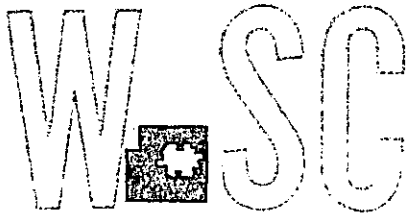


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

FILE COPY

March 30, 2000

Mr. Alonzo Nuñez
2227 N. Arkansas
Wichita, KS 67204

Re: Administrative Adjustment BZA2000-00006: An administrative adjustment to reduce the front building setback by 20 percent on property zoned "LC" Limited Commercial.

Legal Description: Lots 2 and 4, Arkansas Avenue, Crawford Addition to Wichita, Sedgwick County, Kansas. Generally located north of 21st Street North on the west side of Arkansas Avenue (2227 N. Arkansas).

Dear Mr. Nuñez:

We have reviewed your request for an Administrative Adjustment to allow the reduction of a front building setback by 20%. The front building setback requirement in the "LC" Limited Commercial zoning district is generally 20 feet. However, In areas where existing setbacks are less than the prescribed zoning setbacks, the setback may be calculated using the average setback of the existing buildings on the same side of the street for any given block. Along the west side of Arkansas Avenue between 21st Street North and 22nd Street north there are three buildings excluding your existing building that you intend to expand. The average setback of these buildings (liquor store, Dairy Queen, and O'Rileys auto parts) is 12 feet 6 inches. A 20% reduction of this setback would be 10 feet, which is as you requested. The site plan submitted with your application indicates that you wish to expand the existing building along with other improvements to the site.

The Unified Zoning Code allows an adjustment that would reduce the front setback by 20%. We find that the reduction of the front setback meets the four conditions required by Section V-I.6 of the Unified Zoning Code as set out below:

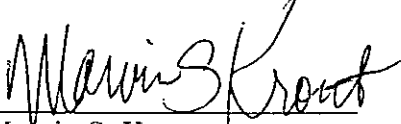
- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The reduction of the street-side setback would not effect the site lines of drivers along Arkansas Avenue. Additionally, the additional parking provided by the intended improvements would be beneficial for the area.

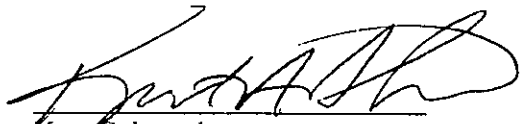
- 2) Impact on existing uses in surrounding areas: There should be no negative impact on the existing uses in surrounding areas as a result of the reduction of the front setback. This area contains mixed commercial and retail uses currently.
- 3) Compatibility with existing or permitted uses on abutting sites: The reduced front setback is compatible with setbacks in the surrounding area.
- 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 of improvements in the vicinity be materially injured.

Our signatures below indicate that an Administrative Adjustment to allow the reduction of the front setback to 10 feet is hereby granted subject to the following condition:

- 1) The construction of the new addition shall conform to the submitted site plan.

The zoning adjustment sign may now be removed from the property.

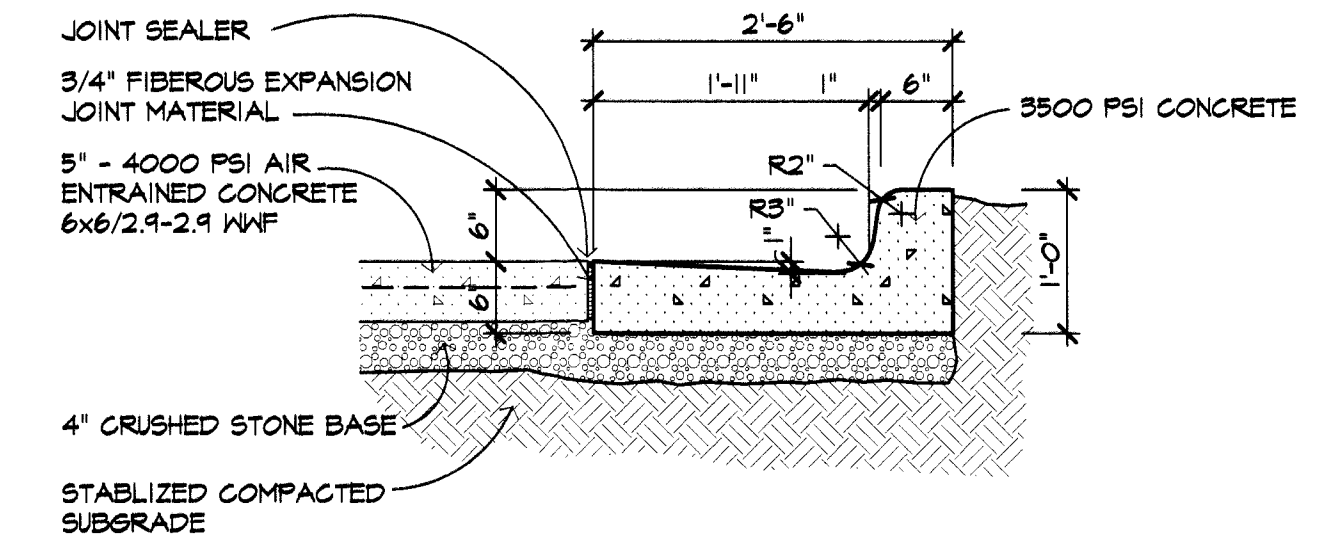
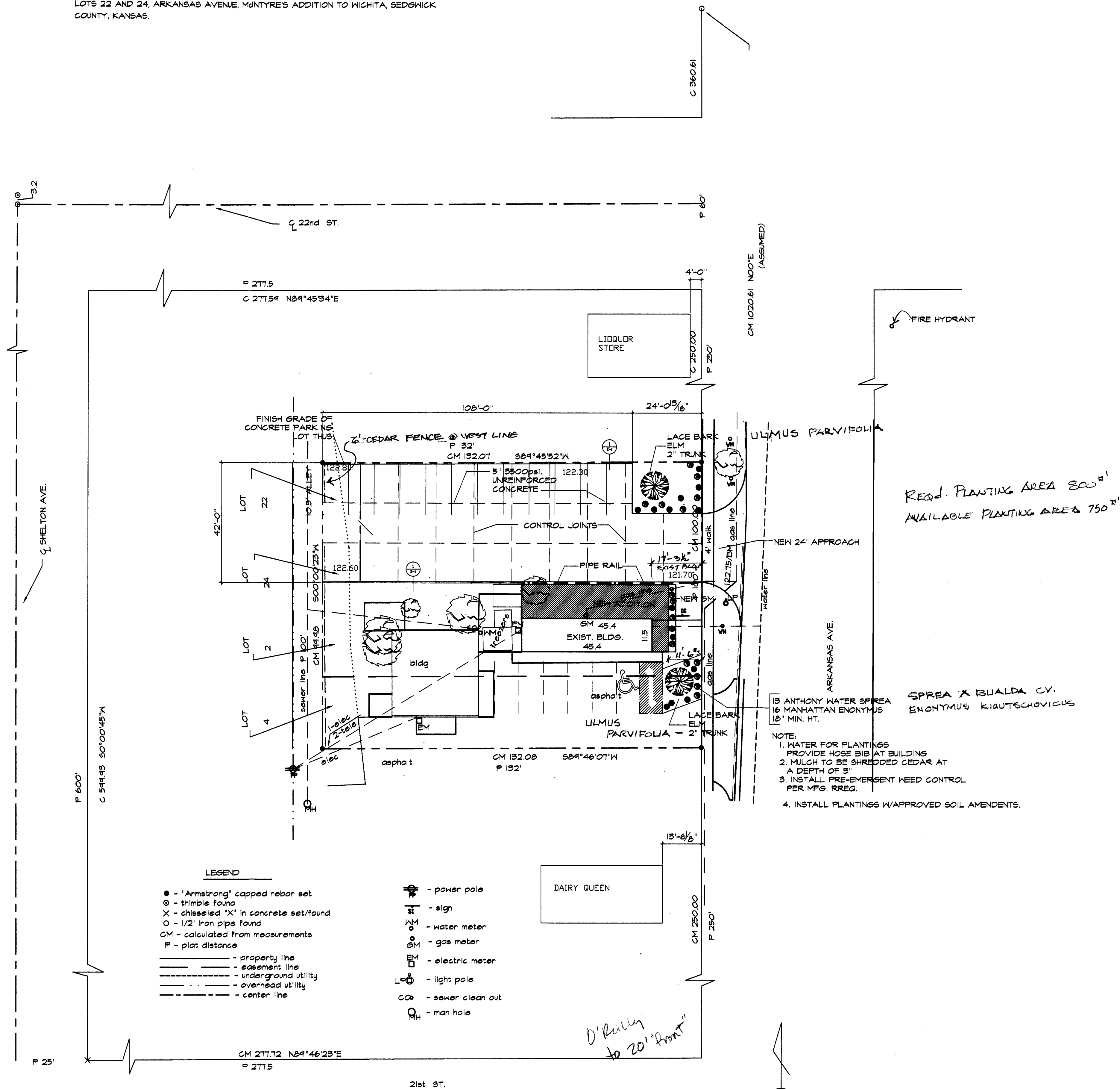

Marvin S. Krout
Director of Planning


Kurt Schroeder
Superintendent of Central Inspections

cc: Kurt Schroeder, Office of Central Inspections
Matt Lee, Office of Central Inspections
Max Christensen, Christensen Company, 8811 E.47th Street South, Wichita, KS 67037

LEGAL DESCRIPTION:
LOTS 2 AND 4, ARKANSAS AVENUE, CRAWFORD ADDITION, SEDGWICK COUNTY, KANSAS.

LOTS 22 AND 24, ARKANSAS AVENUE, MONTYRE'S ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.



SECTION 1

SCALE 3/4" = 1'-0"

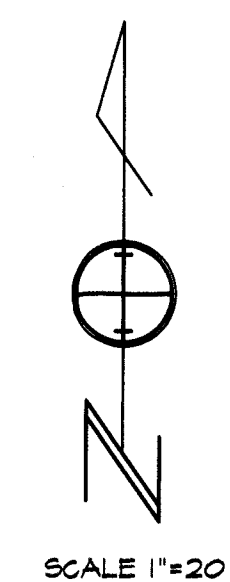
REQD. PLANTING AREA 800^{sq} ft
AVAILABLE PLANTING AREA 750^{sq} ft

SPREA X BUALDA CV.
ENONYMUS KIGUTSCHEVICUS

- NOTE:
1. WATER FOR PLANTINGS
PROVIDE HOSE BIB AT BUILDING
 2. MULCH TO BE SHREDDED CEDAR AT
A DEPTH OF 3"
 3. INSTALL PRE-EMERGENT WEED CONTROL
PER MFG. RREQ.
 4. INSTALL PLANTINGS W/APPROVED SOIL AMENDENTS.

- LEGEND
- - "Armstrong" capped rebar set
 - ⊙ - thimble found
 - X - chiseled "X" in concrete set/found
 - - 1/2" iron pipe found
 - CM - calculated from measurements
 - P - plat distance
 - - property line
 - - - - - easement line
 - - - - - underground utility
 - - - - - overhead utility
 - - - - - center line
 - ⚡ - power pole
 - ⊕ - sign
 - WM - water meter
 - GM - gas meter
 - EM - electric meter
 - LP - light pole
 - CO - sewer clean out
 - ⊙ - man hole

SITE PLAN
BZA2000-00006



3208 EAST DOUGLAS
WICHITA, KANSAS 67208
(316) 691-9963

MAX CHRISTENSEN ARCHITECT

LONGCHERIA EL PAISA ADDITION

2227 N. ARKANSAS
WICHITA, KANSAS



DATE: 10-17-98

REVISIONS:

SHEET NUMBER:

S-1
OF