

façade of the far west storage building should mitigate any impact on the residential zoned property to the west.

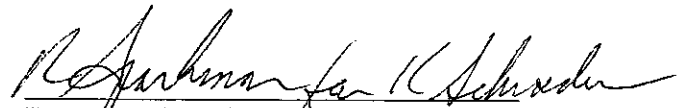
- 3) Compatibility with existing or permitted uses on abutting sites: The proposed building will comply with all other development standards. The compatibility setback reduction should not make the proposed building incompatible with the existing and permitted uses on abutting sites.
- 4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way; therefore, there should 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 for the aforementioned property from 25 feet to 15 feet is hereby granted, subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site plan.
- 2) The site shall be developed in conformance with all other code requirements except that the west property line shall have a compatibility setback of 15 feet.
- 3) The western most building shall have no doors facing west.
- 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 the Zoning Adjustment 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

cc: Kurt A Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection

VE1/4
S-1W

Mac Arthur Road

S87°52'30"W 330'D&M

S87°52'30"W 2352.27'M

S87°52'30"W 300'D&M

James Eliot
MacArthur + Tyler Mini Storage
8929 W. MacArthur
Wichita, Ks.
522-0007

Tyler Road

N00°E 2670.21'M

Pond Outlet

CONSTRUCT DRAINAGE
FLUME TO CONVEY
DRAINAGE FROM PARKING
AREA TO EXISTING POND

Existing Owner
Jim Eliot
4039 South Tyler Road
Wichita, KS 67215

Future Concrete
Pavement
Existing Owner
Jim Eliot
4039 South Tyler Road
Wichita, KS 67215

Future 30'x110' Building

Future 30'x110' Building

LOT

Future 30'x110' Building

Future 30'x110' Building

Future 30'x110' Building

Future 30'x110' Building

Future Concrete
Pavement

Proposed Land Use
Mini Storage Units

Proposed Concrete
Pavement

Existing Pond

APPROVED
BZA 2007-06 SITE PLAN

Date: 2-1-07

Existing Owner
Jim Eliot
4039 South Tyler Road
Wichita, KS 67215

5.88 acres

Existing
Lagoon

APPROVED



Wichita-Sedgwick County Metropolitan Area Planning Department

January 31, 2007

James Eliot
MacArthur & Tyler Mini Storage
PO Box 9262
Wichita, KS 67277

RE: BZA2007-06 Zoning Administrative Adjustment to reduce the compatibility setback from 25 feet to 15 feet between "GC" General Commercial and "SF-20" Single-family Residential zoning.

Legal Description: Lot 1, Block 1, Eliot Addition, Wichita, Sedgwick County, Kansas. Generally located south of MacArthur and west of Tyler.

Dear Applicant:

We have reviewed your request for a Zoning Adjustment to reduce the compatibility setback for the interior side yard on the property described above. From reviewing your application, we understand that you propose to construct a 30 by 110-foot storage building within 15 feet of your west property line, with no doors facing the west property line. Also, the property to the west of the subject site is under the same ownership as the subject site. The Unified Zoning Code would require an administrative adjustment to allow a compatibility setback reduction from 25 feet to 15 feet.

Section V-I.2.d of the Unified Zoning Code allows an adjustment to reduce or waive a compatibility setback 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 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 as the interior side yard is not used for public circulation between the building and the side property line.
- 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 setback reduction. The Unified Zoning Code required screening as well as a condition prohibiting doors on the west