



FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

May 1, 2002

Don Coleman
P.O. Box 699
Goddard, KS 67052

Re: BZA2002-00021: Administrative Adjustment to reduce the front setback.

Legal Description: Lots 2, 4, 6, & 8, Block B, Isabella Addition, Wichita, Sedgwick County, Kansas. Generally located south of Harry and west of Southwest Blvd. (3333 W. Harry).

Dear Mr. Coleman:

We have reviewed your request for an Administrative Adjustment to reduce the front setback on the above-referenced property. From reviewing your application, we understand that you desire to construct an office/warehouse building on the property; however, the property is platted such that the front of the platted lots is along Leonine, which is unpaved, and the side of the zoning lot is along Harry, which is a four-lane arterial street. We further understand that since you desire the building to face Harry, you are requesting a minor reduction of the front setback along Leonine since it will function as a side yard for your proposed office/warehouse development.

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 19 feet meets the four conditions required by Sec. V-I.6 of the Code as set out below:

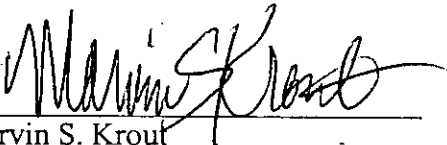
- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed encroachment should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity as sufficient area will remain in the 19-foot front yard to provide for passenger vehicle parking without encroaching into the right-of-way.
- 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, as sufficient separation between buildings is maintained and sight lines of existing structures will not be obstructed.

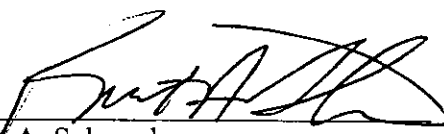
- 3) Compatibility with existing or permitted uses on abutting sites: The proposed office/warehouse building is compatible with abutting sites, which also are developed in a similar fashion, and a minor reduction of the front setback will not impact the compatibility among sites.
- 4) Effect on public 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 Administrative Adjustment to reduce the front setback from 20 feet to 19 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, which has been modified to reduce the sidewalk by 1 foot and the parking circulation aisle by 1 foot to provide for a 2-foot landscape strip along Harry.
- 2) The site shall be developed in accordance with an approved landscape plan that permits a reduction of the landscaped street yard requirements of Sec. 10.32.030 of the Landscape Ordinance. The landscape plan shall provide a 2-foot landscape strip along Harry for planting landscaping complying with the parking lot screening provisions of Sec. 10.32.050 of the Landscape Ordinance. Additionally, the landscape plan shall provide 4 ornamental trees along the Harry frontage within the right-of-way but as close as practical to the property line to avoid conflict the existing water line.
- 3) Upon a determination that a violation of these conditions has occurred, the Administrative Adjustment may be declared 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: Steve Kelly, 1218 Northshore Ct., Wichita, KS 67212
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
Donna Goltry, MAPD



NEW BUILDING

OFFICE/WAREHOUSE

HARRY and LEONINE
WICHITA, KANSAS

SA1

OF SHEETS

APPROVED 5-1-02 BY SK
per modifications noted