



FILE COPY

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

November 15, 2010

Greenwich 13 LLC  
150 N. Market  
Wichita, KS 67202

Re: **BZA2010-00055**: Zoning Administrative Adjustment to reduce the street-side setback on the south by 20% from 15' to 12'.

**Legal Description**: Lot 1, Block 1, Greenwich Office Park 2<sup>nd</sup> Addition to Wichita, Sedgwick County, Kansas; generally located north and west of the intersection of North Greenwich and 13<sup>th</sup> Street East.

Dear Applicant:

We have reviewed your request for an Administrative Adjustment to reduce a street-side setback on the aforementioned property. From reviewing your application, we understand that a structure will be constructed on the property and that the structure will encroach into the street-side setback on the south by about two-feet.

Section V-I.2.a of the Unified Zoning Code allows an adjustment to reduce building setbacks by up to 20 percent when the four conditions required by Section V-I.6 of the Unified Zoning Code are met. We find that the reduction of the setback as proposed meets the four conditions required by Section V-I.6 of the Unified Zoning 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 because the street-side yard does not provide vehicular access and sufficient space remains for pedestrian access.
- 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 setback, as sufficient separation between buildings is maintained.
- 3) **Compatibility with existing or permitted uses on abutting sites**: The proposed structure is compatible with abutting sites, which also are developing with commercial and industrial type uses. The encroachment into the street-side setback should not reduce compatibility with abutting sites.

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

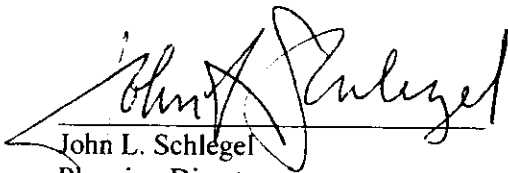
[www.wichita.gov](http://www.wichita.gov)

- 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.

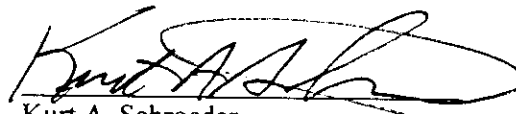
Our signatures below indicate that an Administrative Adjustment to reduce the street-side setback on the south from 15' to 12' for the aforementioned property is hereby granted, subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site plan.
- 2) The setback reduction shall apply only to the street-side setback encroachment illustrated on the approved site plan. All other structures or additions on the subject property shall conform to the setbacks permitted by the Unified Zoning Code unless a separate Zoning Adjustment or Variance is granted.
- 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.



John L. Schlegel  
Planning Director



Kurt A. Schroeder  
Superintendent of Central Inspection

Enclosure

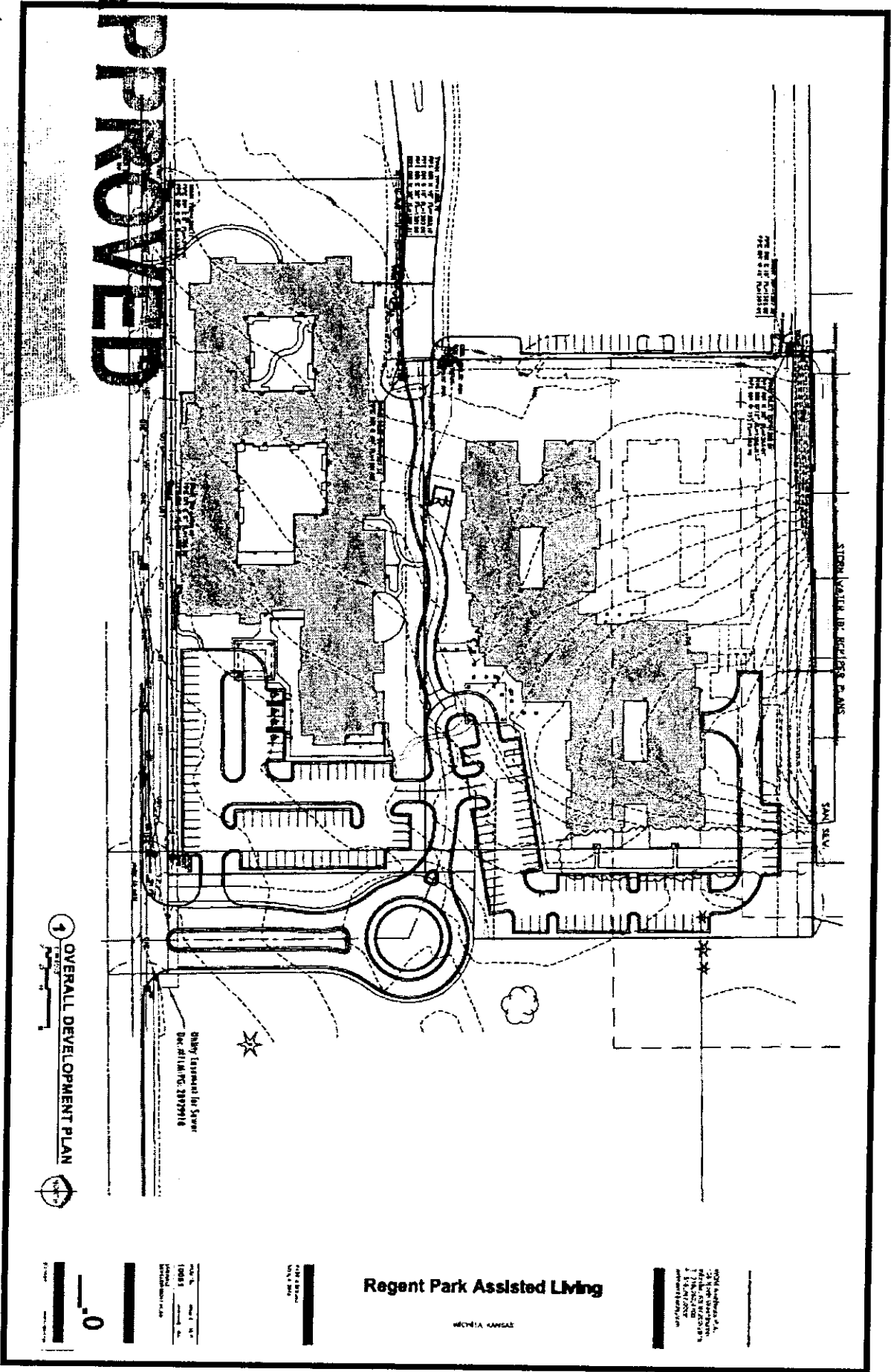
cc: MKEC Engineering, c/o Brian Lindebak, 411 N. Webb Rd., Wichita, KS 67206  
Kurt Schroeder, Office of Central Inspection  
Paul Hays, Office of Central Inspection  
J.R. Cox, Office of Central Inspection  
Dale Miller, Current Plans Manager, MAPD

**APPROVED**

BZA 2010-00055

Date:

11/17/10



1 OVERALL DEVELOPMENT PLAN



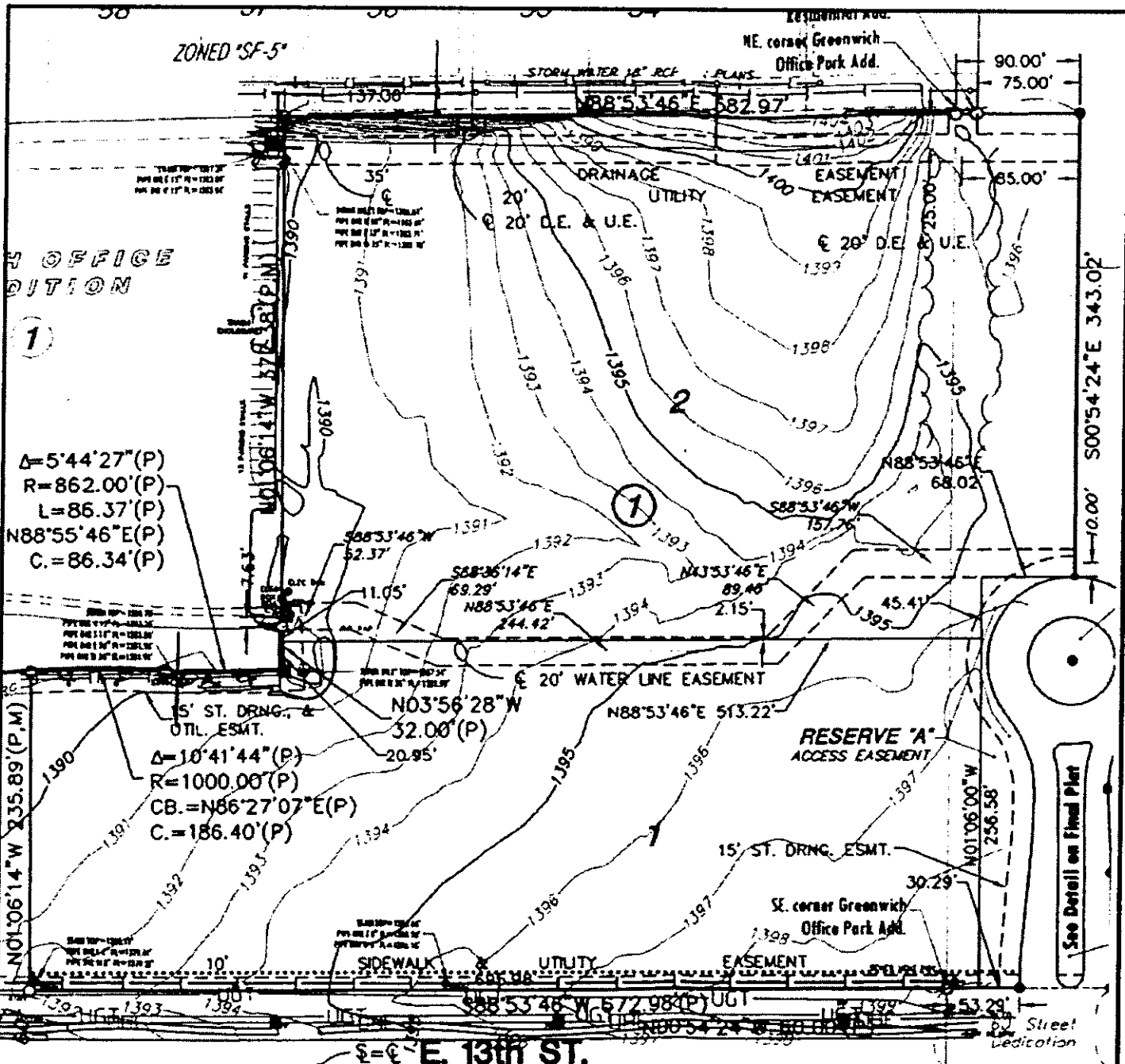
0 100 Feet

Utility Easement for Sewer  
Date of ILL: 10.28.09

**Regent Park Assisted Living**

MCKNIA KANSAS

MCKNIA KANSAS, P.C.  
201 West 10th Street  
Topeka, Kansas 66604  
Phone: 785.326.2000  
Fax: 785.326.2001  
www.mcknia.com



$\Delta = 5'44'27''(P)$   
 $R = 862.00'(P)$   
 $L = 86.37'(P)$   
 $N88'55'46''E(P)$   
 $C = 86.34'(P)$

$\Delta = 10'41'44''(P)$   
 $R = 1000.00'(P)$   
 $CB. = N86'27'07''E(P)$   
 $C = 186.40'(P)$

Basis of Bearings: Kansas coordinate system of 1983 south zone bearing of  $S88'53'46''W$  2644.10'(M)  $S88'53'46''W$   
 ACCESS PER ACCESS MANAGEMENT REGULATIONS (SEE NOTE BELOW) 695.98' 120.00'

**APPROVED**

Owners: Hawker Beechcraft Corp  
 9709 E. Central Dept. 835  
 Wichita, KS 67206

Owners: Hawker Beechcraft Corp  
 9709 E. Central Dept. 835  
 Wichita, KS 67206

UNPLATTED

ZONED "L1"

ZONED "L1"

B2A2010-00055

Date: 11/17/10