



Wichita-Sedgwick County Metropolitan Area Planning Department

February 7, 2023

Fu Bing Petroleum, LLC
Attn: Ed Callet
248 South Hillside Avenue
Wichita, KS 67211

Brad Haedt
1725 E. Wassall
Wichita, KS 67216

Re: BZA2023-00006: Administrative Adjustment in the City to reduce the compatibility setbacks from 25 feet to 13 feet for a commercial building addition on property zoned LC Limited Commercial District, located on the east side of South Hillside Avenue and within one-quarter mile south of East Douglas Avenue (248 South Hillside).

Legal Description: Lot 1, Alcon 2nd Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant,

We have reviewed your request for a Zoning Adjustment to reduce the Compatibility Setback from 25 feet to 13 feet on the east property line to allow an addition onto the existing building.

Section V-1.2.d of the Unified Zoning Code (“UZC”) allows reducing or waiving the required Compatibility Setback. This adjustment is permissible when the provisions of the Zoning Adjustment Criteria of Section V-1.6 are met. We find that the reduction of the Compatibility Setback to allow for the redevelopment of the subject lot as proposed meets the provisions of Section V-1.2.d and the four criteria required by Section V-1.6 as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: Reduction of the compatibility setback from to 25 feet to 13 feet on the east property line will have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity as right-of-way and driveways are not affected.
- 2) Impact on existing uses in surrounding areas: There will be no impact on the existing uses in surrounding areas as a result of the compatibility setback reduction. The proposed additional building meets standard building setbacks and will be built no closer to the east property line than the existing commercial structure.
- 3) Compatibility with existing or permitted uses on abutting sites: Properties to the east are zoned SF-5 Single-Family Residential District and are developed with single-family dwellings. Property to the north, south, and west are zoned GO General Office District and are developed with an office uses.

- 4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or rights-of-way. There will be no negative impact on the public health, safety or welfare, nor will properties or improvements in the vicinity be materially injured.

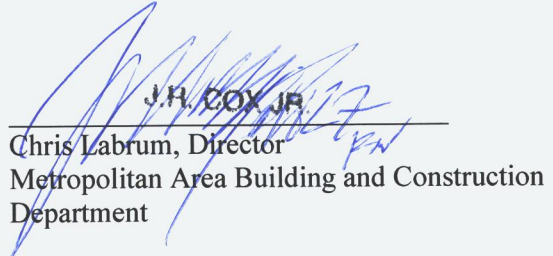
Our signatures below indicate that a Zoning Adjustment to reduce the Compatibility Setback from 25 feet to 13 feet on the east property line is hereby **GRANTED** for the aforementioned property, subject to the following conditions:

1. The proposed structure shall comply with all standard zoning setbacks in the LC Limited Commercial zoning district as set forth in the Unified Zoning Code.
2. 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



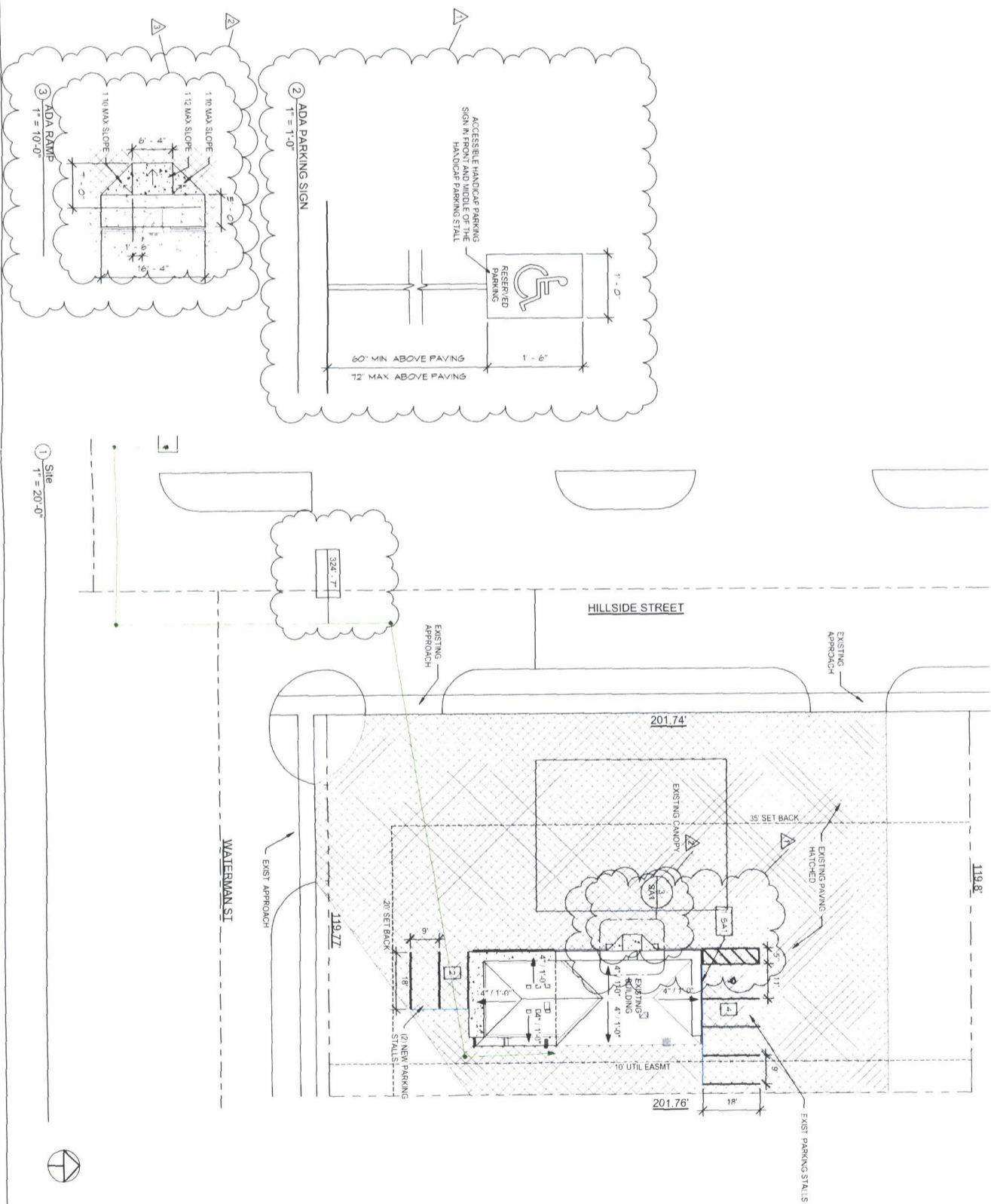
J.H. COX JR

Chris Labrum, Director
Metropolitan Area Building and Construction
Department

cc: MABCD
Brandon Johnson, CM District I
Tasha Hayes, Community Service Representative, District I

SITE PLAN

APPROVED
2/7/23
BY
[Signature]



Wichita Sedwick County
Memorial Ave Building
and Construction Department
REVIEWED FOR CODE COMPLIANCE
DATE: 2/7/23 BY: [Signature]
12/26/22 BY: Richard Chappell

DATE	7/12/22
DR BY	BH
PROJECT NO.	22-047
REVISIONS	
1	11/22/2022
2	11/30/2022
3	12/2/2022

SHEET
SA1

VALERO ADDITION

248 S HILLSIDE Wichita, KS 67211

ICS
INNOVATIVE CONSTRUCTION SERVICES, INC.
316-260-1644
1725 E. Wassall
Wichita, KS 67216
L.C. 6421

- thinking outside the box -

