



Wichita-Sedgwick County Metropolitan Area Planning Department

November 21, 2001

Julie Hedrick
USD 259
3850 N. Hydraulic
Wichita, KS 67219

FILE COPY

Re: BZA2001-00059: Administrative Adjustment to waive required screening.

Legal Description: Lot 1, Block 1, Griffith Elementary School Addition, Wichita, Sedgwick County, Kansas (1802 S. Bluff).

Dear Ms. Hedrick:

We have reviewed your request for an Administrative Adjustment to waive the required screening specified in Sec. IV-B.3.a. of the Unified Zoning Code for the above-referenced property. From reviewing your application, we understand that you desire to construct an elementary school on the property, which is adjacent to a golf course.

Sec. V-I.2.m. of the Unified Zoning Code allows an adjustment to waive the required screening specified in Sec. IV-B.3.a. of the Code when the building is located adjacent to a golf course. We find that a waiver of the screening requirements meets the four conditions required by Section V-1.6 of the Unified Zoning Code as set out below:

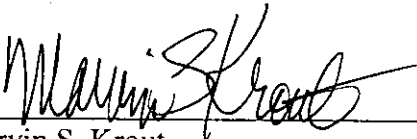
- 1) Impact on safety and convenience of vehicular and pedestrian circulation: Waiving the screening requirements will have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity.
- 2) Impact on existing uses in surrounding areas: There should be no negative impact on the existing uses in surrounding areas as a result of waiving the screening requirements, as the school is designed to utilize the views of the golf course and the lack of screening between the school and the golf course will not negatively impact any surrounding uses.
- 3) Compatibility with existing or permitted uses on abutting sites: The proposed school is compatible with abutting sites, and the lack of screening between the school and the golf course will not reduce the school's compatibility with surrounding uses.

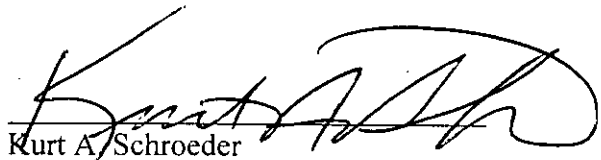
- 4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way, therefore, there should not be a negative impact on the public health, safety or welfare nor will properties or improvements in the vicinity be materially injured.

Our signatures below indicate that an Administrative Adjustment to waive required screening specified in Sec. IV-B.3.a. of the Unified Zoning Code for the above-referenced property is hereby granted, subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site plan.
- 2) Any violation of these conditions shall render the Administrative Adjustment null and void.

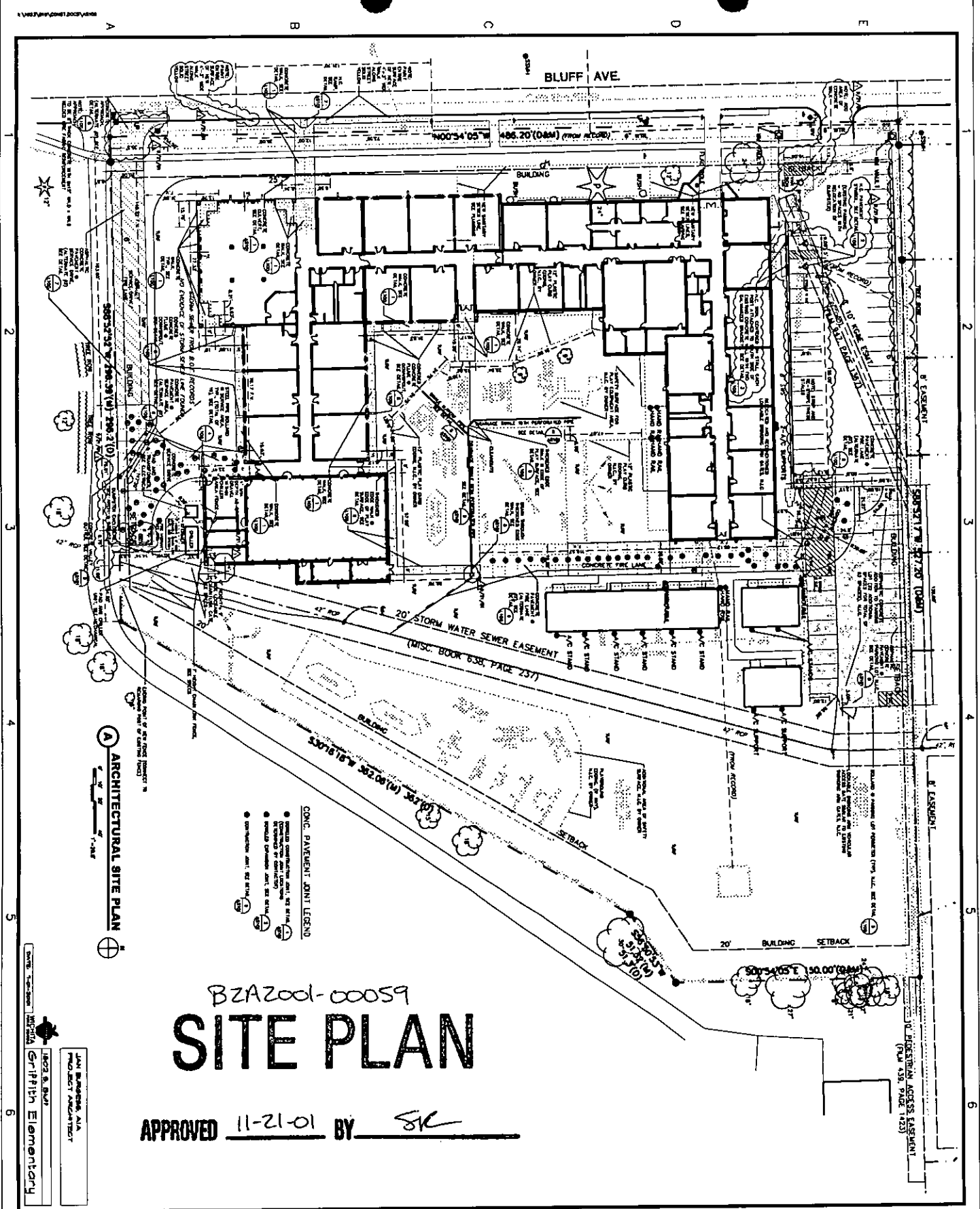
The zoning adjustment sign may now be removed from the property.


Marvin S. Krout
Planning Director


Kurt A. Schroeder
Superintendent of Central Inspection

Enclosure

cc: Jan Burgess, Gossen Livingston, 420 S. Emporia, Wichita, KS 67202
Ken Arnold, Shaefer, Johnson, Cox, & Frey, 257 N. Broadway, Wichita, KS 67202
Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
J.R. Cox, Office of Central Inspection



BZA2001-00059

SITE PLAN

APPROVED 11-21-01 BY SK

ARCHITECTURAL SITE PLAN

- CONC. PAVEMENT JOINT LEGEND
- REINFORCED CONCRETE JOINT, SEE DETAIL
 - REINFORCED CONCRETE JOINT, SEE DETAIL
 - REINFORCED CONCRETE JOINT, SEE DETAIL
 - REINFORCED CONCRETE JOINT, SEE DETAIL

JAN BRADSHAW, AIA
PROJECT ARCHITECT
1802 S. BIRD
Griffith Elementary

**GRIFFITH ELEMENTARY
USD 259 BLDG. # 380
WICHITA, KANSAS**

NO.	DATE	DESCRIPTION
1	11/21/01	AS100
2		

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Architects
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