



Wichita-Sedgwick County Metropolitan Area Planning Department

July 16, 2001

Mr. Chris N. Tillson, AIA
Howard and Helmer Architects P.A.
3500 N. Rock Road, Bldg 500
Wichita, KS 67226

FILE COPY

Re: BZA2001-35: Administrative Adjustment to increase the allowable height of a church by 10 percent, from 35' to 38' 6".

Legal Description: Chapel Hill Addition, Block 1, Lot 1, Wichita, Sedgwick County, Kansas. Address of 11,660 E. 13th Street. Generally located north and west of E. 13th Street K-96.

Dear Mr. Tillson:

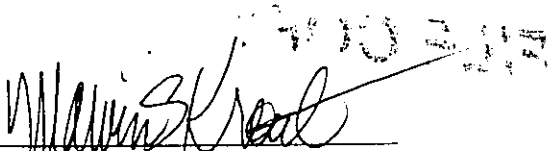
We have reviewed your request for an Administrative Adjustment to approve an allowable height increase of 10 percent, from 35' to 38' 6", for the Chapel Hill Fellowship church building. You state in your application that you believe the additional height will not adversely affect the surrounding neighborhood. We find that the application area, zoned SF-5, sits on a 20-acre site, is located across Chapel Hill Road from an LC zoned district, and sits over 200 feet from platted residential lots.

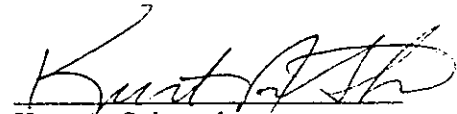
The Unified Zoning Code allows an Administrative Adjustment for increasing the maximum height permitted by the property development standards of the zoning district by up to 20 percent. We find that the requested height increase of 10 percent meets the four conditions required by Section V-I.6 of the Unified Zoning Code as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The building height increase in no way affects public vehicular or pedestrian circulation.
- 2) Impact on existing uses in surrounding areas: As the application area sits over 200 feet from platted residential lots, the building height increase does not have a negative impact on surrounding properties.
- 3) Compatibility with existing or permitted uses on abutting sites: The building height increase is compatible with the existing and permitted uses.

- 4) Effect on public health, safety or welfare: As the application area is a 20-acre site, the building height increase does not have a negative impact on public health, safety, or welfare.

Our signatures below indicate that an Administrative Adjustment to approve a height increase of 10 percent, from 35' to 38' 6", for the Chapel Hill Fellowship church is hereby granted. The granting of this Administrative Adjustment is subject to the requirement that the building be constructed in accordance with the submitted plans dated May 24, 2001. The zoning adjustment sign may now be removed from the property.


Marvin S. Krout
Planning Director


Kurt A. Schroeder
Superintendent of Central Inspection

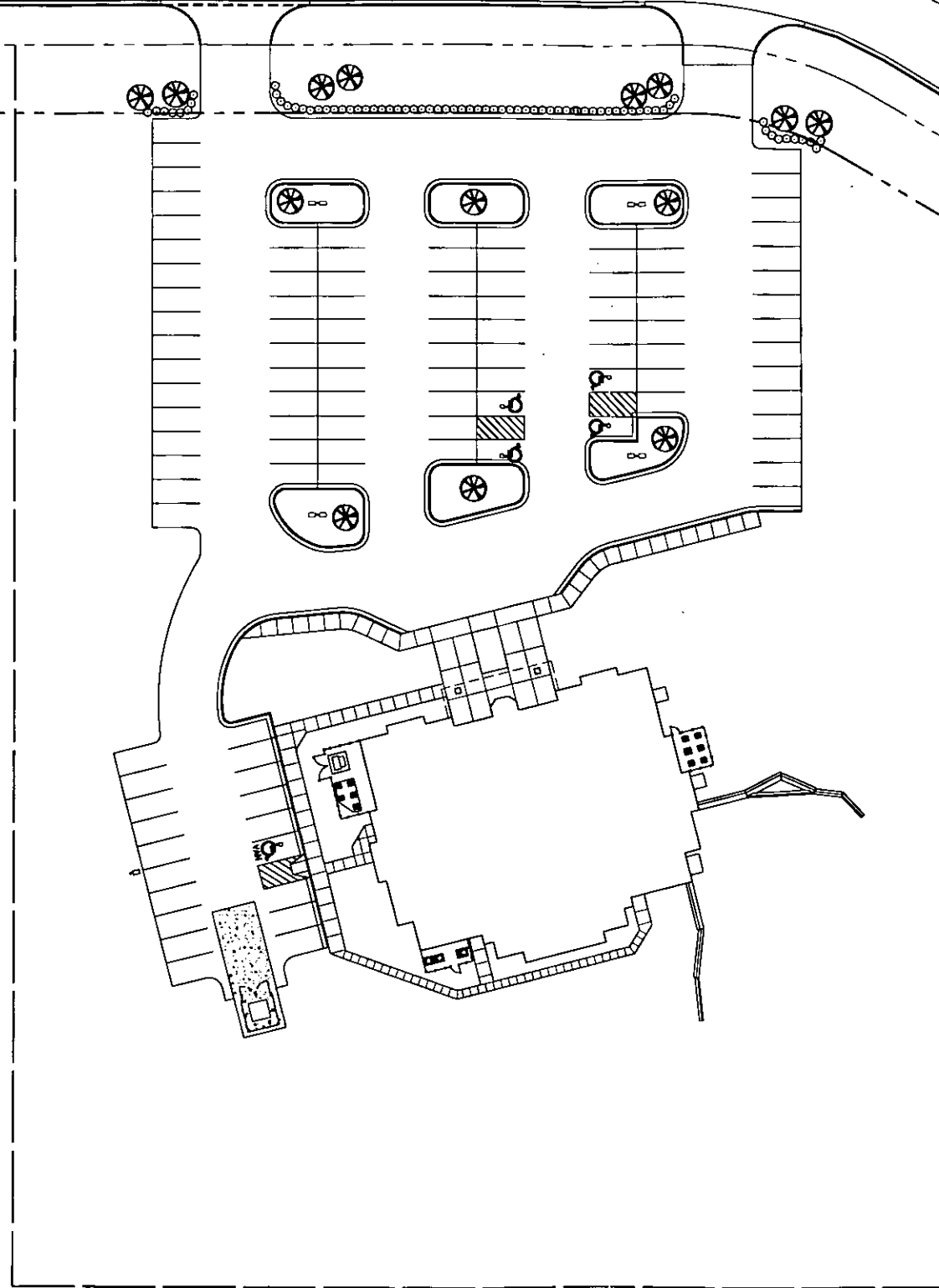
Cc: John Crumb, Chapel Hill Fellowship
Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
J.R. Cox, Office of Central Inspection

PEL HILL

CHAPEL HILL RD.

FILE COPY

Temporary Emergency Access Easement
State Instrument



ENLARGED SITE PLAN

1

1" = 60'-0"

CHAPEL HILL UNITED METHODIST CHURCH

PROJECT #: 00199.00

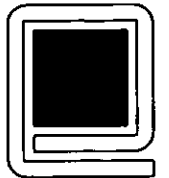
DATE: 5/24/01

SCALE: 1" = 60'-0"

BY: CT

HOWARD & HELMER
architects, p.a.

3500 north rock road, bldg. 500
wichita, kansas 67226
(316) 634-1111 fax (316) 634-1016



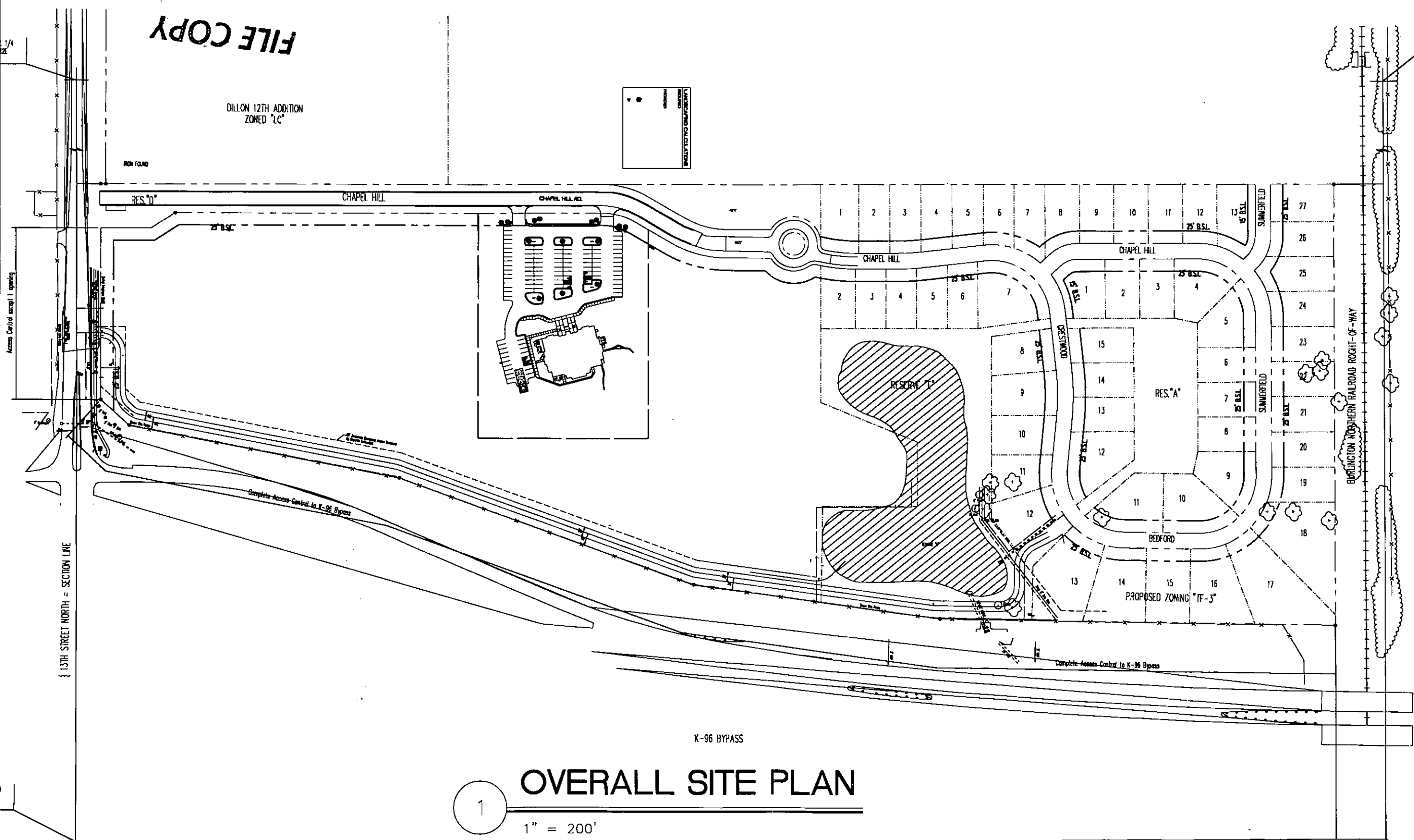
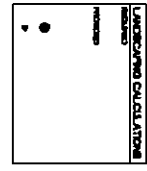
SHEET NO.

A-2

OF: SIX

FILE COPY

DILLON 12TH ADDITION
ZONED "LC"

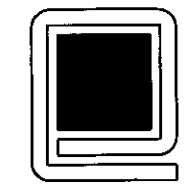


1

OVERALL SITE PLAN

1" = 200'

K-96 BYPASS



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CHAPEL HILL UNITED METHODIST CHURCH

PROJECT #: 00199.00

DATE: 5/24/01

SCALE: 1" = 100'-0"

BY: CT

SHEET NO.

A-1

OF: SIX