



Wichita-Sedgwick County Metropolitan Area Planning Department

December 16, 2019

Kansas Firefighters' Museum
1300 S. Broadway Ave.
Wichita, KS 67211

Jeremy Spexarth
12610 W. Jayson Circle
Wichita, KS 67235

Re: BZA2019-53: City Administrative Adjustment to reduce the Compatibility Setback Standards for "GC" – General Commercial zoning adjacent to "TF-3" – Two-Family Residential zoning to eight feet.

Legal Description: Lots 1-2-3 Lawrence Ave. Hoenscheidt Addition, Wichita, Kansas. The property is generally located 700 feet south of East Lincoln on the west side of South Broadway Avenue (1301 South Broadway Ave.)

Dear Applicant,

We reviewed your request for an Administrative Adjustment to reduce the Compatibility Standards along the west property line where adjacent to TF-3 Two-Family Residential zoned property. We understand that you have requested the setback be reduced in order to build a new 24-feet by 40-feet addition on the north end of an existing building for storage for the Kansas Firefighters' Museum. The compatibility setback reduction is requested for the west wall of the addition to align with the existing building which is built eight-feet – three-inches (8'3") off the west property line. The existing building abuts a 20-foot alley, which is a dead end at the Kansas and Oklahoma Railroad Right-of-Way.

Section V-I.2.d of the Unified Zoning Code allows an Administrative Adjustment to reduce the required compatibility setback. We find that reducing the compatibility setback along the west property line to eight-feet as proposed, meets the four criteria required by Section V-1.6 as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The reduction of the compatibility setback should have no impact on the safety and convenience of vehicular and pedestrian circulation. The north property line abuts the Kansas and Oklahoma Railroad Right-of-Way.
- 2) Impact on existing uses in surrounding areas: The subject property with the existing building is owned by the Kansas Firefighters' Museum and is used for exhibit storage. Expansion of the existing building for additional storage will not impact the surrounding

property owners. Landscape buffering will be required per the City of Wichita Landscape Ordinance.

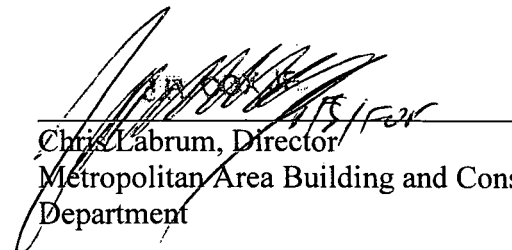
- 3) Compatibility with existing or permitted uses on abutting sites: The land use pattern in this area is a well-established mix of commercial and residential, and nothing in this request should lessen the existing compatibility between these uses.
- 4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or public rights-of-way. There should be no 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 on the west property line to eight-feet is hereby granted, subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site plan.
- 2) The adjustment shall apply only to the west compatibility setback as illustrated on the approved site plan. All other structures or additions on the subject property shall conform to the locations and setbacks permitted by the Unified Zoning Code unless a separate Zoning Adjustment or Variance is granted.
- 3) The applicant shall complete the addition within one year of the Administrative Adjustment approval. The site shall conform to all codes including but not limited to building, health and fire.
- 4) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.

The "Development Application" sign should now be removed from the property.


Dale Miller, Director
Metropolitan Area Planning Department


Chris Labrum, Director
Metropolitan Area Building and Construction
Department

cc: MABCD
James Clendenin, CM District III
Maddy Campbell, Community Service Representative District III

State of Kansas)
County of Sedgwick)

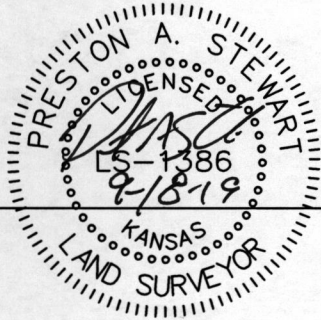
Jeremy Spexarth
September 6, 2019

SITE PLAN

APPROVED 12/16/19 BY *blm*

We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that, under the supervision of the undersigned, we did on this 6th day of September, 2019, perform a survey of Lots 1, 2 and 3, Hoenscheidt Addition, Wichita, Sedgwick County, Kansas.

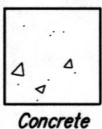
The accompanying sketch is a true and correct exhibit of said survey based on actual field measurements where the monuments are of the character and occupy the positions as indicated.



Preston A. Stewart #1386

Date

- CO ○ = Clean Out
- EM ● = Electric Meter
- GM ● = Gas meter
- PM ○ = Gas Pipeline Marker
- LP ○ = Light Pole
- Pole • = Metal Pole
- PP □ = Power Pole
- SSMH ● = Sanitary Sewer Manhole
- Sign ○ = Traffic Sign
- WM ● = Water Meter
- WV ▽ = Water Valve



Concrete

Asphalt

Note:
Per Field Observation. Bayley St. is actively used as a railroad right of way. There are no street improvements and no apparent vehicular use.

Bayley St.

N.E. Corner, S.E. Quarter
Sec. 29, T-27S, R-1-E

690.39'(C-M)

30' R/W

N89°13'49"E(C-M)
30.09'(M)

Edge of Asphalt
0.7' N of Line
0.1' W of Line

110'(P)

N89°21'20"E(SP) 140.01'(M)
140'(P)

Edge of Asphalt
0.1' N of Line

30'(P)
Pipe Guard Rail
0.3' S of Line
1.5' E of Line

Edge of Concrete
0.2' E of Line

Lot 3

Edge of Concrete
0.6' E of Line

35'(P)

Edge of Asphalt
0.7' N of Line
0.9' E of Line

Lot 2

S89°23'26"W(SP) 139.96'(M)
140'(P)

SITE BENCHMARK
"□" Chiseled on
Top of Curb
Elevation=1294.12
(NAVD88)

Pole •

Pole •

75.8'(P)

110.78'(M)

110.8'(C-P)

Bayway Ave.
(f.k.a. Lawrence Ave.)

110.78'(C-M)

Assumed Basis of Bearings:
Kansas South Zone Grid Bearing (NAD83)
S00°46'11"E(SP) 2655.71'(M)

S89°13'49"W(C-M)
29.95'(C-M)

30' R/W

Edge of Asphalt
On Line
0.2' W of Line

35'(P)

145.51'(M)

S.E. Corner Lot 6,
Paulline's Addition

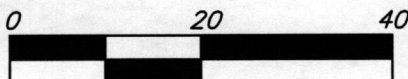
1854.54'(C-M)

S.E. Corner,
Sec. 29, T-27S, R-1-E

- (SP) = State Plain
- (C) = Calculated
- (M) = Measured
- (P-Ho) = Platted per
Hoenscheidt Addition
- (P-Pa) = Platted per
Paulline's Addition

- = 1/2" Iron Pipe in Thimble Found
- △ = 3/4" Iron Pipe in Thimble Found
- = 1/2" Iron Pipe Found (Origin Unknown)
- > = Chiseled "V" Notch Found (Origin Unknown)
- ⊠ = Benchmark

NOTE: Baughman Company, P.A. has not researched any title examination of subject property. An abstract or title insurance company would need to be contacted to research and provide to us any easements, rights-of-ways or dedications.



SHEET 1	Drawn KHS	Approved PAS	Boundary and Improvements Survey Lots 1, 2 and 3 Hoenscheidt Addition Wichita, Sedgwick County, Kansas		BAUGHMAN COMPANY 315 Ellis St. Wichita, KS 67211 316-262-7271 BaughmanCo.com	REVISIONS:
	Scale: 1"=20'	Date: Sept 16, 2019				