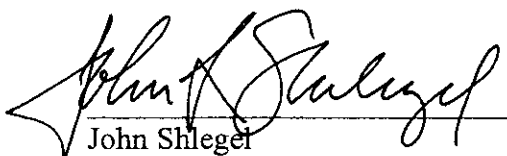


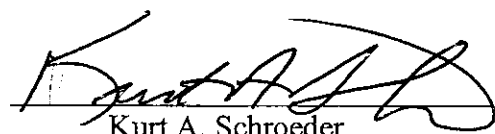
- 2) Impact on existing uses in surrounding areas: The north elevation (rear) of the proposed storage building that abuts the northern "SF-5 zoned property, will be incorporated as part of the required solid screening, as required by the Unified Zoning Code. No windows, doors or other openings will be allowed on this north (rear) elevation of the proposed storage building. Solid screening and four (4) buffer trees will be required along the remainder of the north property line as required by the by the Unified Zoning Code and the Landscape Ordinance, respectively. Additional solid screening will extend along the east side of the site, where the parking lot is located. The proposed screening and landscaping, as shown on the site plan, should mitigate the impacts of the waiver of the compatibility setback on the abutting and adjacent residential uses.
  
- 3) Compatibility with existing or permitted uses on abutting sites: The area where the site and the abutting "SF-5" zoned property are located is identified by the 2030 Wichita Functional Land Use Guide as an Employment/Industry Center. Compatibility between employment/industrial uses and residential uses is not a community goal in this area. Rather, the community goal in this area is to convert the remaining residential uses to employment/industrial uses. Waiving the compatibility setback will facilitate this conversion of uses.
  
- 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 a Zoning Adjustment to waive the compatibility setback along the north property line 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 and elevation drawings, which includes no windows, doors or other openings allowed on the north (rear) elevation of the proposed storage building.
- 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 Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.

The zoning adjustment sign may now be removed from the property.

  
\_\_\_\_\_  
John Shleger  
Planning Director

  
\_\_\_\_\_  
Kurt A. Schroeder  
Superintendent of Central Inspection



## Wichita-Sedgwick County Metropolitan Area Planning Department

August 31, 2005

Richard A. Price  
8529 Stoneridge  
Wichita, KS 67206

Re: **BZA2005-00046**: Zoning Adjustment to waive the compatibility setback along the north property line.

**Legal Description**: That part of Lot 1, Block 1, the Kuhlman Addition, Wichita, Sedgwick County, Kansas, lying east of the extended west line of Lots 1-5, Block 5, Travel Air City Addition, Wichita, Sedgwick County, Kansas, extending south to the north line of Mellor Street. Generally located east of Webb Road, north of Central Avenue, on the northeast corner of Mellor Street & Central Avenue (602 North Webb Road).

Dear Mr. Price:

We have reviewed your request for a Zoning Adjustment to waive the compatibility setback for the above-referenced property. From reviewing your application, we have determined that you intend to construct a 60-foot x 100-foot storage building that will be built up to the north property line. Since the property to the north is zoned "SF-5" Single-family Residential and the subject property is 130-feet & 1-inch wide, a 25-foot compatibility setback is required along the north property line by Sec. IV-c.4. of the Unified Zoning Code. Therefore, you have requested a Zoning Adjustment to waive the compatibility setback along the north property line.

Sec. V-I.2.e. of the Unified Zoning Code allows a Zoning Adjustment to waive the compatibility setback when the conditions required by Sec. V-I.6. of the Code are met. We find that waiving the compatibility setback along the north property line meets the four conditions required by Section V-I.6. of the Code as set out below:

- 1) **Impact on safety and convenience of vehicular and pedestrian circulation**: This request is to waive the compatibility setback along the north, rear yard, property line of the subject site. Public vehicular and pedestrian circulation should not be affected.

