



**Wichita-Sedgwick County Metropolitan Area Planning Department**

January 24, 2001

**FILE COPY**

Dennis Hesselbarth, Senior Pastor  
Hilltop Urban Church  
910 Bluffview  
Wichita, KS 67218

**Re: BZA2000-00069: An administrative adjustment to waive the screening requirement along the north 37 feet of the east property line and to permit an accessory structure to be placed in front of the principle structure.**

**Legal Description: Lots 1 and 18-22, Block A, Hilltop Manor Subdivision, Wichita, Sedgwick County, Kansas. Generally located south of Lincoln and east of Bluffview.**

Dear Mr. Hesselbarth:

We have reviewed your request for an administrative adjustment to waive the screening requirement along the north 37 feet of your east property line and to permit an accessory structure to be placed in front of the principle structure. Your application includes a signed statement from the owner of the adjoining property (a duplex) to the east indicating that he does not wish to have a screening fence installed between the two properties along his west property line. From visual inspection of the site, it appears that the adjoining property owner does not want the screening fence installed because he uses that portion of his western property line for vehicular access to his property. Your application also states that you want to place an equipment storage shed in front of the church along Bluffview for security purposes because the shed has been broken into while located behind the church.

The Unified Zoning Code allows an adjustment to waive the required screening requirements specified in Sec. IV-B.3.a of the Code when the adjacent residential property is developed with an institutional or multi-family uses and the location of improvements on one or both properties provides adequate screening. Both parties have agreed that there will be adequate screening provided between the church and the duplex. Additionally, the Unified Zoning Code allows an adjustment to permit an accessory structure to be placed in front of the principle structure on less than five acres of land. We find that waiving of the screening requirement along the north 37 feet of the east property line and permitting an accessory structure to be placed in front of the principle structure 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 elimination of the screening requirement along the north 37 feet of the east property line would benefit the safety and

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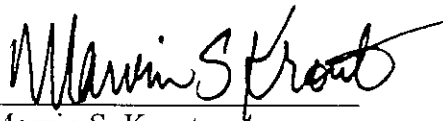
convenience of vehicular circulation by allowing cross-lot vehicular access to the adjoining lot to the east to continue rather than requiring a vehicular access point to be added to the arterial street. Placing 10' x 12' storage shed in front of the church will have no impact on the safety and convenience of vehicular and pedestrian circulation.

- 2) Impact on existing uses in surrounding areas: There should not be a negative impact on the existing uses in the surrounding areas as a result of the elimination of the screening requirement, as indicated by the desire of the adjoining property owner to have the screening requirement waived. Placing 10' x 12' storage shed in front of the church will not have detrimental impacts on surrounding areas since the storage shed will be screened from view from nearly all surrounding properties by the church and its associated screening and landscaping.
- 3) Compatibility with existing or permitted uses on abutting sites: The elimination of screening will not decrease compatibility with abutting sites since screening will be provided in all locations except that location where the owner of the abutting site does not want screening installed due to its negative impact on vehicular circulation. Placing 10' x 12' storage shed in front of the church is compatible with abutting sites since the storage shed will be screened from view from nearly all abutting sites by the church and its associated screening and landscaping.
- 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.

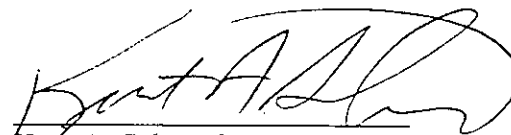
Our signatures below indicate that an administrative adjustment to waive the screening requirement along the north 37 feet of the east property line and to permit an accessory structure to be placed in front of the principle structure on the aforementioned property is hereby granted subject to the following condition:

- 1) The site shall be developed in general conformance with the submitted site plan.
- 2) No screening requirements other than along the north 37 feet of the east property line where adjacent to Lot 2, Block A Hilltop Manor Subdivision shall be waived.

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



Marvin S. Krout  
Planning Director



Kurt A. Schroeder  
Superintendent of Central Inspection

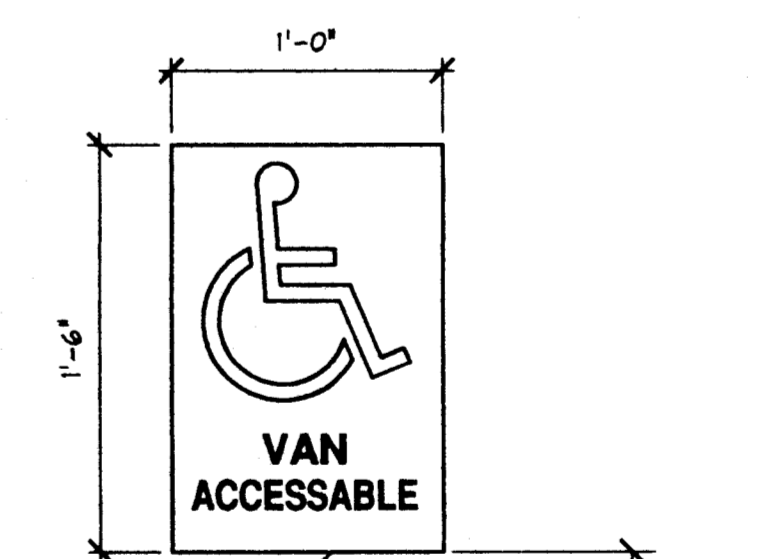
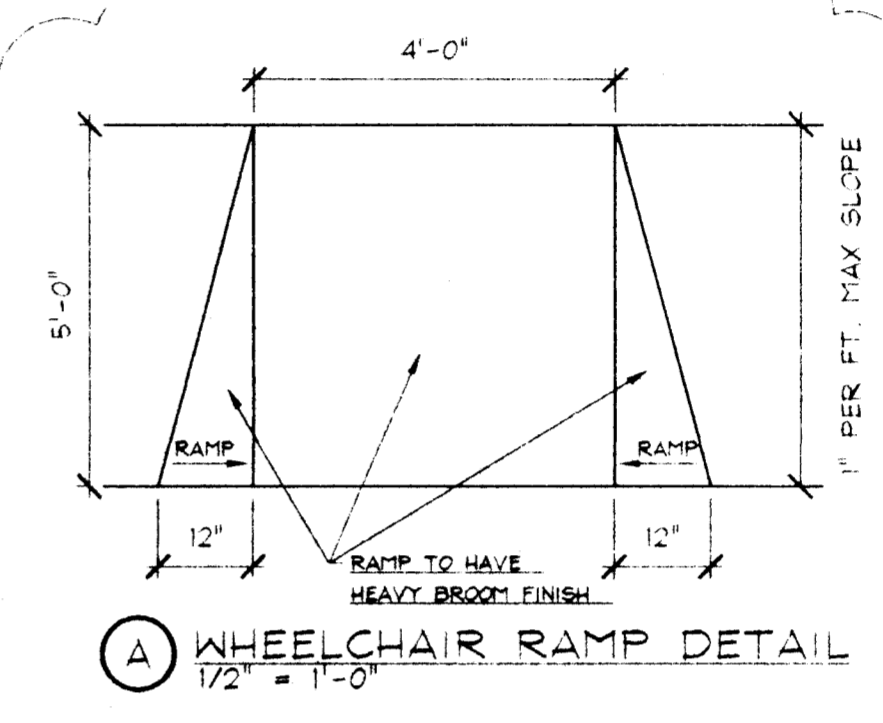
MK/KS/sk

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

**DATA BLOCK**

SITE	BUILDING	MECHANICAL
<p><b>LEGAL DESCRIPTION:</b>                  LOT 1,18,19,20,21 AND 22, BLOCK A, HILLTOP MANOR SUB., A REPLAT OF PT HILLTOP MANOR &amp; HILLTOP MANOR 2ND ADD. EXEMPT NO 89-1-328-TX</p> <p><b>ZONING:</b>                  B MULTIFAMILY</p> <p><b>PARKING:</b>                  REQUIRED: 59                  NEW: 56 @ 9'-0" X 18'-0" STALLS                  NEW: 1 VAN HC ACCESSIBLE STALL                  NEW: 1 HC ACCESSIBLE STALL                  TOTAL: 59 STALLS</p>	<p><b>FLOOR AREA:</b>                  EXISTING BUILDING 1502 SQ. FT                  NEW GYM 3268 SQ. FT                  NEW CLASSROOMS 4134 SQ. FT                  TOTAL NEW FLOOR AREA 8904 SQ. FT</p> <p><b>OCCUPANCY:</b>                  MULTIPURPOSE ROOM IS "A3"                  CLASSROOMS ARE "B"</p> <p><b>BUILDING TYPE:</b>                  2N</p> <p><b>DESIGN LOADS:</b>                  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'</p>	<p><b>PLUMBING:</b>                  (7) WATER CLOSET, (2) URINALS, (11) LAV.                  (4) FLOOR DRAINS, (2) 40 GAL. HOT WATER TANKS</p> <p><b>SPRINKLERS:</b>                  NONE</p> <p><b>FIRE HYDRANT:</b>                  SOUTHEAST CORNER OF BAYLEY AND BLUFFVIEW                  NORTHWEST CORNER OF LINCOLN STREET AND BLUFFVIEW</p> <p><b>ELECTRICAL:</b>                  400 AMP, 3 PHASE, 120/208 VOLT SERVICE</p>

EL. 100.92 = EXISTING GRADES  
 EL. 100.92 = NEW GRADES  
 = FLOW LINE

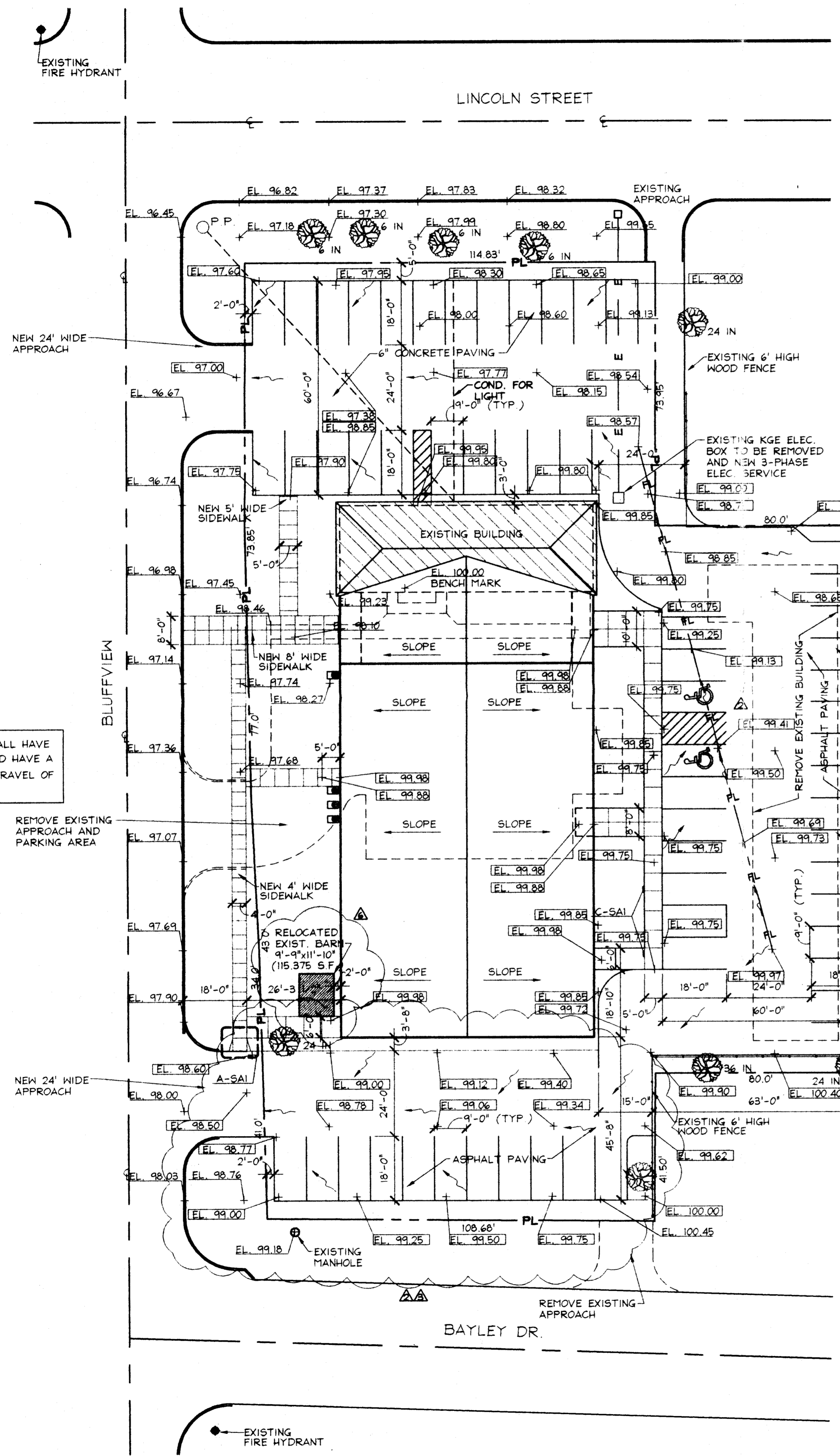


ACCESSIBLE HANDICAP PARKING SIGN IN FRONT AND MIDDLE OF THE HANDICAP PARKING STALL

**SITE PLAN**

APPROVED 1-24-01 BY *SK*  
 MAPD 1 of 1

DUE TO THE AMOUNT OF CHANGES REQUIRED ON THIS DRAWING, CLOUDING ALL THE CHANGES WAS NOT PRACTICABLE. DISREGARD ANY DRAWING PRIOR TO REVISION DATE 9/20/00.



EXISTING SITE PLAN  
 1" = 20'