



FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

June 20, 2001

Robert M. Boorigie
2853 S. Hillside
Wichita, KS 67216

Re: **BZA2001-00034**: Administrative adjustment to reduce compatibility setbacks.

Legal Description: Lot 1, Precision Metal Craft Addition, Wichita, Sedgwick County, Kansas. Generally located west of the intersection of Ross Parkway and Hillside (2853 S. Hillside).

Dear Mr. Boorigie:

We have reviewed your request for an Administrative Adjustment to reduce compatibility setbacks for a proposed warehouse building on the aforementioned property. From reviewing your application, we have determined that you intend to construct a 19,600 square foot warehouse building that is not in conformance with the required 25-foot compatibility setback along the west and north property lines where your property abuts property zoned "SF-5" Single Family Residential. Instead, you propose for the building to be setback 15 feet from the west property line and 20 feet from the north property line. You state in your application that you propose to place the warehouse building in this location in order to allow for needed parking and required access to the new building.

The Unified Zoning Code allows an Administrative Adjustment to reduce compatibility setbacks. We find that reducing the compatibility setback to 15 feet on the west property line and 20 feet on the north property line meets the four conditions required by Section V-1.6 of the Unified Zoning Code as set out below:

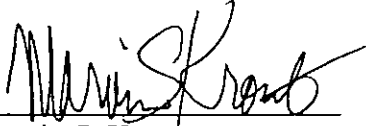
- 1) **Impact on safety and convenience of vehicular and pedestrian circulation**: This request is to reduce compatibility setbacks along the rear and side property lines. Public vehicular and pedestrian circulation should not be negatively impacted. In fact, vehicular access likely will be improved by a reduction of the compatibility setbacks.

- 2) Impact on existing uses in surrounding areas: The property to the west is a creek and the property to the north is church. Neither existing use should be negatively impacted by the reduction of the compatibility setback.
- 3) Compatibility with existing or permitted uses on abutting sites: Although the abutting property is zoned for residential uses, the property to the west cannot be developed since it is a creek bed and the property to the north is already developed with a non-residential use. Therefore, a reduction of the compatibility setback will not reduce the compatibility of the proposed building with abutting sites.
- 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.

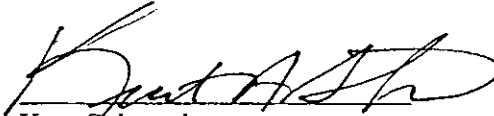
Our signatures below indicate that an Administrative Adjustment to reduce the compatibility setback to 15 feet on the west property line and 20 feet on the north property line for the aforementioned property is hereby granted, subject to the following conditions:

- 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.

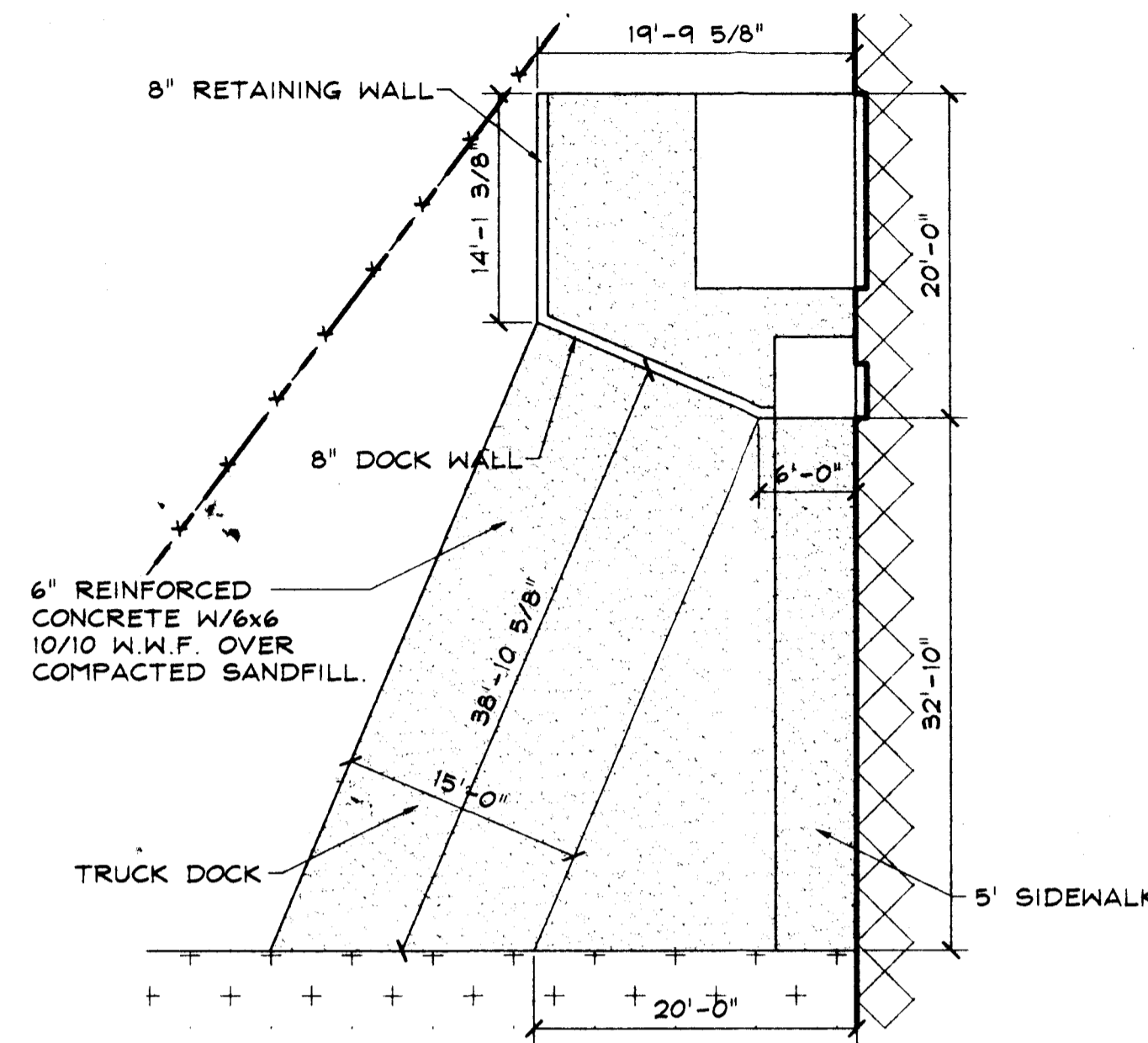


Marvin S. Krouf
Director of Planning

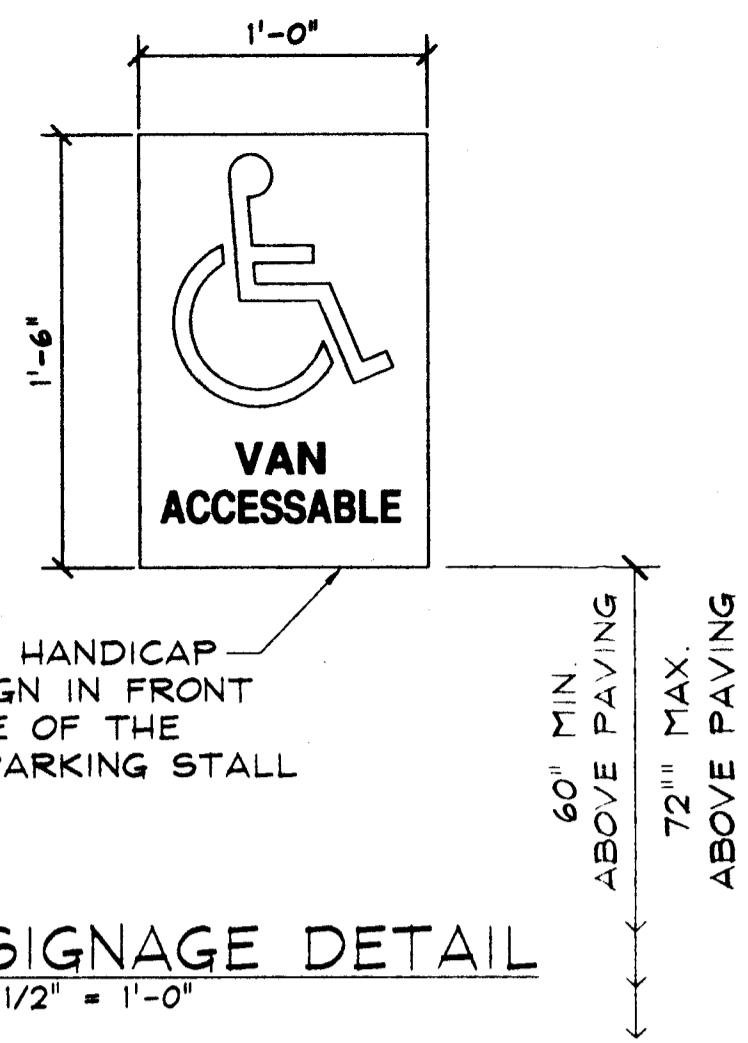


Kurt Schroeder
Superintendent of Central Inspection

cc: Evans Building Co., Inc., c/o Bill Johnson, P.O. Box 12086, Wichita, KS 67277
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

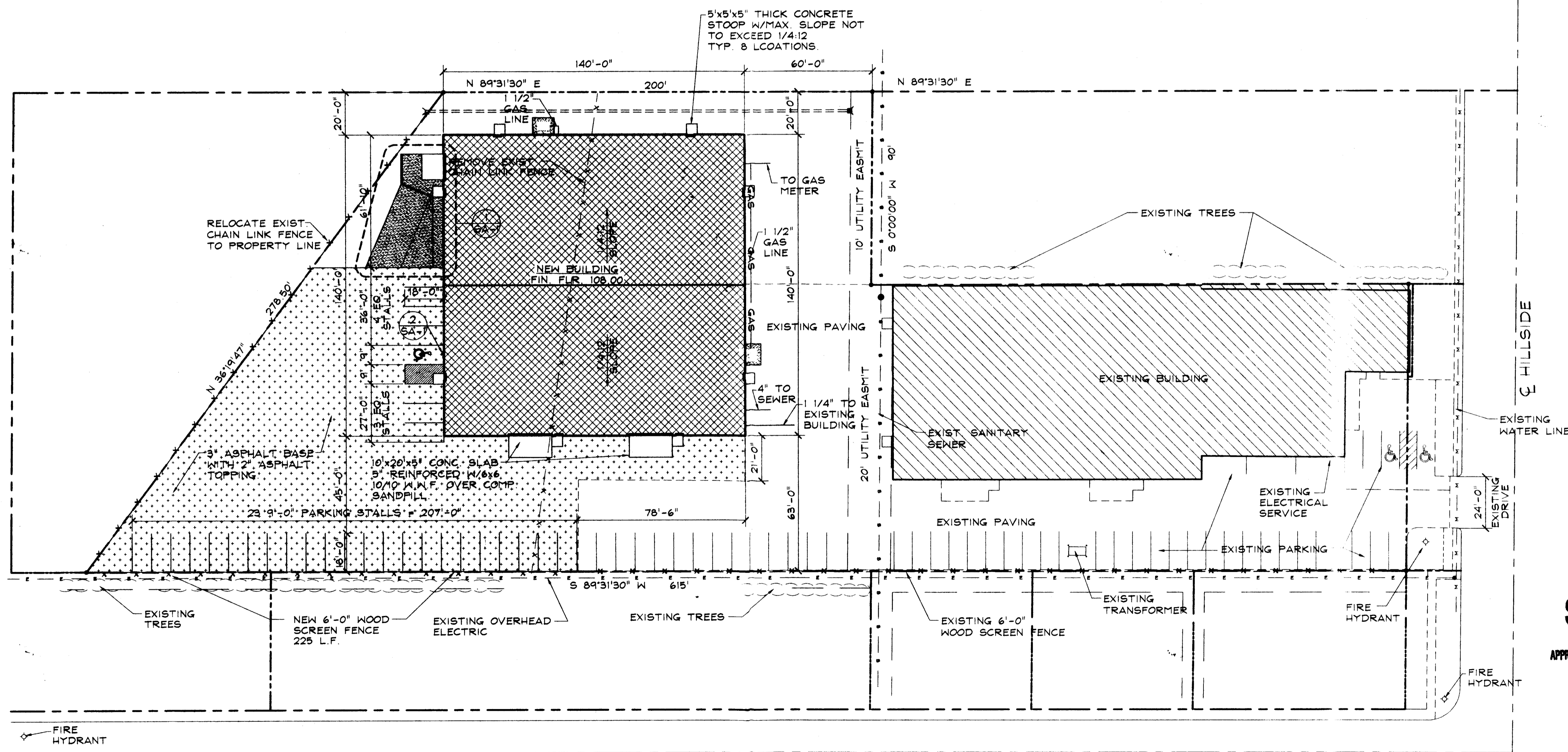


① DOCK DETAIL
1" = 10'



② SIGNAGE DETAIL
1 1/2" = 1'-0"

DATA BLOCK		
SITE	BUILDING	MECHANICAL
LEGAL DESCRIPTION: LOT 1, PRECISION METAL CRAFT ADDITION, SEDGWICK COUNTY, KANSAS	FLOOR AREA: WAREHOUSE 19,600 S.F.	PLUMBING: (2) H.C. LAVATORIES, (2) H.C. WATER CLOSETS, (2) URINALS, (1) FLOOR DRAIN, (1) 3/4" ROUND WASHFOUNT, 40 GAL. ELECTRIC WATER HEATER
ZONING: LIGHT INDUSTRIAL	OCCUPANCY: S-2	SPRINKLERS: NONE
PARKING: REQUIRED PARKING STALLS: 19 PROVIDED: VAN ACCESSIBLE PROVIDED: 1 EXISTING PARKING STALLS: 45 EXISTING VAN ACCESSIBLE: 2 TOTAL PROVIDED: 78	BUILDING TYPE: 2N	FIRE HYDRANT: YES - REF. SITE PLAN
	DESIGN LOADS: BUILDING DESIGNED PER U.B.C. 1997 EDITION ROOF LIVE LOAD - 20 P.S.F.; 5' S.F. DEAD LOAD - 80 MPH WIND LOAD - EX. 'B'	ELECTRICAL: (1) 800 AMP 277/480 VOLT SERVICE CONSISTING OF (2) 400 AMP PANEL BOARDS, (1) PANELBOARD TO FEED 400 AMP 120/208 VOLT PANELBOARD VIA 75 KVA TRANSFORMER.



SITE PLAN
1" = 30'-0"

BZA 2001-00034
SITE PLAN

APPROVED 6-20-01 BY *[Signature]*
MAPD Copy

EVANS
EVANS BUILDING CO., INC.
WICHITA, KANSAS 67277
9801 W. YORK

Wichita, KS
2853 S. Hillside

PRECISION METAL CRAFT

PROPERTY
EVANS BUILDING COMPANY, INC.
UNLAWFUL TO REPRODUCE
Wichita City License No. 28
Sedgwick Co. License No. 00048

WILLIAM E. WOLF
LICENSED ARCHITECT
KANSAS
PROFESSIONAL ARCHITECT

REVISIONS
NO. DATE DWN

DATE: 4/6/01
DR. BY:
CK. BY:

PROJECT NO.
00-166
SHEET
SA-1
DEADFILE
BOX #: