the Code as set out below:

1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed encroachment into the setbacks should not detrimentally impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity as sufficient space will remain for pedestrian and vehicular circulation since an alley is located in the rear of the property. Additionally, the front yard will not be used for vehicular circulation or parking.

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 setbacks, as the building will maintain a greater setback than existing structures in the block, which were constructed prior to the "LI" Limited Industrial zoning district requiring front and rear setbacks.

3) Compatibility with existing or permitted uses on abutting sites: The proposed building is compatible with abutting sites, which are developed in a similar fashion with industrial buildings. Reducing the setbacks will not diminish the compatibility of the new building with uses on abutting sites.

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 an Zoning Adjustment to reduce the front setback from 20 feet to 16 feet and the rear setback from 5 feet to 4 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 setback reductions shall apply only to "New Bldg. B" as illustrated on the approved site plan. Future 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.

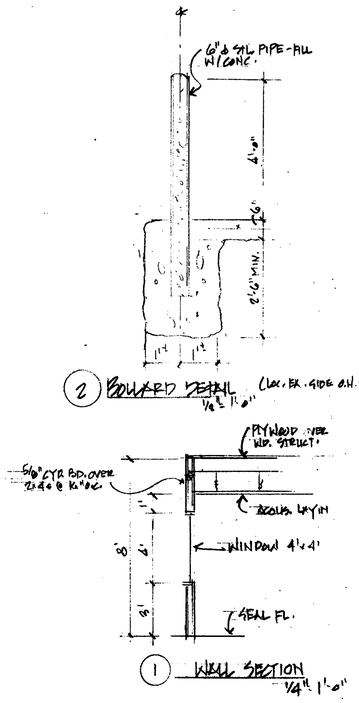
The zoning adjustment sign may now be removed from the property.

Marvin S. Krout
Planning Director

Kurt A. Schroeder
Superintendent of Central Inspection

Enclosure

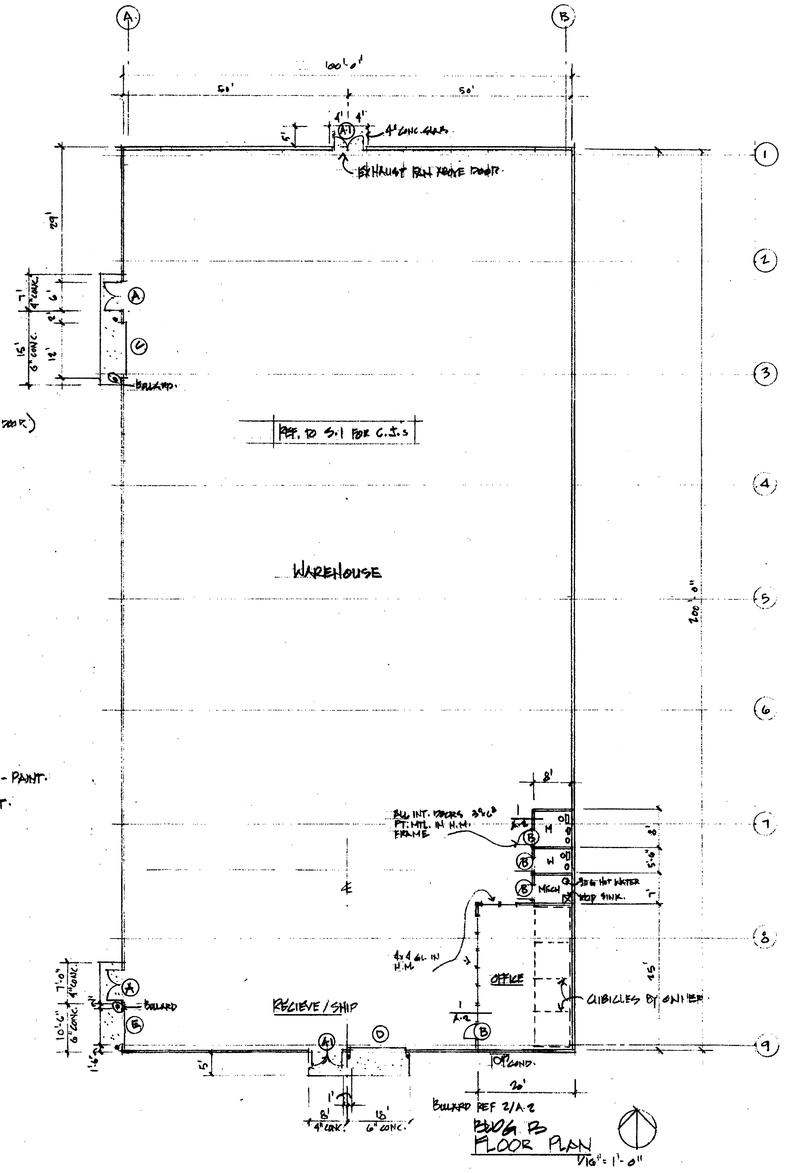
cc: Nick Messer, Big Dog Motorcycles, 1520 E. Douglas, Wichita, KS 67214
Scott Casebolt, Key Construction, 741 W. 2nd St. N., Wichita, KS 67203
Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
J.R. Cox, Office of Central Inspection



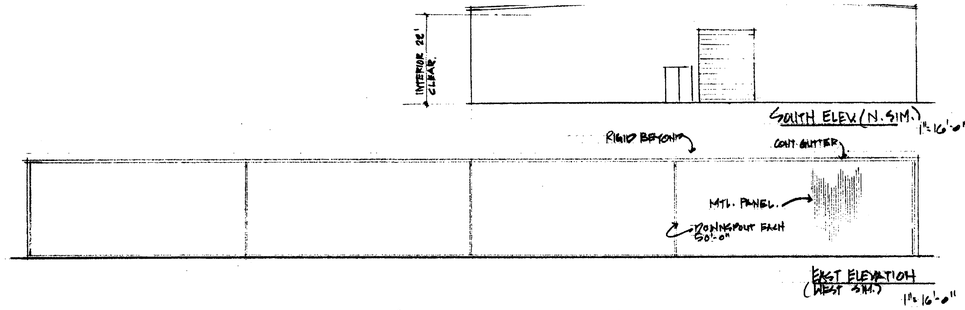
2 BOLLARD DETAIL (LOC. EX. SIDE O.H. DOOR)
1/4" = 1'-0"

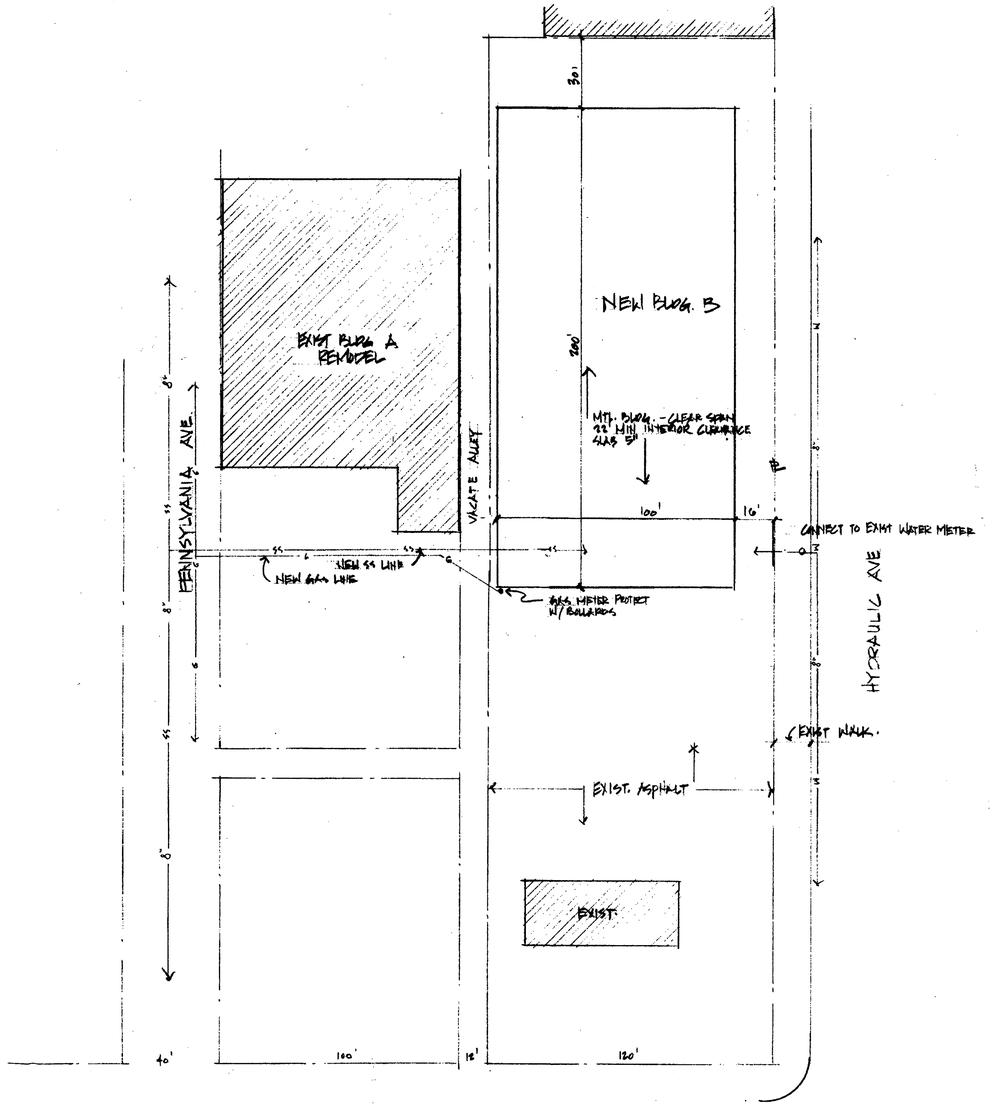
1 WALL SECTION
1/4" = 1'-0"

DOOR SCHED.
A. PR 3'-0"x7'-0" INSUL. H.M. DOORS IN H.M. FRAME - PAINT.
A-1 SAME AS A WITH PANIC HARDWARE
B 3'-0"x7'-0" S.C. WD. STAIN IN H.M. FRAME - PT.
C 12'x12' O.H. INSUL. STEEL - W/LIFT.
D. 12'x16' O.H. INSUL. STEEL W/LIFT.
E. 8'x8' O.H. INSUL. STL. (MANUAL)



BLDG. B
FLOOR PLAN
1/16" = 1'-0"





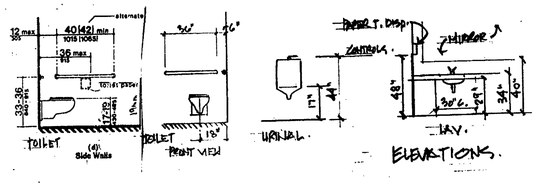
DOUGLAS.

ARCHITECTURAL & UTILITY
SITE PLAN
1" = 30'-0"

ADA Requirements

Sink in Break Room to comply with H.C., ADA 4.24
1. Sink rim shall be no higher that 34 in AFF
2. There shall be knee clearance of at least 27 in high, 30 in. wide, and 19 in. deep
3. The sink shall be a max. of 6 1/2 in deep
4. Hot water and drain pipes exposed under the sink shall be insulated.
5. Faucets shall be lever - operated.

Toilet Rooms to comply with H.C.
1. H.C. Toilet: 17" to 19" to top of seat, flush value
2. Grab Bars: refer to plan for size, mount 33 to 36" AFF, 1 1/2 inches in dia.
3. H.C. lav.: Max 34" to rim AFF, bottom of apron 29" AFF Min. Faucets to be lever type, all pipes under HC lav. to be insulated.
4. Signs: mount HC sign at the entrance to each toilet room, centerline 60" AFF, sign as accepted by CID
5. Mirrors: Bottom max. 40" AFF
6. H.C. Urinals: Wall- hung with an elongated rim at a max. of 17" AFF, flush controls shall be hand operated or automatic, and shall be mounted 44" AFF



ELEVATIONS.

GENERAL NOTES
1. METAL BLDG NOTES.
   1. DESIGN BOTH END FRAMES FOR FUTURE EXPANSION
   2. INT. MIN CLEAR 22'-0"
   3. 5" CONC SLAB
2. HVAC : 2T SPLIT SYSTEM FOR TOILETS / OFFICE
   GAS UNIT HEATERS REST
3. BLDG. SPRINKLED

FINISH SCHEDULE

ROOM	FLOOR	BASE	WALL	CLG.
WAREHOUSE	SEAL CONC.	-	MTL. PANEL	MTL. PANEL.
MEN	VCT	VINYL	FPR RD.	2x4 LAYIN.
WOMEN	"	"	"	"
MECH.	SEAL CONC.	"	PT.	"
OFFICE	CPT.	"	PT	"

DATA BLOCK
OCCUPANCY B
BLDG TYPE 5N
SPRINKLED
TOTAL SF 20,000
REST ROOMS ADA
PARKING - EXIST.

B2A2002-00032

SITE PLAN

APPROVED 5-30-02 BY SK

Renovation of an existing building & the construction of a new building for
Big Dog Motorcycles
4520 East Douglas
Wichita, Kansas

5.6.02 REVISE LOC.
4.13.02 FOR PERMIT
3.9.02
2.20.02
2.17.02
1.13.02

A-2