



Wichita-Sedgwick County Metropolitan Area Planning Department

REVISED

February 26, 2018

DATS Investments LLC
3035 N. Den Hollow Ct
Wichita, KS 67205-8749

Folger and Associates, Inc.
Attn: Don Folger
11001 Quail Creek
Derby, KS 67037

Re: BZA2018-00002: Administrative Adjustment to CUP DP-245 to adjust the north and west building setbacks on property zoned LC Limited Commercial from 0 feet to 16 inches.

Legal Description: Lot 1, Block A, Hoskinson 3rd Addition, Wichita, Sedgwick County, KS described as follows: beginning at the southeast corner of said Lot 1; thence S89° 29' 21" W along the south line of said Lot 1, 78.92 feet; thence N00° 07' 25" E parallel with the east line of said Lot 1, 79.37 feet; thence N89° 29' 21" E parallel with the south line of said Lot 1, 78.92 feet to a point on the east line of said Lot 1; thence S00° 07' 25" W along the east line of said Lot 1, 79.37 feet to the point of beginning.

Dear Applicants,

We have reviewed your request for a Zoning Adjustment to reduce the north and west setback on the aforementioned property. From reviewing the application, we understand that you desire to reduce the setbacks in order to construct a new building

Section V-I.2.a of the Unified Zoning Code ("UZC") allows reducing minimum interior side setbacks (required by the property development standards of the zoning district) by up to 20 percent. These adjustments are permissible when the provisions of those sections and the Zoning Adjustment Criteria of Section V-I.6 are met. We find that the reduction of the interior side setbacks as proposed meets the provisions of Section V-I.2.a and the four criteria required by Section V-1.6 as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: Construction of a new commercial structure should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity as right-of-way and driveways are not affected.
- 2) Impact on existing uses in surrounding areas: There will be no impact on the existing uses in surrounding areas as a result of the new construction; street visibility will be unchanged for neighboring properties.
- 3) Compatibility with existing or permitted uses on abutting sites: Sites to the west, north and east are zoned LC and to south is SF-5 Single-Family Residential which is a Reserve for Pier 37 Addition. The setback reductions will not have a negative impact on existing or permitted uses.

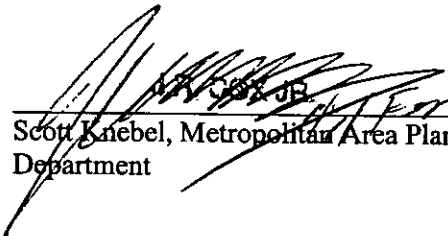
- 4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way. There will be no negative impact on the public health, safety or welfare, nor will properties or improvements in the vicinity be materially injured.

Our signatures below indicate that a Zoning Adjustment to the north and west setback for the aforementioned property to 16-inches is hereby **GRANTED**, subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site plan.
- 2) The applicant shall obtain a building permit and complete construction within one year of the Administrative Adjustment approval. The site shall conform to all codes including but not limited to building, health and fire.
- 3) The setback reduction shall apply only to the setbacks as 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.
- 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 the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.

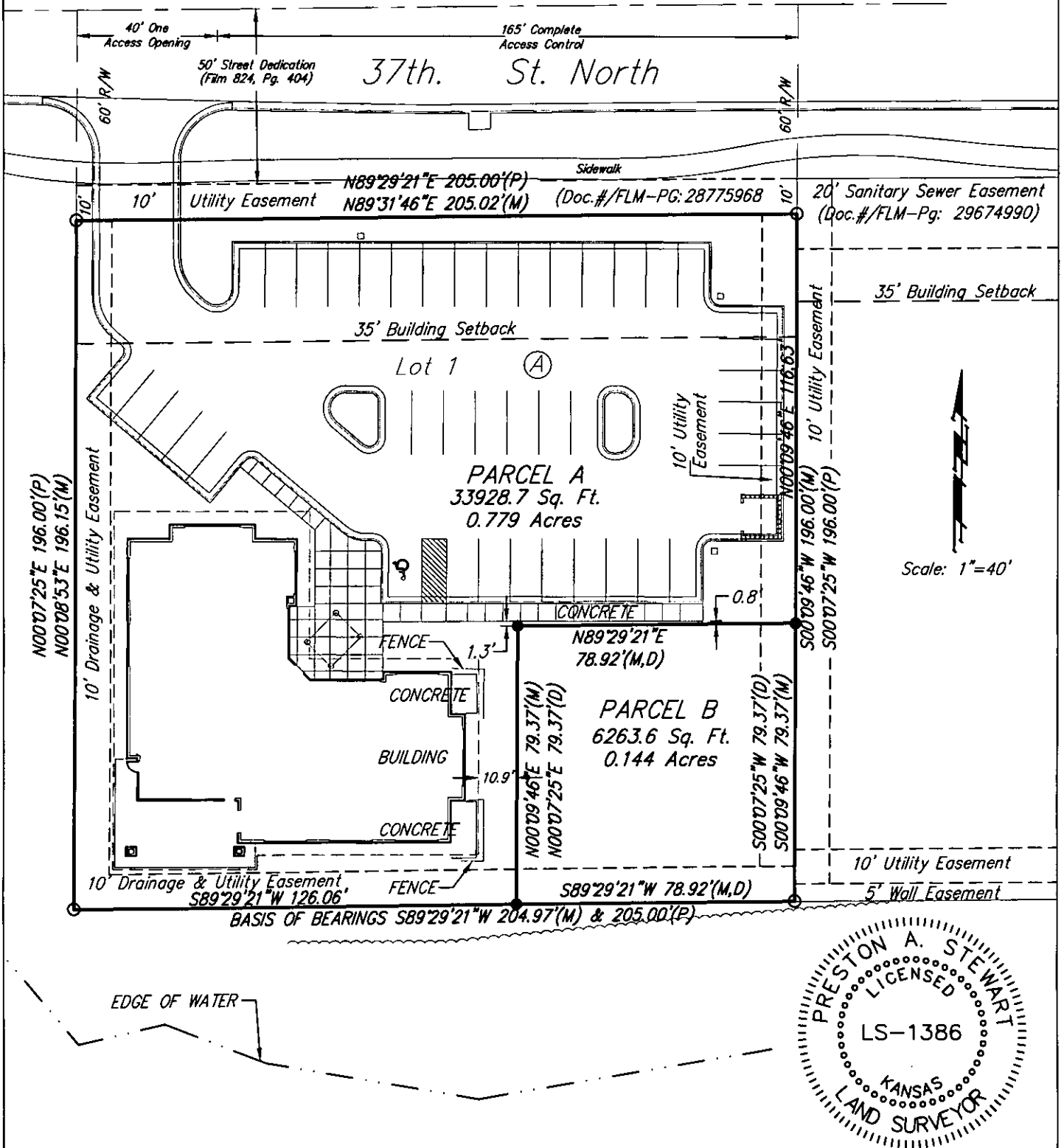
The "Development Application" sign should now be removed from the property.


Dale Miller, Director
Metropolitan Area Planning Department


Scott Enebel, Metropolitan Area Planning
Department

cc: MABCD
Bryan Frye, CM District V
Laura Rainwater, Community Service Representative, District V

Lot Split



- = #4 Rebar w/"Baughman" Cap Set
- = #4 Rebar w/"Baughman" Cap Found

Page 2 of 2

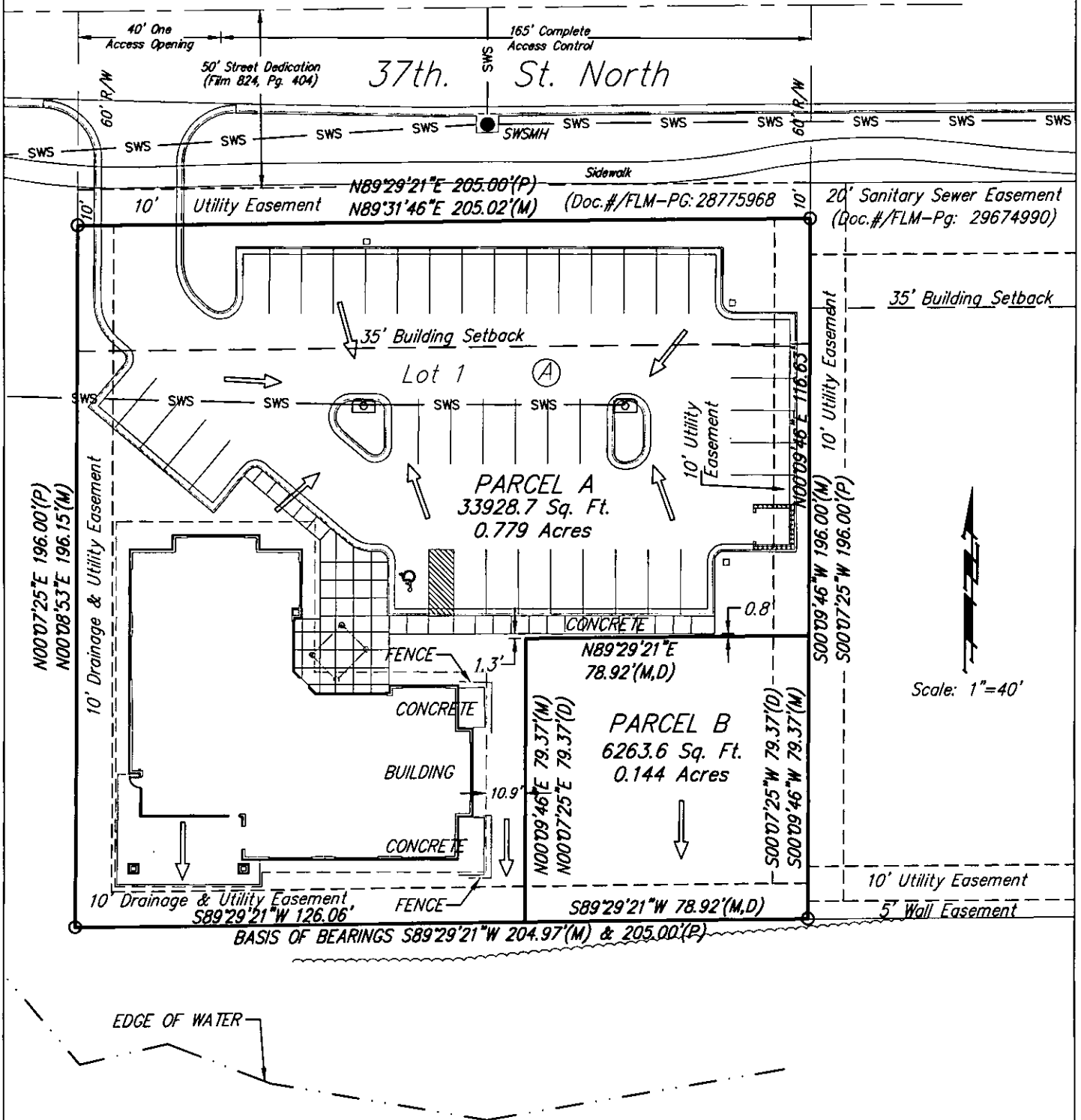
17-07-P301

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149

Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

DWG FILE: F:\survey\Lot Split\Haskinson 3rd_L-1_B-A_17-07-P301\Drawing\17-07-P301.dwg

Drainage Exhibit



Baughman Company, P.A.

315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149

Baughmar

ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

DWG FILE: F:\survey\Lot Split\Hoskinson 3rd_L-1_B-A_17-07-P301\Drawing\17-07-P301.dwg

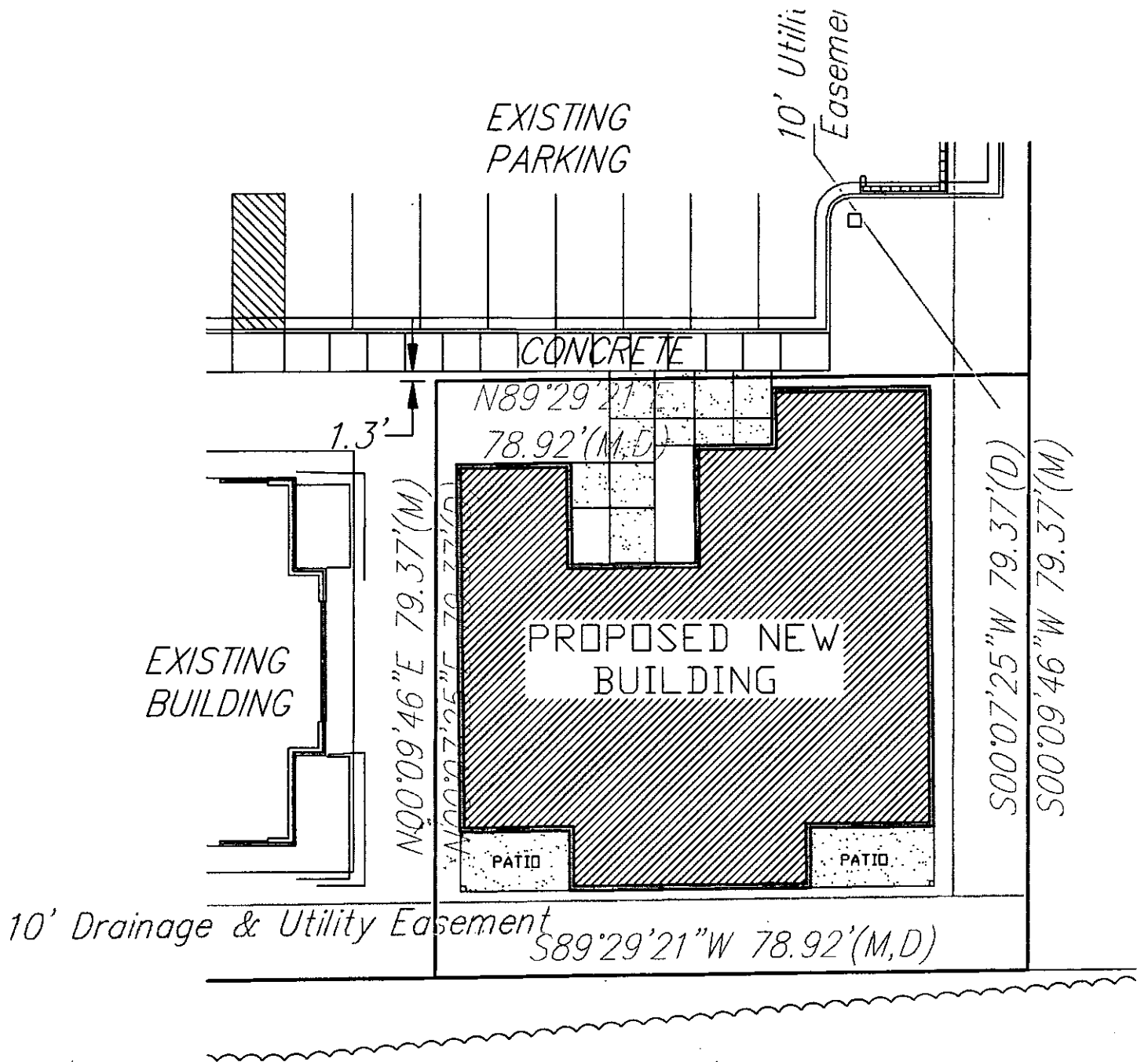
SWSMH ● Stormwater Sewer Manhole

SWS ——— SWS ——— Stormwater Sewer Line

[illegible]

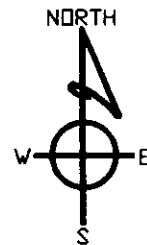
DWG FILE: F:\survey\Lot Split\Hoskinson 3rd L-1_B-A_17-07-P301\Drawing\17-07-P301.dwg

_____ WTR _____ WTR _____ *Water Line*
 _____ SS _____ SS _____ *Sanitary Sewer Line*



SITE PLAN

1" = 20'-0"



SITE PLAN

APPROVED 1/26/14 *blm*

Folger and Associates, Inc.

architecture

11001 Quail Creek, Derby, Kansas

316-706-9040

As per pedestrian crosswalk
and circulation plan

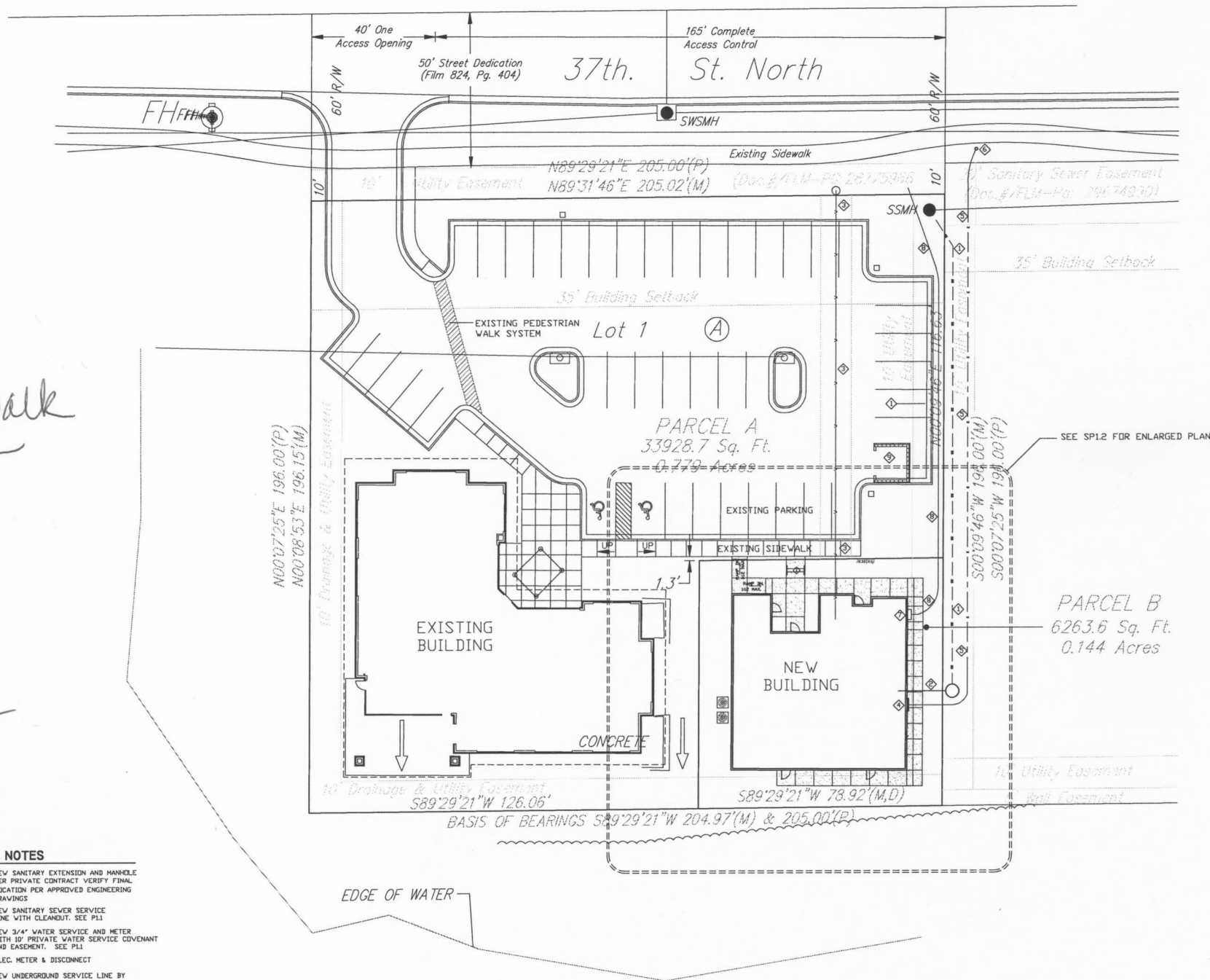
SITE PLAN

APPROVED 1/26/18 BY *[Signature]*

BZA 2018-02

SITE NOTES

- ① NEW SANITARY EXTENSION AND MANHOLE PER PRIVATE CONTRACT. VERIFY FINAL LOCATION PER APPROVED ENGINEERING DRAWINGS.
- ② NEW SANITARY SEWER SERVICE LINE WITH CLEANOUT. SEE P11.
- ③ NEW 3/4" WATER SERVICE AND METER WITH 10' PRIVATE WATER SERVICE COVENANT AND EASEMENT. SEE P11.
- ④ ELEC. METER & DISCONNECT.
- ⑤ NEW UNDERGROUND SERVICE LINE BY UTILITY CONTRACTOR.
- ⑥ EXISTING POWER POLE WITH TRANSFORMER WITH DIP TO NEW UNDERGROUND SERVICE LINE.
- ⑦ GAS METER. VERIFY LOCATION WITH UTILITY CONTRACTOR. DMIT SIDEWALK AT METER. MINIMUM WIDTH OF SIDEWALK 36" AT METER.
- ⑧ GAS SERVICE LINE. VERIFY LOCATION WITH UTILITY CONTRACTOR.
- ⑨ EXISTING MASONRY TRACH ENCLOSURE.



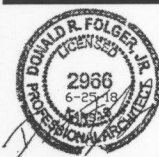
OVERALL SITE/UTILITY PLAN

1" = 20'-0"



Folger and Associates, Inc.
a r c h i t e c t u r e

11001 Quail Creek, Derby, Kansas 316-706-9040



**NEW OFFICE BUILDING
HGA ADVERTISING**
7511 W. 37TH STREET NORTH
WICHITA, KANSAS

- 11-20-17 PRELIM. LAYOUT
- 2-1-18 OWNER REVIEW
- 2-15-18 FOR ENG.
- 3-12-18 95% CHECK SET
- 4-16-18 PLAN REVIEW
- 6-14-18 PLAN REVIEW REVISIONS
- 6-25-18 CONDITIONAL PERMIT REVIEW

17006

SITE PLAN

SPI.1