



**Wichita-Sedgwick County Metropolitan Area Planning Department**

Sept 9, 2008

Ziegler Resources LLC  
Attn: Donald Ziegler  
1602 E 2<sup>nd</sup>  
Wichita, KS 67214

**Re: BZA2008-44: An administrative adjustment to reduce the number of parking spaces by 25% in GC zoning for a warehouse addition.**

**Legal Description: Lots 25, 27 and Vacated North 15 feet of Lot 29, Mathewson 4th Addition, Wichita, Sedgwick County, Kansas; generally located northeast of the intersection of 2<sup>nd</sup> and New York (1602 E 2<sup>nd</sup>).**

Dear Applicant,

We have reviewed your request for an Administrative Adjustment to reduce parking requirements from 11 to 8 spaces for the aforementioned property for a warehouse expansion.

The Unified Zoning Code allows an Administrative Adjustment to reduce parking requirements by up to 25% for remodeling projects. We find that reducing the required parking from 11 to 8 spaces on the aforementioned property meets the four conditions required by Section V-I.6 of the Unified Zoning Code as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: This request is for off-street parking for a warehouse expansion. Sufficient parking should be provided on site to mitigate negative impacts on public vehicular and pedestrian circulation in the vicinity.
- 2) Impact on existing uses in surrounding areas: Sufficient parking should be provided on site to meet the parking needs of the business. On-street parking is not available on 2<sup>nd</sup>, but is available on New York.
- 3) Compatibility with existing or permitted uses on abutting sites: The reduction in parking requirements is within allowable adjustments, and the proposed use is compatible with abutting uses, which are primarily commercial.
- 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.

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

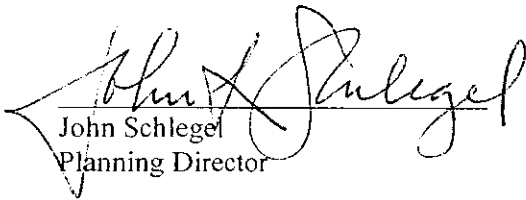
**T** 316.268.4421 **F** 316.268.4390

[www.wichita.gov](http://www.wichita.gov)

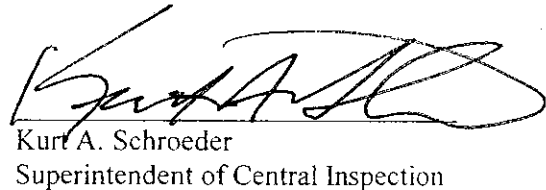
Our signatures below indicate that an Administrative Adjustment to allow a reduction in the parking requirements from 11 spaces to 8 spaces for the aforementioned property is hereby granted, subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site plan.
- 2) The parking area shall be paved and marked in accordance with the site plan.
- 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 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.



John Schlegel  
Planning Director



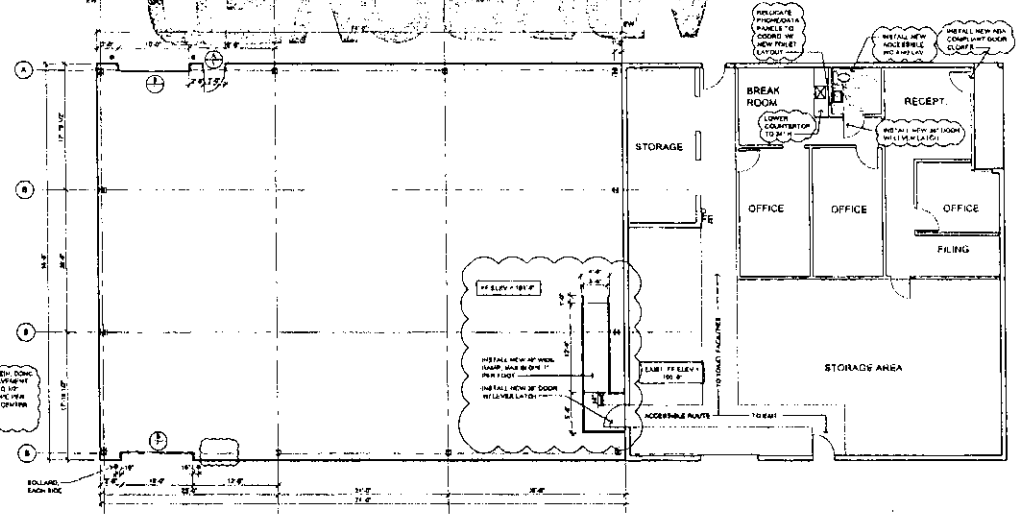
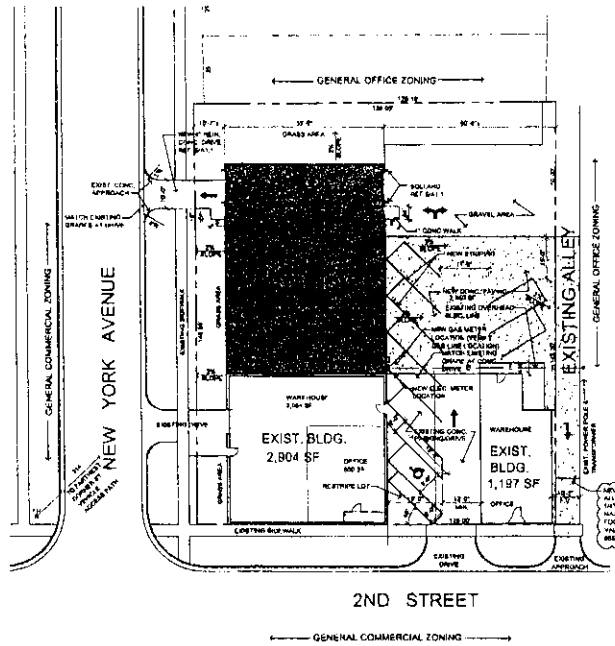
Kurt A. Schroeder  
Superintendent of Central Inspection

Enclosure

cc: Kurt Schroeder, Office of Central Inspection  
Paul Hays, Office of Central Inspection  
Lavonta Williams, WCC District 1, mail stop 1-13  
Lashonda Porter, District 1 DAB Assistant, mail stop 1-13

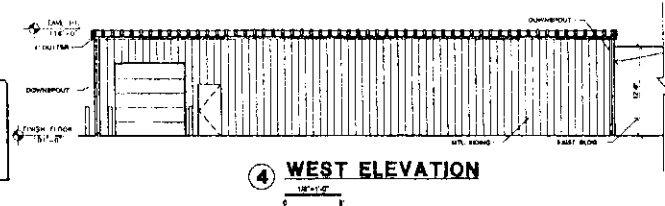
Date: 9.4.08

*Approved*  
**APPROVED**  
 SITE PLAN B2A2008-44

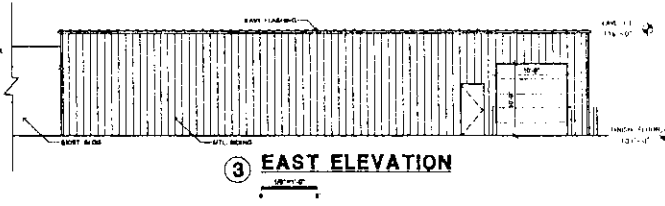


**(A) SITE PLAN**  
 1"=30'

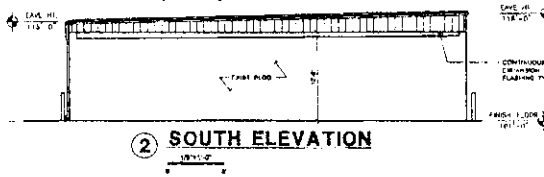
**(A) FLOOR PLAN**  
 1/8"=1'-0"



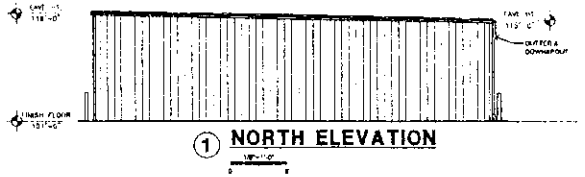
**(4) WEST ELEVATION**  
 1/8"=1'-0"



**(3) EAST ELEVATION**  
 1/8"=1'-0"



**(2) SOUTH ELEVATION**  
 1/8"=1'-0"



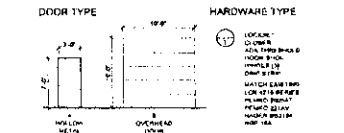
**(1) NORTH ELEVATION**  
 1/8"=1'-0"

LAND USE  
 WAREHOUSE OFFICE USE

PARKING CALCULATIONS  
 REPAIR SHOPS BUILDING  
 TOTAL REPAIR SPACES  
 25% ADMINISTRATION REDUCTION

**SITE GENERAL NOTES**

- GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE CONSTRUCTION. IF THERE ARE ANY DISCREPANCIES, THE ARCHITECT SHALL BE ADVISED.
- GENERAL CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES BEFORE CONSTRUCTION AND OBTAIN ALL PERMITS NEEDED TO DIG ON CITY AND/OR PRIVATE PROPERTY.



**SPANGENBERG PHILLIPS ARCHITECTURE**  
 127 N. Main, Suite 201, Wichita, KS 67202  
 TEL 316.267.4002 F 327.1509  
 www.spangenberg.com

**ZIEGLER ELECTRIC STORAGE ADDITION**  
 1802 E AND ST. N. WICHITA, KANSAS