



Wichita-Sedgwick County Metropolitan Area Planning Department

November 14, 2011

Kansas Masonic Home
Attn. Matt Bogner
401 S. Seneca
Wichita, KS 67213

Ruggles and Bohm, P.A.
Attn. Will Clevenger
924 N. Main
Wichita, KS 67203

Re: BZA2011-53: City Administrative Adjustment to reduce the rear compatibility setback along Martinson from 25 to 15 feet on property zoned B Multi-family Residential ("B"). Generally located east of Martinson and north of University (401 S. Seneca).

BEG 40 FT S & 35 FT W NE COR NE1/4 W 314.66 FT SLY 108.24 FT SW 130.15 FT SE 56.64 FT S 18.09 FT E 79.08 FT S 167.48 FT NW 59.1 FT S 227.83 FT W 333.12 FT NW 137.34 FT W 75.43 FT TO E LI MARTINSON AVE S TO PT 730 FT S OF N LI NE1/4 E 878 FT N 690 FT TO BEG EXC PT DED FOR ST SEC 30-27-1E, Wichita, Sedgwick County, Kansas.

Dear Applicants:

We reviewed your request for a Zoning Adjustment to reduce the rear compatibility setback for an addition to the rear of the Masonic Home on the aforementioned property. From reviewing the application, we understand that you desire to construct a building addition within 15 feet of the rear property line. The Zoning Code Sec. III-B.9.d requires a minimum 15-foot rear building setback in the B zone. The Zoning Code Sec. IV-C.4 requires a compatibility setback on rear lot lines for development in MF-18 or less restrictive zoning when adjacent to property zoned TF-3 or more restrictive. The compatibility setback is 15 feet plus one foot for each five feet of lot width over 50 feet, but not to exceed 25 feet. The application area is adjacent to SF-5 zoning across Martinson Street, and the lot width is 690 feet, requiring a compatibility setback of 25 feet. Attached is a site plan depicting the proposed encroachment.

Section V-I.2.d of the Unified Zoning Code allows the compatibility setback to be reduced or waived when the provisions of that section and the Zoning Adjustment Criteria of Section V-I.6 are met. We find that the reduction of the rear compatibility setback as proposed meets the four criteria required by Section

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

T 316.268.4421 F 316.268.4390

www.wichita.gov

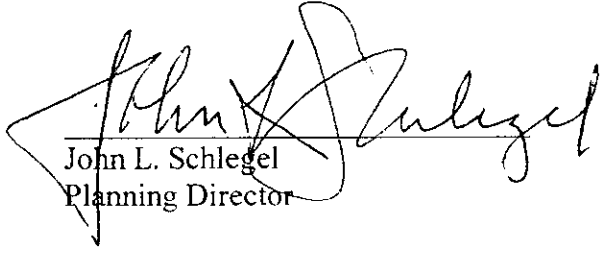
V-1.6 as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The setback encroachment should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity as no public right-of-way is affected and traffic volume is unchanged.
- 2) Impact on existing uses in surrounding areas: Adjacent residences are across Martinson Street, over 100 feet from the proposed building addition, and should not be impacted. Also, the proposed building addition design is residential in nature and should not detract from the surrounding neighborhood.
- 3) Compatibility with existing or permitted uses on abutting sites: The application area is to be developed with a residential-style building addition which will be compatible with uses on adjacent lots. The requested adjustment should not compromise the compatibility of existing or permitted uses on abutting 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 be no impact on the public health, safety or welfare nor will properties or improvements in the vicinity be materially injured.

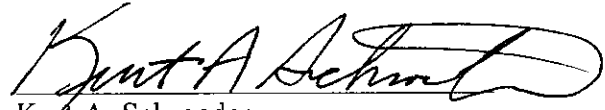
Our signatures below indicate that a Zoning Adjustment to reduce the rear compatibility setback for a building addition on the aforementioned property from twenty five to fifteen feet is hereby granted, subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site plan and elevation drawings.
- 2) The site shall be developed in conformance with all applicable codes, including but not limited to building, fire, and health codes.
- 3) The setback reduction shall apply only to the rear compatibility setback as 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.
- 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.



John L. Schlegel
Planning Director



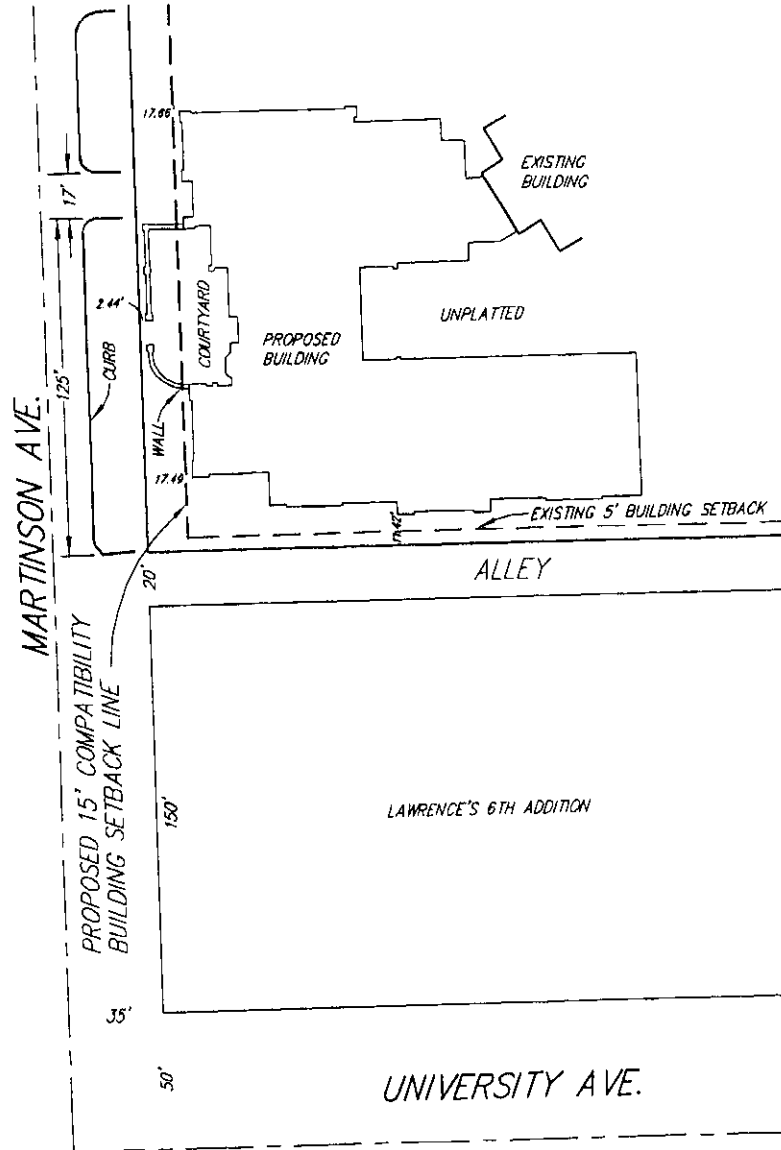
Kurt A. Schroeder
Superintendent of Central Inspection

Enclosures

cc: Kurt Schroeder, OCI
JR Cox, OCI
Paul Hays, OCI
Michael O'Donnell, District IV, mailstop 1-13

ADMINISTRATIVE ADJUSTMENT SITE PLAN

BUILDING SETBACK REDUCTION



APPROVED

FINAL SITE PLAN

[Signature]

Date: *12-16-11*

REVISED: 11-16-11

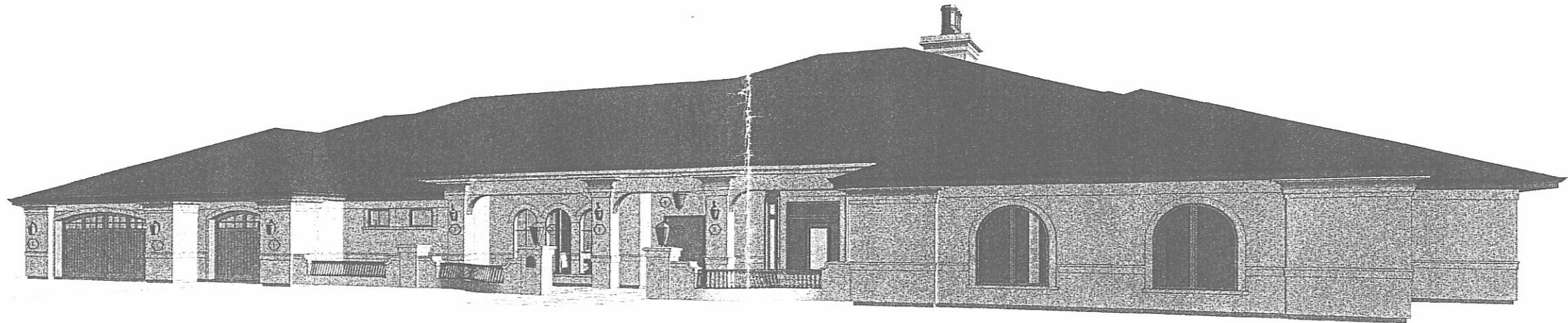


PROGRESS
DOCUMENT'S
NO FOR
CONSTRUCTION
11/12/2012 11:42 AM

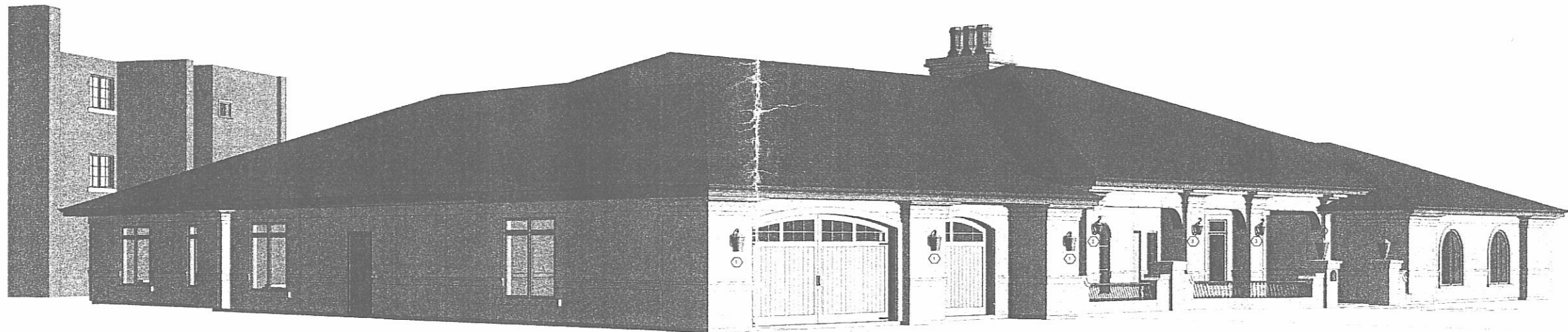
KMH
401 S. Seneca
Wichita, KS
67213

ISSUED	PROJ. #	DATE
1	00.00.000	
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

Sheet Name:
Sheet Number:
A0.00



1 SW View From Martinson
Z1.00



2 NW View From Martinson
Z1.00

APPROVED

220701-03 ELEVATION

Andrew L. Nady

Date: 11-16-11

EXT. LIGHT FIXTURE STYLES

- ① MURRAY FEISS OL5401BK- LIGHT WALL LANTERN, BLACK. AT GARAGE DOORS
- ② MURRAY FEISS OL5408BK- 3-LIGHT POST, BLACK. AT ENTRANCE IN GARDEN WALL
- ③ MURRAY FEISS OL1901BK- 3-LIGHT WALL LANTERN, BLACK. AT ENTRY COLONADE
- ④ MURRAY FEISS OL1911BK- 4-LIGHT PENDANT, BLACK. AT FRONT PORCH CEILING

ANDERSON



**KNIGHT
ARCHITECTS**

2505 ANDERSON AVENUE
SUITE 201
MANHATTAN, KANSAS 66502
785.539.0806

LawKingsdon Architecture
Associate Architect
345 Westview, Suite 201, Wichita, Kansas 67203
316.255.2222, www.lawkingsdon.com

ANDERSON KNIGHT ARCHITECTS, P.A.
EXPRESSLY RESERVES THE COMMON LAW
COPYRIGHT AND OTHER PROPERTY RIGHTS IN
THESE PLANS. THESE PLANS ARE NOT TO BE
CHANGED OR COPIED IN ANY FORM OR MANNER
WHATSOEVER NOR ARE THEY TO BE ASSIGNED
TO ANY THIRD PARTY WITHOUT FIRST
OBTAINING WRITTEN PERMISSION AND
CONSENT OF THE ARCHITECT OF RECORD.
THE USE OF THESE PLANS AND SPECIFICATIONS
SHALL BE RESTRICTED TO THE ORIGINAL SITE
FOR WHICH THEY WERE PREPARED AND
PUBLICATION THEREOF IS EXPRESSLY LIMITED
TO SUCH USE. FEDERAL LAW PROHIBITS THE
REPRODUCTION, DISPLAY, SALE, OR OTHER
DISPOSITION OF THESE DOCUMENTS WITHOUT
THE EXPRESS WRITTEN CONSENT OF
ANDERSON KNIGHT ARCHITECTS, P.A.
COPYRIGHT

PROGRESS
DOCUMENTS
NOT FOR
CONSTRUCTION
10/21/2011 9:13:04 AM

Kansas Masonic Homes
20 Household
401 South Seneca Street
Wichita, KS 67213

JOB NO: 11023
DATE: 10.06.2011

ISSUE RECORD:

REVISIONS:

Exterior Views

Z1.00