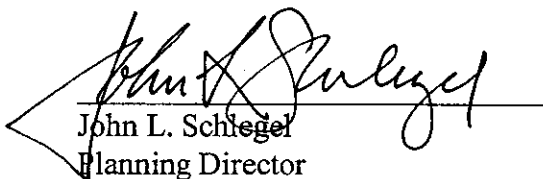


- 3) Compatibility with existing or permitted uses on abutting sites: Waiving the compatibility setback will have no change or affect on abutting sites. The park north of this site has existing landscaping along it's south border, park facilities are over 400 feet north of this site.
- 4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way; therefore, there should be no negative impact on the public health, safety or welfare nor will properties or improvements in the vicinity be materially injured.

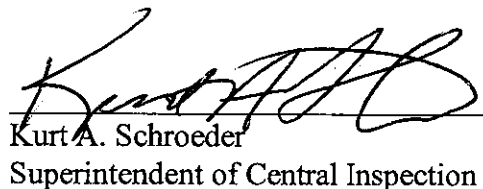
Our signatures below indicate that a Zoning Adjustment to waive the 25-foot compatibility for the aforementioned property is hereby GRANTED, subject to the following conditions:

- 1) The compatibility setback shall be waived only for the improvements shown on the approved site plan, and the site shall be developed in general conformance with the approved site plan.
- 2) 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

cc: Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection



FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

November 23, 2005

Wayne Warfel
Wichita Municipal Federal Credit Union
3730 W. 13th Street North
Wichita, KS 67203

Re: BZA2005-00076: Zoning Adjustment to waive the 25-foot compatibility setback between SF-5 and LC zoning for an accessory storage building.

Legal Description: Lot 1, Block 1, Farha Estates Addition, Wichita, Sedgwick County, Kansas. Generally located north of 13th Street North and 600 feet east of West Street (3730 W 13th Street).

Dear Mr. Warfel

We have reviewed your request for a Zoning Adjustment to waive the compatibility setback on the above-referenced property. From reviewing your application we understand that you propose to construct a new accessory storage building on LC zoned property with a five-foot setback from an SF-5 zoned park. Because Sec. IV-C.4. of the Unified Zoning Code requires a 25-foot compatibility setback from SF-5 zoned property, you have requested a Zoning Adjustment to waive the 25-foot compatibility setback.

Sec. V-I.2.d. of the Unified Zoning Code allows a Zoning Adjustment to reduce or waive the compatibility setback when the conditions required by Sec. V-I.6. are met. We find that waiving the compatibility setback on your property meets the four conditions required by Sec. 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 to waive a 25-foot compatibility setback between SF-5 and LC zoning in an area that does not provide vehicular or pedestrian access. Public vehicular and pedestrian circulation will not be affected.
- 2) Impact on existing uses in surrounding areas: The existing building setback will not change with this waiver of the compatibility setback. Waiver of the 25-foot compatibility setback should have no negative impacts on the existing uses in surrounding areas.