CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

October 22, 2014

Thair Qaki
2333 N Burning Tree Street
Wichita, KS 67228

Fadel Alsoudi
9301 E. Shannon Woods Circle
Wichita, KS 67226

Re: **BZA2014-60: City Administrative Adjustment to reduce the rear yard setback Compatibility Standards for "LC" – Limited Commercial zoning adjacent to "TF-3" – Two-family Residential zoning and a 20% front yard setback reduction.**

Legal Description: LOT 6 AND S 20 FT LOT 7 EXC E 10 FT FOR ST, BLOCK 1 WESTBOROUGH 2ND ADDITION, Wichita, Sedgwick County, Kansas. The property is generally located North of W. Maple Street on the west side of S. West Street (225 S. West Street.)

Dear Applicant,

We reviewed your request for an Administrative Adjustment to reduce the Compatibility Standards rear yard from 20-feet to 1-foot and the front yard setback from 20-feet to 17-feet to redevelop a commercial site. We understand that you have requested the rear and front yard setback to be reduced to allow for a larger commercial building and to meet the parking and landscape requirements.

Section V-I.2.d and V-I.2.a of the Unified Zoning Code allows an Administrative Adjustment to reduce or waive the required compatibility Setback and reduce the front yard setback. We find that reducing the Compatibility Site Design Standards for dumpsters and trash receptacles from 20 feet to 16 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 location of a new commercial building 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 commercial building; landscape buffering will be maintained and street visibility will not be affected.

3) Compatibility with existing or permitted uses on abutting sites: The compatibility setback reduction for the new commercial structure with the landscape buffering between the properties to the west, will be compatible with existing and permitted uses near abutting TF-3 zoned sites.

4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way. 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 an Administrative Adjustment to reduce the compatibility rear yard setback from 20-feet to 1-foot and the front yard setback from 20-feet to 17-feet is hereby granted, subject to the following conditions:

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

2) The adjustment shall apply only to the compatibility setback for the trash enclosure and the front yard setback for the building as illustrated on the approved site plan. All other structures or additions on the subject property shall conform to the locations and setbacks permitted by the Unified Zoning Code unless a separate Zoning Adjustment or Variance are granted.

3) 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.

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, Director
Metropolitan Area Planning Department

Thomas J. Stolz, Director
Metropolitan Area Building and Construction Department

cc: J.R. Cox, MABCD
Jeff Blubaugh, CM District IV
Case Bell, NA District IV

ICS
INNOVATIVE CONSTRUCTION SERVICES, INC.
316-260-1644
1725 E. Waco#I
Wichita, KS 67216
Lic. 0001

- thinking outside the box -

CARTUNES AUDIO

225 S. WEST ST. WICHITA, KS

PROPERTY OF [illegible]

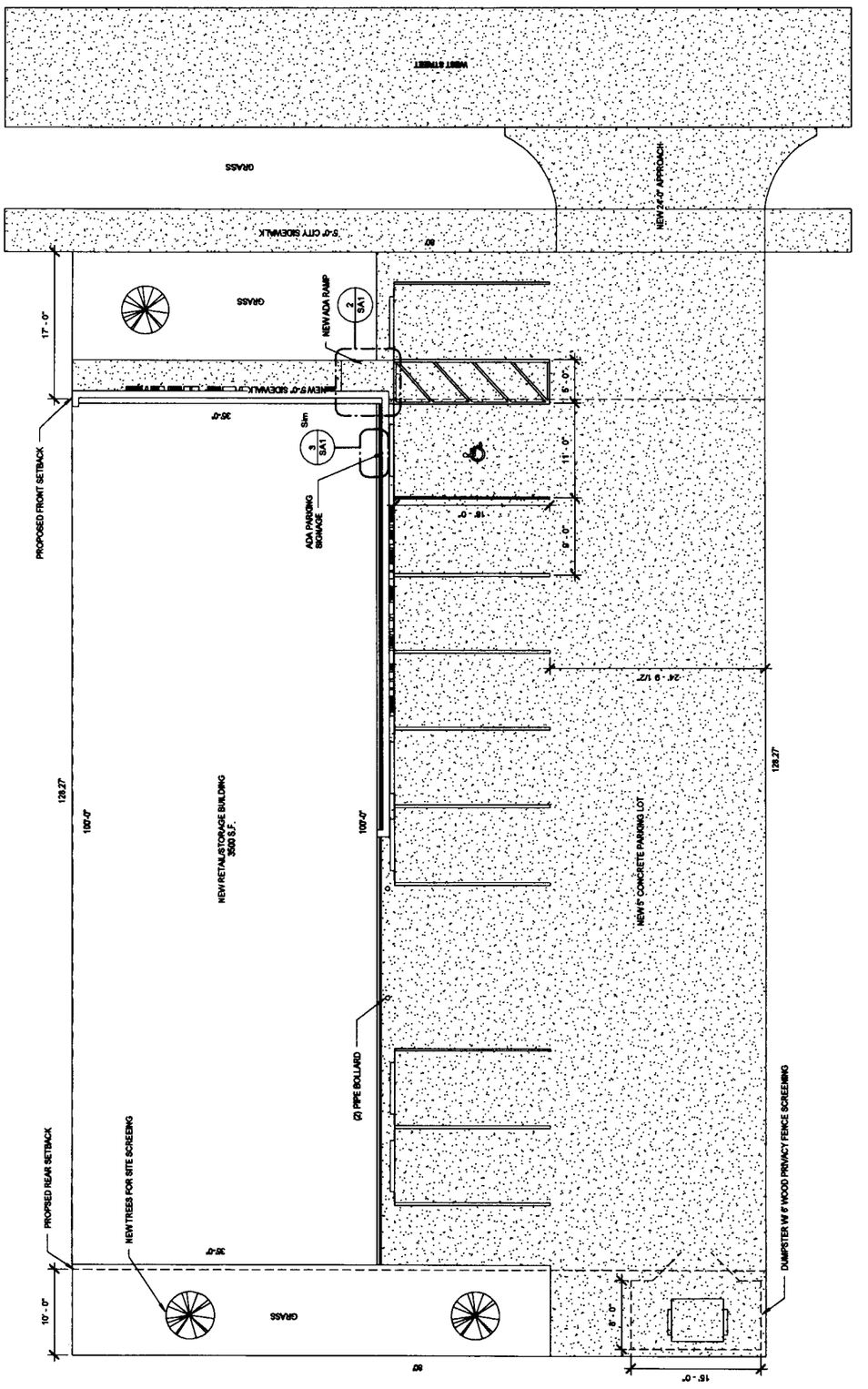
DATE : 10/01/14
DR. BY : CCP
PROJECT NO. 14-225
REVISIONS:

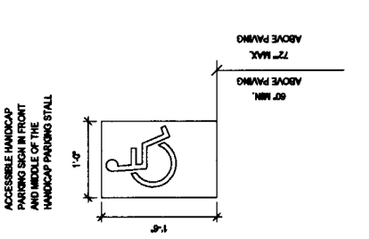
SHEET SA1

WOLF + ASSOCIATES ARCHITECTURE
1000 SOUTH HILL ST.
WICHITA, KANSAS 67211
TEL 1-316-755-1110
CELL 1-316-648-6911

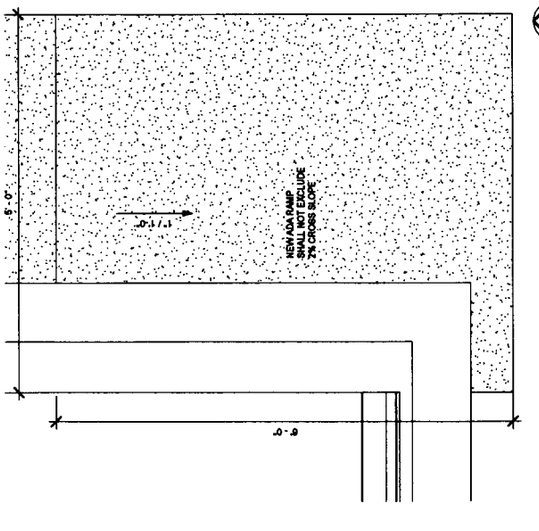
WILLIAM E. WOLF LICENSED 2991 KANSAS ARCHITECT

WILLIAM E. WOLF
REGISTERED ARCHITECT
KANSAS LICENSE NO. 2991





③ ADA SIGNAGE DETAIL
12" = 1'-0"



② ADA RAMP DETAIL
1" = 1'-0"

① Site
1/8" = 1'-0"

SITE PLAN

APPROVED 10/31/2014