CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

November 14, 2011

Kansas Masonic Home
Attn. Matt Bogner
401 S. Seneca
Wichita, KS 67213

Ruggles and Bohm, P.A.
Attn. Will Clevenger
924 N. Main
Wichita, KS 67203

Re: BZA2011-53: City Administrative Adjustment to reduce the rear compatibility setback along Martinson from 25 to 15 feet on property zoned B Multi-family Residential ("B"). Generally located east of Martinson and north of University (401 S. Seneca).

BEG 40 FT S & 35 FT W NE COR NE1/4 W 314.66 FT SLY 108.24 FT SW 130.15 FT SE 56.64 FT S 18.09 FT E 79.08 FT S 167.48 FT NW 59.1 FT S 227.83 FT W 333.12 FT NW 137.34 FT W 75.43FT TO E LI MARTINSON AVE S TO PT 730 FT S OF N LI NE1/4 E 878 FT N 690 FT TO BEG EXC PT DED FOR ST SEC 30-27-1E, Wichita, Sedgwick County, Kansas.

Dear Applicants:

We reviewed your request for a Zoning Adjustment to reduce the rear compatibility setback for an addition to the rear of the Masonic Home on the aforementioned property. From reviewing the application, we understand that you desire to construct a building addition within 15 feet of the rear property line. The Zoning Code Sec. III-B.9.d requires a minimum 15-foot rear building setback in the B zone. The Zoning Code Sec. IV-C.4 requires a compatibility setback on rear lot lines for development in MF-18 or less restrictive zoning when adjacent to property zoned TF-3 or more restrictive. The compatibility setback is 15 feet plus one foot for each five feet of lot width over 50 feet, but not to exceed 25 feet. The application area is adjacent to SF-5 zoning across Martinson Street, and the lot width is 690 feet, requiring a compatibility setback of 25 feet. Attached is a site plan depicting the proposed encroachment.

Section V-I.2.d of the Unified Zoning Code allows the compatibility setback to be reduced or waived when the provisions of that section and the Zoning Adjustment Criteria of Section V-I.6 are met. We find that the reduction of the rear compatibility setback as proposed meets the four criteria required by Section

V-1.6 as set out below:

1) Impact on safety and convenience of vehicular and pedestrian circulation: The setback encroachment should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity as no public right-of-way is affected and traffic volume is unchanged.

2) Impact on existing uses in surrounding areas: Adjacent residences are across Martinson Street, over 100 feet from the proposed building addition, and should not be impacted. Also, the proposed building addition design is residential in nature and should not detract from the surrounding neighborhood.

3) Compatibility with existing or permitted uses on abutting sites: The application area is to be developed with a residential-style building addition which will be compatible with uses on adjacent lots. The requested adjustment should not compromise the compatibility of existing or permitted 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 be no 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 rear compatibility setback for a building addition on the aforementioned property from twenty five to fifteen feet is hereby granted, subject to the following conditions:

1) The site shall be developed in general conformance with the approved site plan and elevation drawings.

2) The site shall be developed in conformance with all applicable codes, including but not limited to building, fire, and health codes.

3) The setback reduction shall apply only to the rear compatibility setback 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.

John L. Schlegel
Planning Director

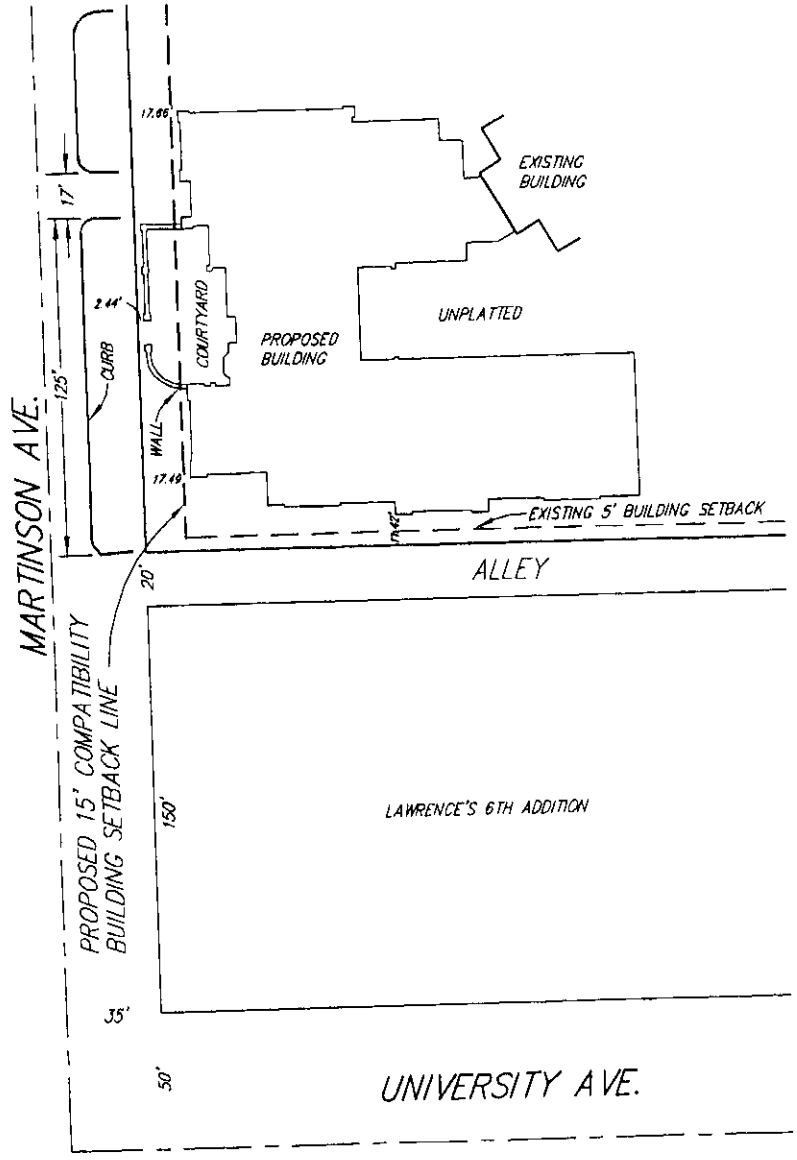
Kurt A. Schroeder
Superintendent of Central Inspection

Enclosures

cc: Kurt Schroeder, OCI
JR Cox, OCI
Paul Hays, OCI
Michael O'Donnell, District IV, mailstop 1-13

ADMINISTRATIVE ADJUSTMENT
SITE PLAN

BUILDING SETBACK REDUCTION



APPROVED

FOR ZONING SITE PLAN

Date: 11-16-11

REVISED: 11-16-11

ANDERSON KNIGHT ARCHITECTS

785 539 0806

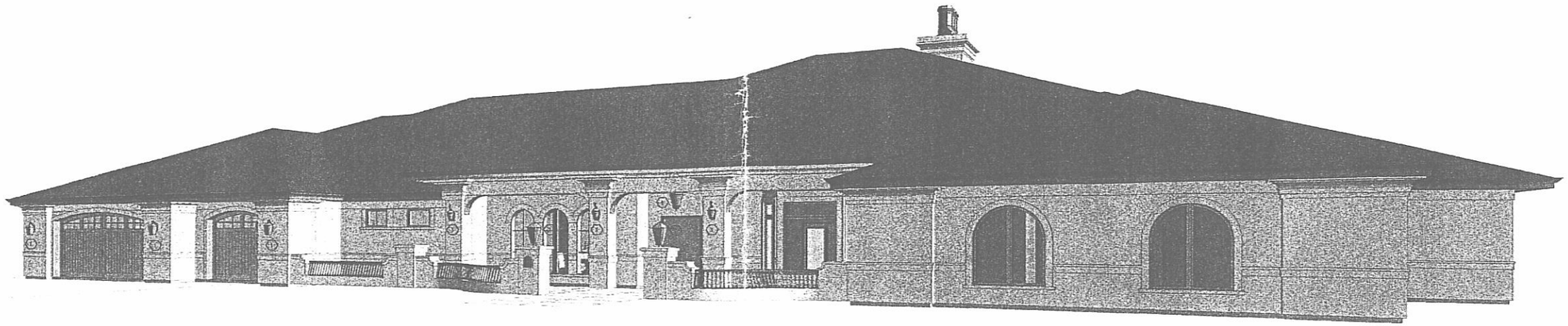
KMH
401 S. Seneca
Wichita, KS
67213

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

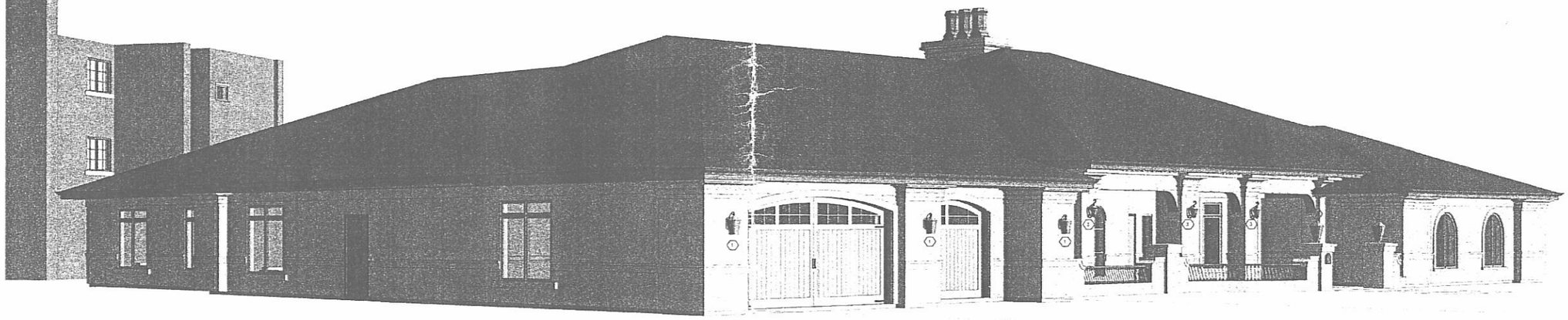
JOB NO: PROJECT NO
DATE: 00.00.0000
ISSUE RECORD:
REVISIONS:

Sheet Name
Sheet Name

A0.00



1 / Z1.00 SW View From Martinson



2 / Z1.00 NW View From Martinson

APPROVED
EXHIBIT-B ELEVATION

Date: 11-16-11

EXT. LIGHT FIXTURE STYLES

1. MURRAY FEISS OL5401BK- LIGHT WALL LANTERN, BLACK. AT GARAGE DOORS
2. MURRAY FEISS OL5408BK- 3-LIGHT POST, BLACK. AT ENTRANCE IN GARDEN WALL
3. MURRAY FEISS OL1901BK- 3-LIGHT WALL LANTERN, BLACK. AT ENTRY COLONADE
4. MURRAY FEISS OL1911BK- 4-LIGHT PENDANT, BLACK. AT FRONT PORCH CEILING

ANDERSON KNIGHT ARCHITECTS
2505 ANDERSON AVENUE
SUITE 201
MANHATTAN, KANSAS 66502
785.539.0806

Law Kingdon Architecture
Associate Architect
345 Riverview, Suite 208 Wichita, Kansas 67203
316.265.3232 www.lawkingdon.com

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PROGRESS DOCUMENTS NOT FOR CONSTRUCTION
10/21/2011 9:13:04 AM

Kansas Masonic Homes
20 Household

401 South Seneca Street
Witchita, KS 67213

JOB NO: 11023
DATE: 10.06.2011

ISSUE RECORD:

REVISIONS:

Exterior Views

Z1.00