



Wichita-Sedgwick County Metropolitan Area Planning Department

October 22, 2012

Chapel Hill Fellowship UMC
c/o Bob Epperson
1550 N. Chapel Hill Street
Wichita, KS 67206

Schaefer Johnson Cox Frey Architecture
c/o Justin Graham
257 N. Broadway
Wichita, KS 67202

Re: BZA2012-57: City Administrative Adjustment to increase the height of a roof for a church on SF-5 zoned property, generally located on the northwest side of the K-96 - 13th Street North interchange (1550 N. Chapel Hill Street).

Legal Description: LOT 4 BLOCK 1 CHAPEL HILL 2ND ADD., Wichita, Sedgwick County, Kansas.

Dear Applicants,

We reviewed your request for a Zoning Adjustment to increase the allowed height, by less than 20% for a sanctuary addition to a church in SF-5 zoning on the aforementioned property. From reviewing the application, site plan and elevation drawings, we understand that you wish to add a sanctuary to the existing building with a roof height of 41'-6" to the midpoint of the pitched roof. The Zoning Code has a 35 foot building height limit in SF-5 zoning, measured to the midpoint of a pitched roof.

Section V-1.2.f of the Unified Zoning Code allows an administrative adjustment to increase the maximum building height permitted in the zoning district by up to 20%. This adjustment is permissible when the provisions of that section and the Zoning Adjustment Criteria of Section V-1.6 are met. We find that increasing the building height by less than 20% 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 building addition should 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 height increase; the nearest residence to the church building is over 450 feet to the north.
- 3) Compatibility with existing or permitted uses on abutting sites: The height increase is within

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www.wichita.gov

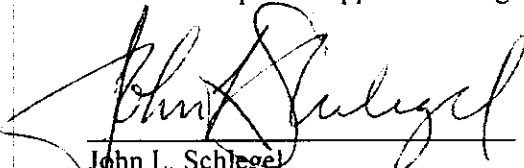
adjustable limits and will be compatible with existing and permitted uses on abutting sites.

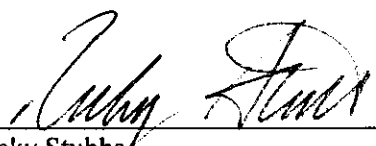
- 4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way. There should be no impact on the public health, safety or welfare nor will properties or improvements in the vicinity be materially injured.

Our signatures below indicate that a Zoning Adjustment to allow increased building height from 35 to 41 feet 6 inches is hereby granted, subject to the following conditions:

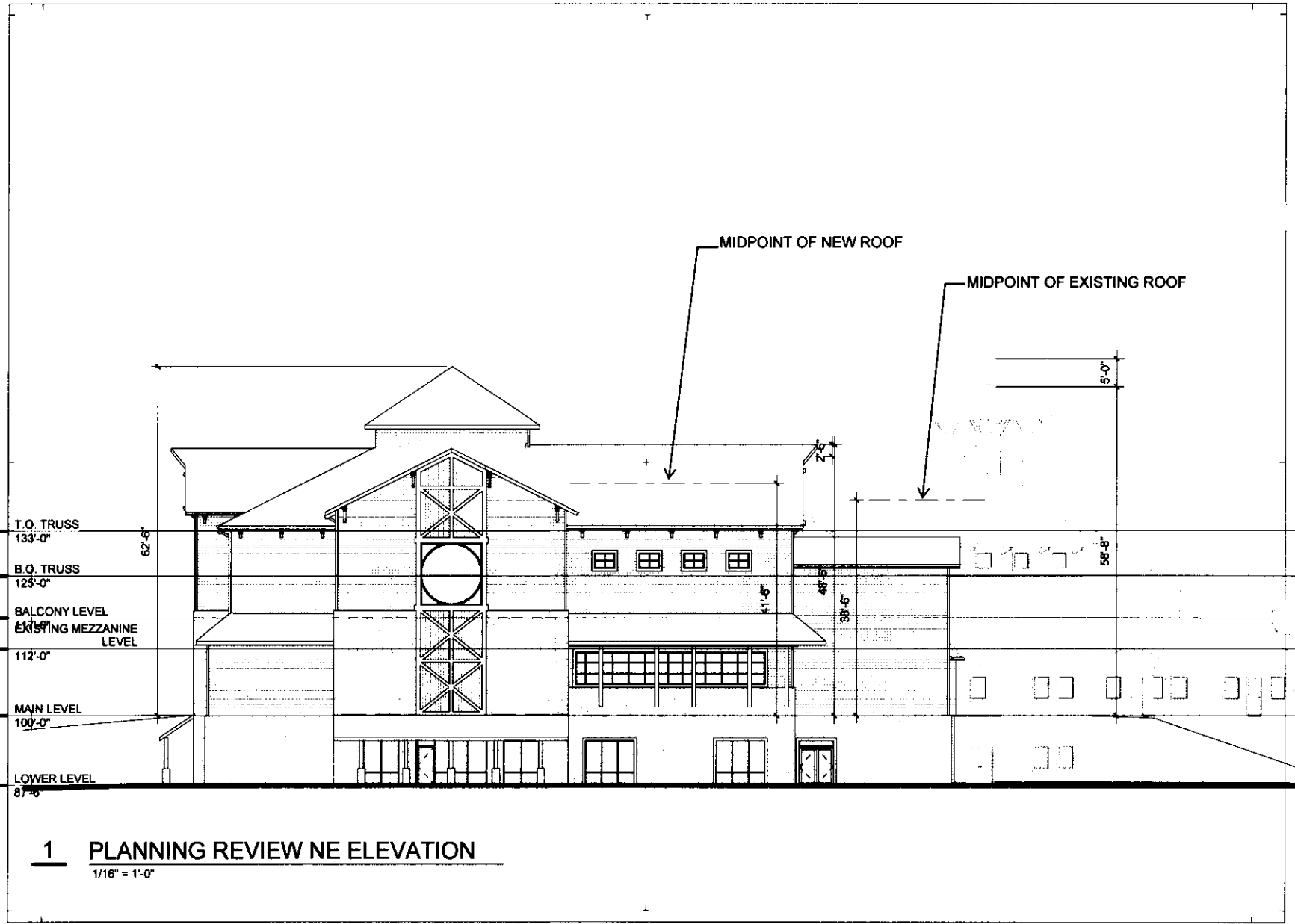
- 1) The site shall be developed in conformance with the approved site plan and elevation drawings.
- 2) The adjustment shall apply only to the building addition as illustrated on the approved site plan. All other structures or additions on the subject property shall conform to the Unified Zoning Code 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


Ricky Stubbs
Interim Co-superintendent of Central Inspection

cc: Rick Stubbs, Office of Central Inspection
Paul Hays, Office of Central Inspection
Pete Meitzner, CM District II
Antione Sherfield, NA District II



T.O. TRUSS
133'-0"

B.O. TRUSS
125'-0"

BALCONY LEVEL
EXISTING MEZZANINE LEVEL
112'-0"

MAIN LEVEL
100'-0"

LOWER LEVEL
87'-6"

5'-2 3/8"

5'-1 1/4"

48'-5"

38'-5"

5'-0"

5'-8 1/2"

1 PLANNING REVIEW NE ELEVATION
1/16" = 1'-0"

EMPLOYER CONTACT:
357 N. BROADWAY
WICKLIFFE, OHIO 44093
57.202.2.2117
PH. 318.664.0171
FAX 318.664.8835
WWW.9101.COM
ARCHITECTURE@SIDCOM

PROJECT NO. 5094.00

Chapel Hill Fellowship LLC -
Sanctuary / Classroom Addition

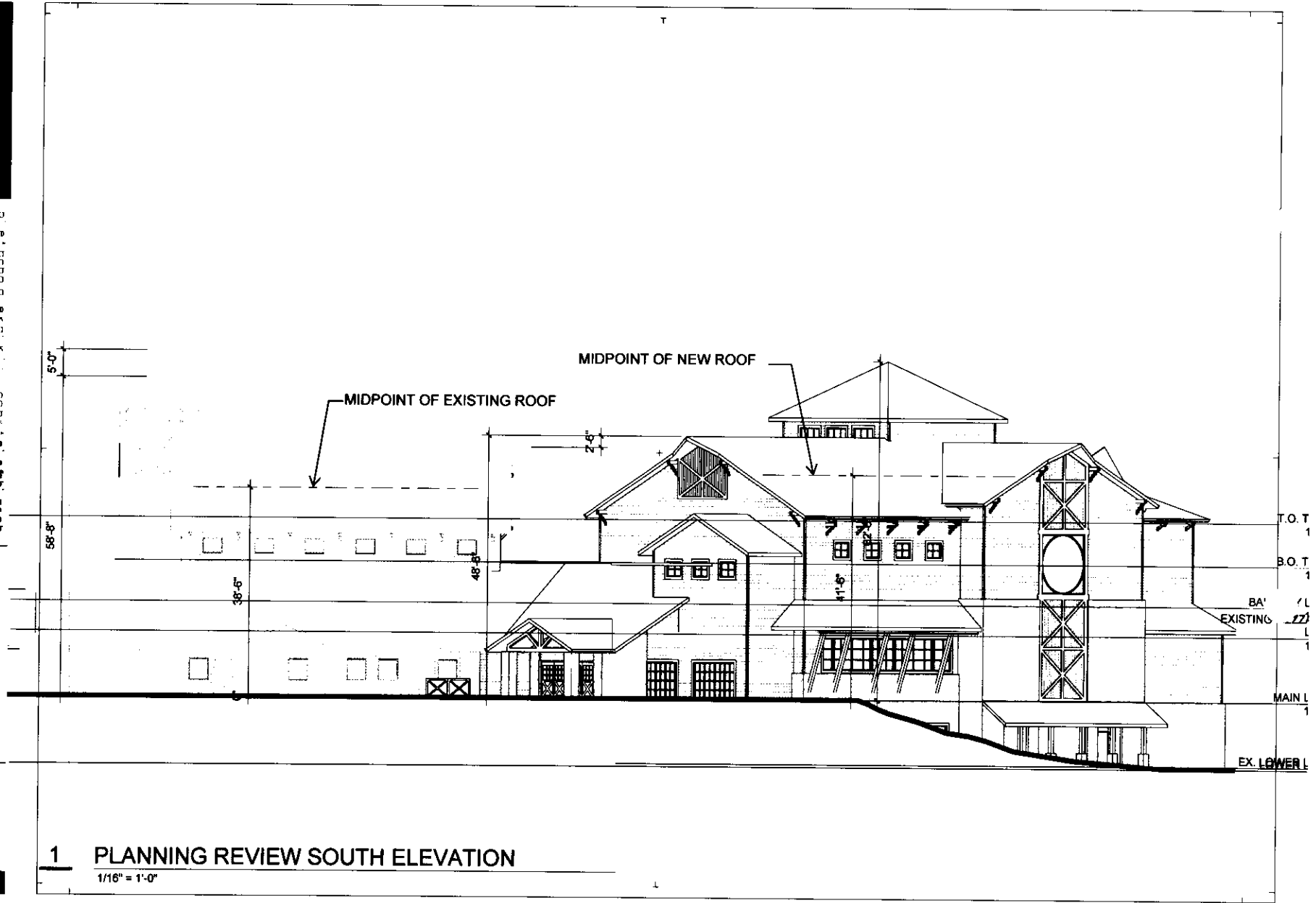
SK 01

08-07-12

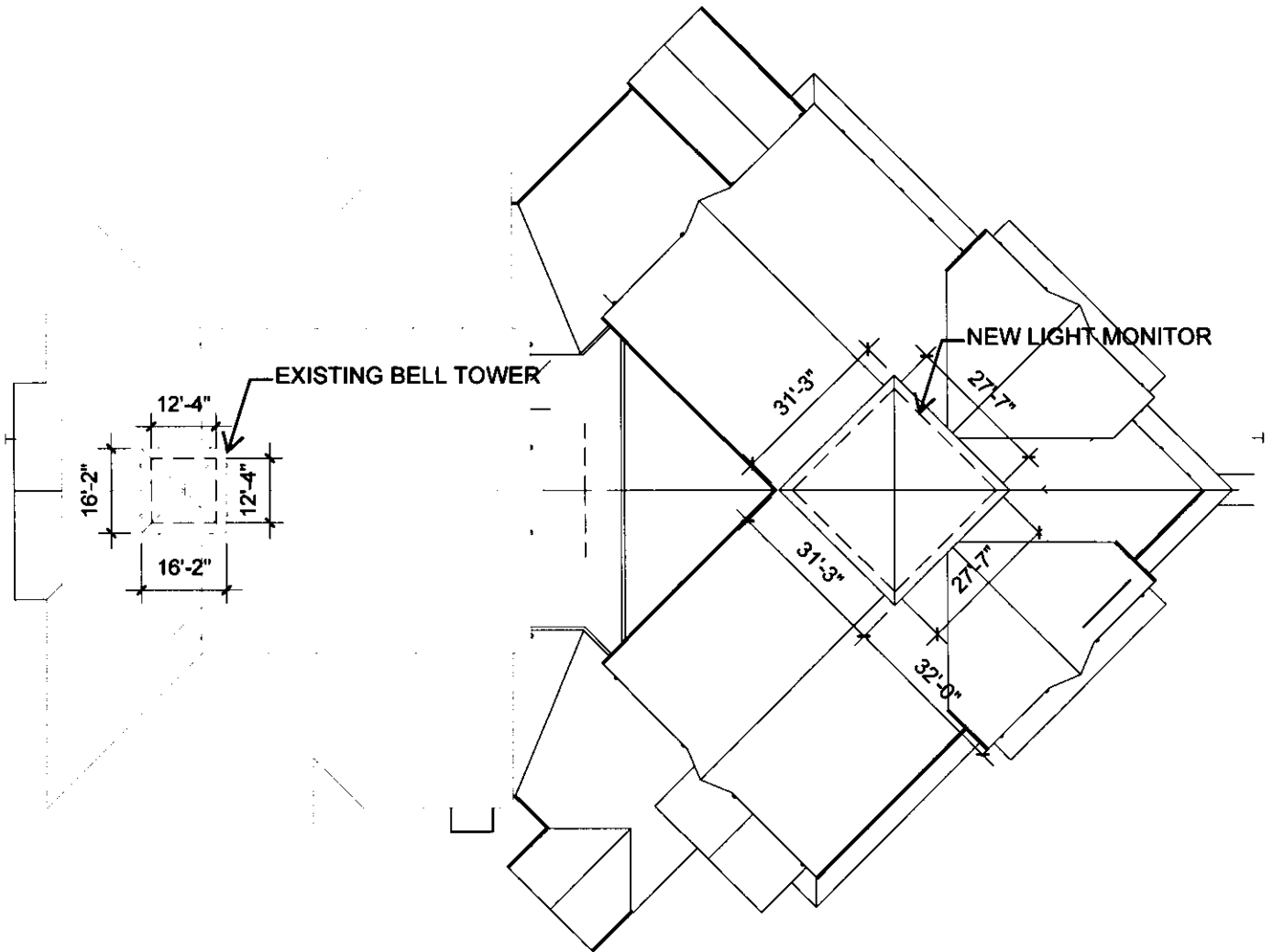
0 1 2 3 4 5 6 7 8 9 10
 ARCHITECTURE
 287 N. BROADWAY
 WICHITA, KANSAS
 617.262.2317
 FAX 316.944.0171
 WWW.AJG.COM

PROJECT NO. 5084.00
 Chapel Hill Fellowship UMC -
 Sanctuary / Classroom Addition

SK 02
 06-07-12



TOTAL ROOF AREA: 26,213 SF (INCL. 2,149 SF FLAT ROOF)
 EXIST. BELL TOWER ROOF AREA: 261 SF
 PROPOSED LIGHT MONITOR ROOF AREA: 977 SF
 COMBINED TOWER / LIGHT MONITOR: 1,238 SF
 1,238 / 26,213 = 4.7% OF TOTAL ROOF



1 PLANNING REVIEW ROOF PLAN

1/32" = 1'-0"

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PROJECT NO. 5064.00

Chapel Hill Fellowship UMC -
 Sanctuary Addition

SK 03
 08-07-12