



FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

May 1, 2002

Don Coleman
P.O. Box 699
Goddard, KS 67052

Re: BZA2002-00021: Administrative Adjustment to reduce the front setback.

Legal Description: Lots 2, 4, 6, & 8, Block B, Isabella Addition, Wichita, Sedgwick County, Kansas. Generally located south of Harry and west of Southwest Blvd. (3333 W. Harry).

Dear Mr. Coleman:

We have reviewed your request for an Administrative Adjustment to reduce the front setback on the above-referenced property. From reviewing your application, we understand that you desire to construct an office/warehouse building on the property; however, the property is platted such that the front of the platted lots is along Leonine, which is unpaved, and the side of the zoning lot is along Harry, which is a four-lane arterial street. We further understand that since you desire the building to face Harry, you are requesting a minor reduction of the front setback along Leonine since it will function as a side yard for your proposed office/warehouse development.

Sec. V-I.2.a. of the Unified Zoning Code allows an adjustment to reduce setbacks by up to 20 percent when the conditions required by Sec. V-I.6. of the Code are met. We find that the reduction of the front setback from 20 feet to 19 feet meets the four conditions required by Sec. V-I.6 of the Code as set out below:

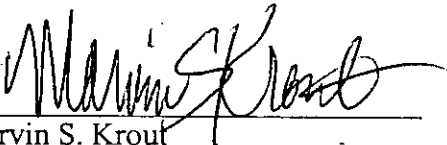
- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed encroachment should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity as sufficient area will remain in the 19-foot front yard to provide for passenger vehicle parking without encroaching into the right-of-way.
- 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, as sufficient separation between buildings is maintained and sight lines of existing structures will not be obstructed.

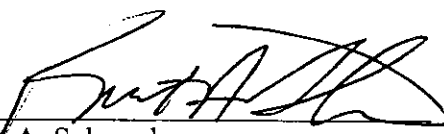
- 3) Compatibility with existing or permitted uses on abutting sites: The proposed office/warehouse building is compatible with abutting sites, which also are developed in a similar fashion, and a minor reduction of the front setback will not impact the compatibility among sites.
- 4) Effect on public 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 front setback from 20 feet to 19 feet 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, which has been modified to reduce the sidewalk by 1 foot and the parking circulation aisle by 1 foot to provide for a 2-foot landscape strip along Harry.
- 2) The site shall be developed in accordance with an approved landscape plan that permits a reduction of the landscaped street yard requirements of Sec. 10.32.030 of the Landscape Ordinance. The landscape plan shall provide a 2-foot landscape strip along Harry for planting landscaping complying with the parking lot screening provisions of Sec. 10.32.050 of the Landscape Ordinance. Additionally, the landscape plan shall provide 4 ornamental trees along the Harry frontage within the right-of-way but as close as practical to the property line to avoid conflict the existing water line.
- 3) Upon a determination that a violation of these conditions has occurred, the Administrative Adjustment may be declared 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: Steve Kelly, 1218 Northshore Ct., Wichita, KS 67212
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
Donna Goltry, MAPD



4.15.12

ISSUE DATE
PRELIM. REVIEW 3/25/02
REVISIONS 3/26/02
CONDITIONAL PERMIT 4/2/02
ADMIN. ADJUSTMENT 4/15/02

NEW BUILDING
OFFICE/WAREHOUSE
HARRY and LEONINE
WICHITA, KANSAS

**Kaufman
Design
Group**

ARCHITECTURE

9009 west 9th street
wichita, ks 67212
(316) 729-8235
(316) 721-4476 fax
skaufman@ksable.com

SHEET TITLE
SITE ARCHITECTURAL PLAN

SHEET NUMBER

SA1
OF SHEETS

OFFICE/WAREHOUSE

HARRY AND LEONINE
WICHITA, KANSAS

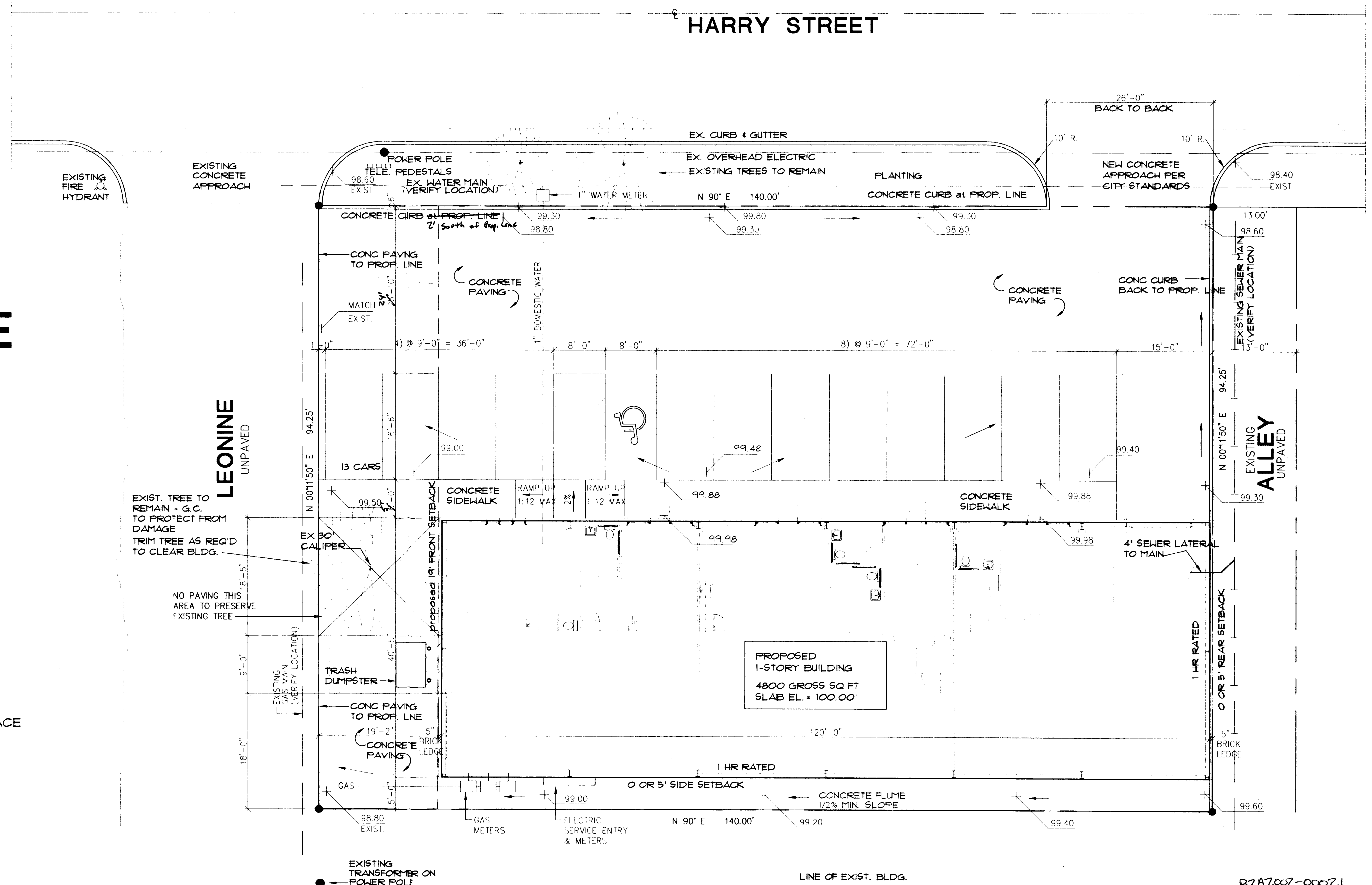
TAX KEY NUMBER: -
CODE COMPLIANCE: 2000 IBC

OCCUPANCY: GROUP 'B' BUSINESS
TYPE OF CONSTRUCTION: TYPE V

LEGAL DESCRIPTION
LOTS 2, 4, 6, AND 8, BLOCK B, ISABELLA ADDITION TO
WICHITA, SEDGWICK COUNTY, KANSAS.

ZONED: LIGHT INDUSTRIAL
PARKING REQ'D: 1 SPACE PER 250 SF OFFICE SPACE
195 SF / 250 = 3.18 = 4
1 SPACE PER 2000 SF WAREHOUSE SPACE
4000 SF / 2000 = 2.0
6 PARKING STALLS REQUIRED
13 PARKING STALLS REQUIRED
INCLUDING 1 VAN ACCESSIBLE STALL

SITE AREA: 13,195 S.F.
IMPERVIOUS AREA: 12,900 S.F. (97.1%)



A SITE ARCHITECTURAL PLAN
SCALE 1" = 10'-0"

B2A2002-00021
SITE PLAN

APPROVED 5-1-02 BY SK
per modifications noted