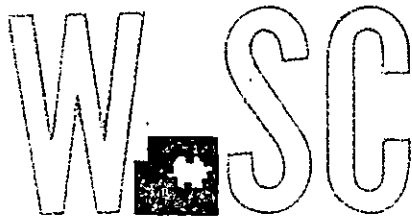


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421

Custom Cupboards

3738 Norman

Wichita, KS 67215

January 27, 1999

Re: Administrative Adjustment 98-22: An adjustment to reduce the required parking by from 97 to 73 parking spaces.

Legal Description: Lot 4, Block A, Mid-Continent Industrial Park 2nd Addition

Dear Mr. Harvey:

We have reviewed your request for an administrative adjustment to reduce the parking requirement for a manufacturing warehouse project by 25 percent. The Unified Zoning Code allows parking for manufacturing, warehousing, wholesale or business services, large item community retail, and for remodeling projects to be reduced by up to 25 percent. You have submitted a plan which shows a parking requirement of 97 spaces (5 for 1,248 square feet of office; 80 for 39,942 square feet of manufacturing and 12 for 12,478 square feet of storage). Therefore you are requesting a reduction from 97 spaces to 73 spaces, a 25 percent reduction.

We find that the 25 percent reduction in the required number of parking spaces meets the four conditions required by Section V-1.6 of the Unified Zoning Code, as set out below:

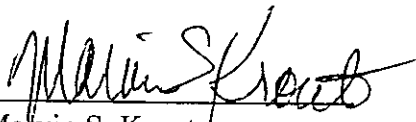
- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed reduction in the required parking will not impact the vehicular or pedestrian circulation in the area because there should be sufficient parking provided on-site to meet the parking demand for this development and no employees or visitors should have to park along Norman which would interfere with the flow of traffic.
- 2) Impact on existing uses in surrounding areas: The site is surrounded by other manufacturing and warehousing uses which should not be significantly impacted by the reduction in the required parking.
- 3) Compatibility with existing or permitted uses on abutting sites: This development will be compatible with the similar uses which surround this site.

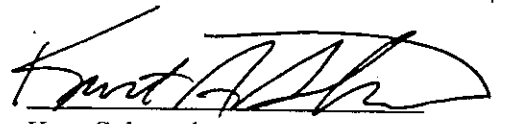
- 4) Effect on public health, safety or welfare: There will be no encroachments into public utility easements or right-of-way and therefore there should not be a negative impact on the public health, safety or welfare nor will properties or improvements in the vicinity be materially injured.

Our signatures below indicate that an administrative adjustment to reduce the required parking by 25 percent (97 to 73 parking spaces) is hereby granted subject to the following condition:

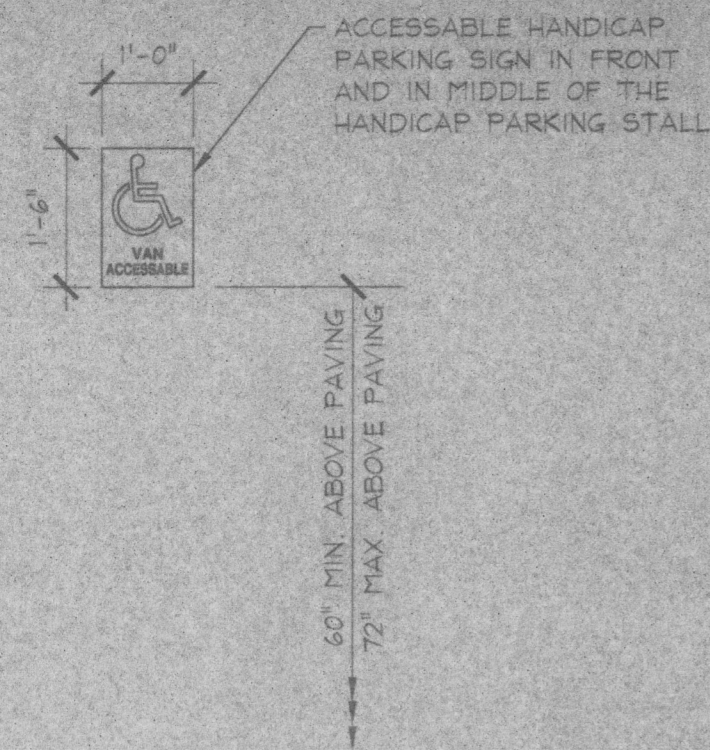
- 1) The site shall be developed in general conformance with the approved site plan as part of this application.
- 2) This parking reduction from 97 to 73 parking spaces applies only to a manufacturing and warehouse project with a maximum of 1,248 square feet of office space, 39,942 square feet of manufacturing space, and 12,478 square feet of storage space. All parking areas shall be paved and marked.
- 3) The maximum number of employees permitted on-site shall not exceed 65 at any one time.
- 4) Any violation of these conditions shall render the administrative adjustment null and void.

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


Marvin S. Krout
Director of Planning

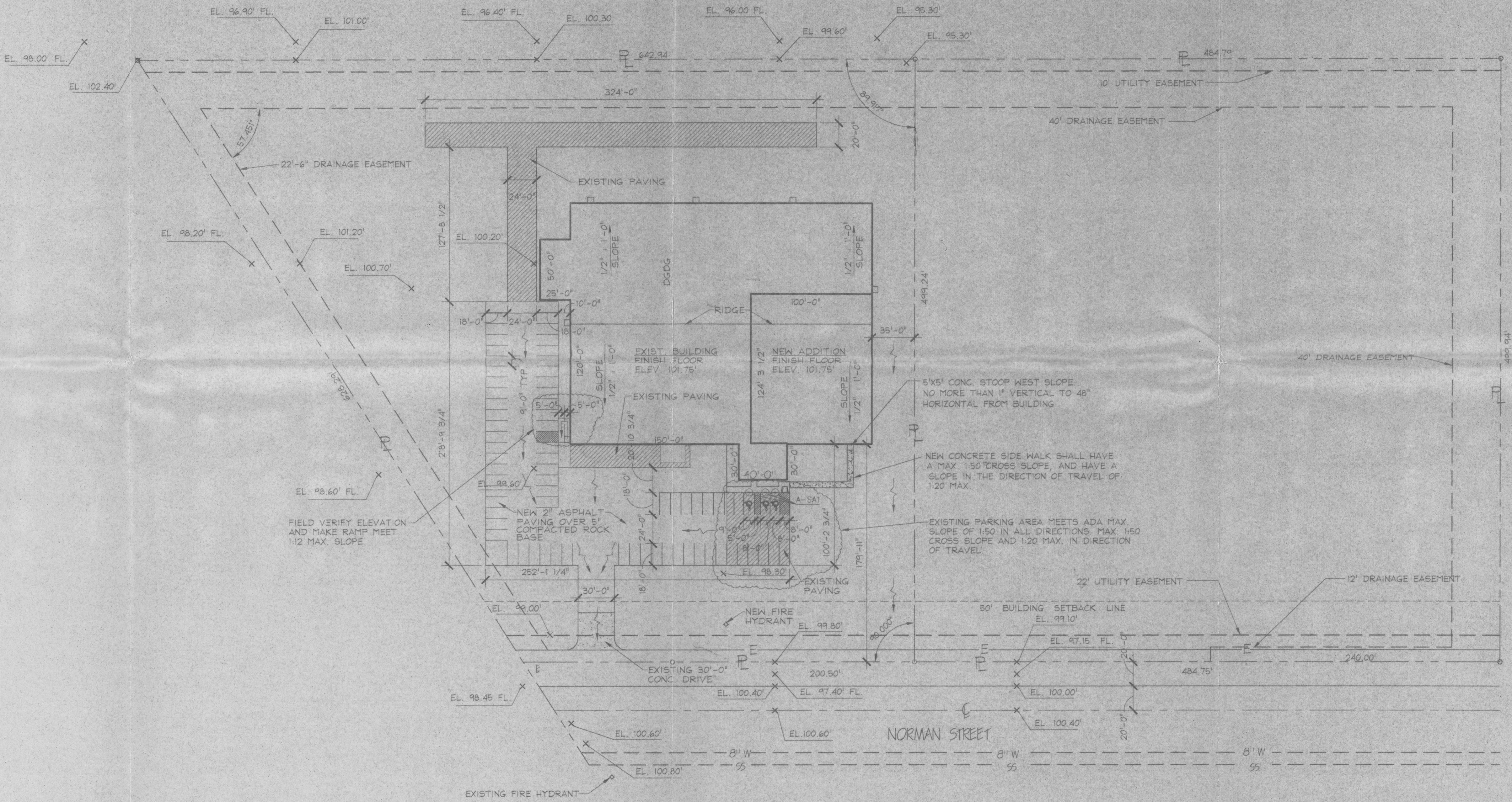

Kurt Schroeder
Superintendent of Central Inspection

cc: Paul Hays, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
J.R. Cox, Office of Central Inspection



(A) DETAIL OF H/C VAN ACCESSIBLE SIGNAGE
 DWG: 98-186/SA101-A
 1/2" = 1'-0"

DATA BLOCK		
SITE	BUILDING	MECHANICAL
LEGAL DESCRIPTION: LOT 4, BLOCK A, MID-CONTINENT INDUSTRIAL PARK II, SEDGWICK COUNTY, KANSAS, EXCEPT THE SOUTH 464.75 FEET	FLOOR AREA: EXIST. BUILDING (OFFICE): 1,248 SQ. FT. EXIST. BUILDING (MANUF.): 39,942 SQ. FT. NEW BUILDING ADDITION (STORAGE): 12,478 SQ. FT.	PLUMBING: EXISTING
ZONING: LIGHT INDUSTRIAL	PARCEL SIZE: 241,663 SQ. FT. IMPERVIOUS AREA: 94,255 SQ. FT.	SPRINKLERS: YES
PARKING: REQUIRED: 70 EXISTING: 8 NEW: 62 TOTAL: 78 STALLS	OCCUPANCY: F-1, S-1 BUILDING TYPE: I-1 - N	FIRE HYDRANT: NEW ONE IN BETWEEN FRONT ENTRY AND NORMAN EXISTING S.W. CORNER OF NORMAN & MIDCO
	DESIGN LOADS: BUILDING DESIGNED PER U.B.C. - 1997 EDITION ROOF LIVE LOAD - 20 P.S.F.; 5 P.S.F. DEAD LOAD - 80 MPH WIND LOAD - EXP 'B'	ELECTRICAL: EXISTING



SITE PLAN

- 1" = 50'-0"
- - - - - DIRECTION OF DRAINAGE
- EL. 100.30 X - EXISTING GRADE
- EL. 95.30 X - NEW GRADE
- - - - - 8" WATER MAIN
- - - - - SANITARY SEWER
- - - - - ELECTRICAL LINE
- - - - - GAS LINE

DUE TO THE AMOUNT OF CHANGES REQUIRED ON THIS DRAWING, CLOUDING ALL THE CHANGES WAS NOT PRACTICAL. DISREGARD ANY DRAWING PRIOR TO REVISION DATE 11/25-98.

EVANS
 EVANS BUILDING CO., INC.
 WICHITA, KANSAS 67277
 9801 W. YORK

CUSTOM CURBBOARDS
 WICHITA, KS. 67215
 5738 NORMAN

PROPERTY
 EVANS BUILDING COMPANY, INC.
 UNLAWFUL TO REPRODUCE
 Wichita City License No. 26
 Sedgwick Co. License No. 00046

REGISTERED ARCHITECT
 DAVID A. HAINES
 12.5.98
 STATE OF KANSAS

NO.	DATE	DWN
2	11/25/98	B.H.

DATE: 9/17/98
 DR. BY: BH
 CK. BY:

PROJECT NO.
 98-186

SHEET
 SAI