



**Wichita-Sedgwick County Metropolitan Area Planning Department**

Kevin D. Andrews  
4804 N. Hobby Street  
Wichita, KS 67219

January 19, 2023

Bernard Knowles  
2420 Clubhouse Ct.  
Wichita, KS 67226

**Re: BZA2022-00059: City Administrative Adjustment to adjust Condition #4 in Protective Overlay #314 to include Group Residence, Limited use**

**Legal Description: Lots 2-16 (even), Block 2 and ½ vacated alley adjacent on the west, Post and Christy’s College Crest Addition, Wichita, Sedgwick County, Kansas; generally located on the east side of North Hillside Avenue and one block north of East 25<sup>th</sup> Street North (3254, 3256, and 3258 E. 26<sup>th</sup> Street N.)**

Dear Applicants:

We have reviewed your request for a Zoning Adjustment to adjust Condition #4 in PO #314 to include Group Residence, Limited as permitted use at the additional address as listed above. In 2021, an Administrative Adjustment was approved to permit this for 3260 and 3262 East 26<sup>th</sup> Street North.

Section V-C.14 of the Unified Zoning Code (“UZC”) allows the Planning Director, with the concurrence of the Zoning Administrator, to approve minor adjustments to an approved PO. We find that modifying Condition # 4 to allow include Group Residence, Limited meets the conditions required by Sec. V.I.6 of the UZC.

Our signatures below indicate that the modifications for P.O. #314 on the aforementioned property is hereby **GRANTED**, subject to the following conditions:

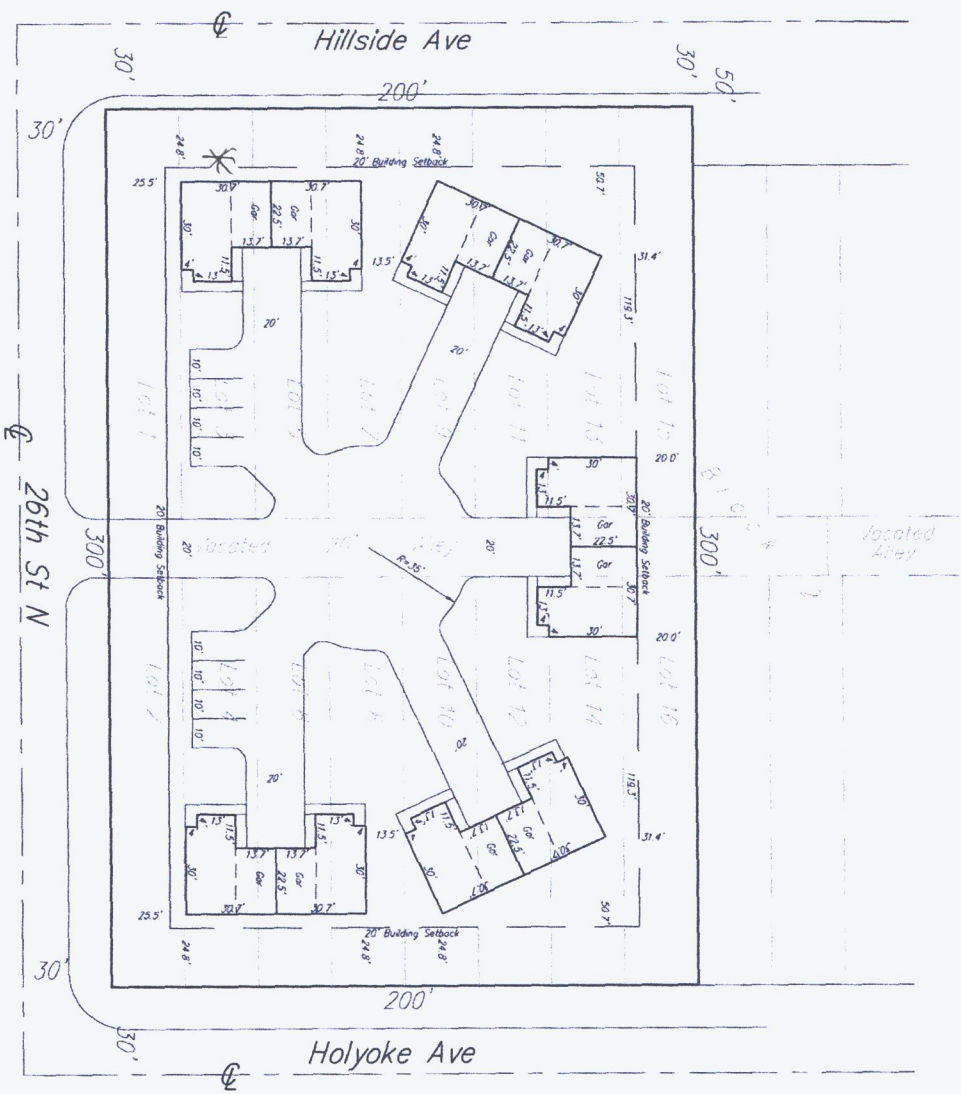
- 1) The site shall conform to all codes including but not limited to building, health and fire.
- 2) The adjustment applies only to Condition #4 as it pertains to Lots 2-16 (even), Block 2 and ½ vacated alley adjacent on the west, Post and Christy’s College Crest Addition.
- 3) If the Zoning Administrator 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.

Scott Wadle, Director  
Metropolitan Area Planning Department

John R. Cox, Jr., Zoning Administrator  
Metropolitan Area Planning Department

cc: MABCD  
Brandon Johnston, Council Member District I  
Tasha Hayes, CSR District I



**PROPOSED  
APARTMENT SITE**

2717 N Holyoke, Wichita, Kansas

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10,  
11, 12, 13, 14 15 and 16, Block 2,  
Post and Christy's College Crest  
Addition to Wichita, Sedgwick County,  
Kansas and the Vacated Alley.



1" = 40'

**SITE PLAN**

APPROVED 1/23/23 BY *[Signature]*

PROJECT NO. 16L16687 SP



**Savoy Company, P.A.**  
Land Surveyors

711 (316) 266-0405  
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www.savoyco.com

433 S. Hydeville, Wichita, KS 67211-1911

7 January 2020