



FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

November 13, 2003

K. Gile Company
260 Cain Dr.
Haysville, KS 67060

Re: BZA2003-00062: Zoning Adjustment to reduce the parking requirement from 8 spaces to 6 spaces.

Legal Description: Lots 115 & 117, on Laura Ave., in Supplemental Map of Cochran's Subdivision of Lots 5 & 6, in Block A, & Lots 1 & 10, in Block B, in Hunter's 1st Addition to Wichita Sedgwick County, Kansas. Generally located south of Waterman and east of Washington (349 S. Laura).

We have reviewed your request for a Zoning Adjustment to reduce the parking requirement on the above-referenced property. From reviewing your application, we understand that you propose to construct a new commercial building on the property for a heating service company. We further understand that the property is of limited size and cannot provide the code-requirement number of parking spaces. Therefore, you have requested a Zoning Adjustment to reduce the parking requirement from 8 spaces to 6 spaces.

Sec. V-I.2.i. of the Unified Zoning Code allows an adjustment to reduce the parking requirement by up to 25 percent for wholesale or business services when the conditions required by Sec. V-I.6. of the Code are met. We find that the reduction of the parking requirement as proposed meets the four conditions required by Sec. V-I.6 of the Code as set out below:

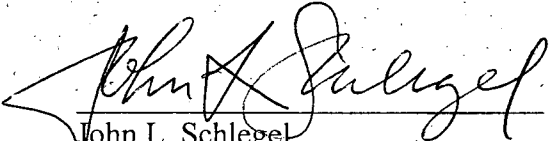
- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The extent of the parking requirement reduction is within allowable limits; therefore, sufficient on-site parking should be provided such that on-street parking for the building should not be necessary. Since all parking for the building should be off-street, there should not be negative impacts on the safety and convenience of vehicular and pedestrian circulation in the area.
- 2) Impact on existing uses in surrounding areas: There should be no negative impact on uses in surrounding areas as a result of the reduction of the parking requirement, as sufficient parking should be provided on-site with no resulting off-site parking need being generated by the building that would utilize parking provided for adjacent businesses.

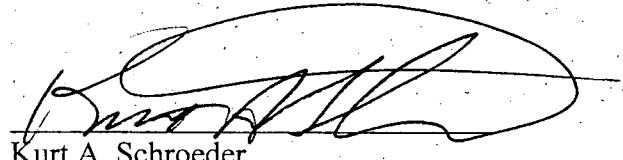
- 3) Compatibility with existing or permitted uses on abutting sites: Business service uses and accessory uses such as parking are permitted in the "LI" Limited Industrial zoning district, and reducing the parking requirement should not compromise existing or permitted uses on abutting sites due to the minor nature of the reduction of the parking requirement.
- 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 reduce the parking requirement from 8 spaces to 6 spaces for the aforementioned property is hereby granted, subject to the following conditions:

- 1) The Zoning Adjustment is for a parking requirement reduction only for a maximum of 2,950 square feet of building area. If an increase in building area increases the parking requirement of the Unified Zoning Code for the property, then additional parking spaces over and above 6 shall be provided.
- 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 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 L. Schlegel
Planning Director


Kurt A. Schroeder
Superintendent of Central Inspection

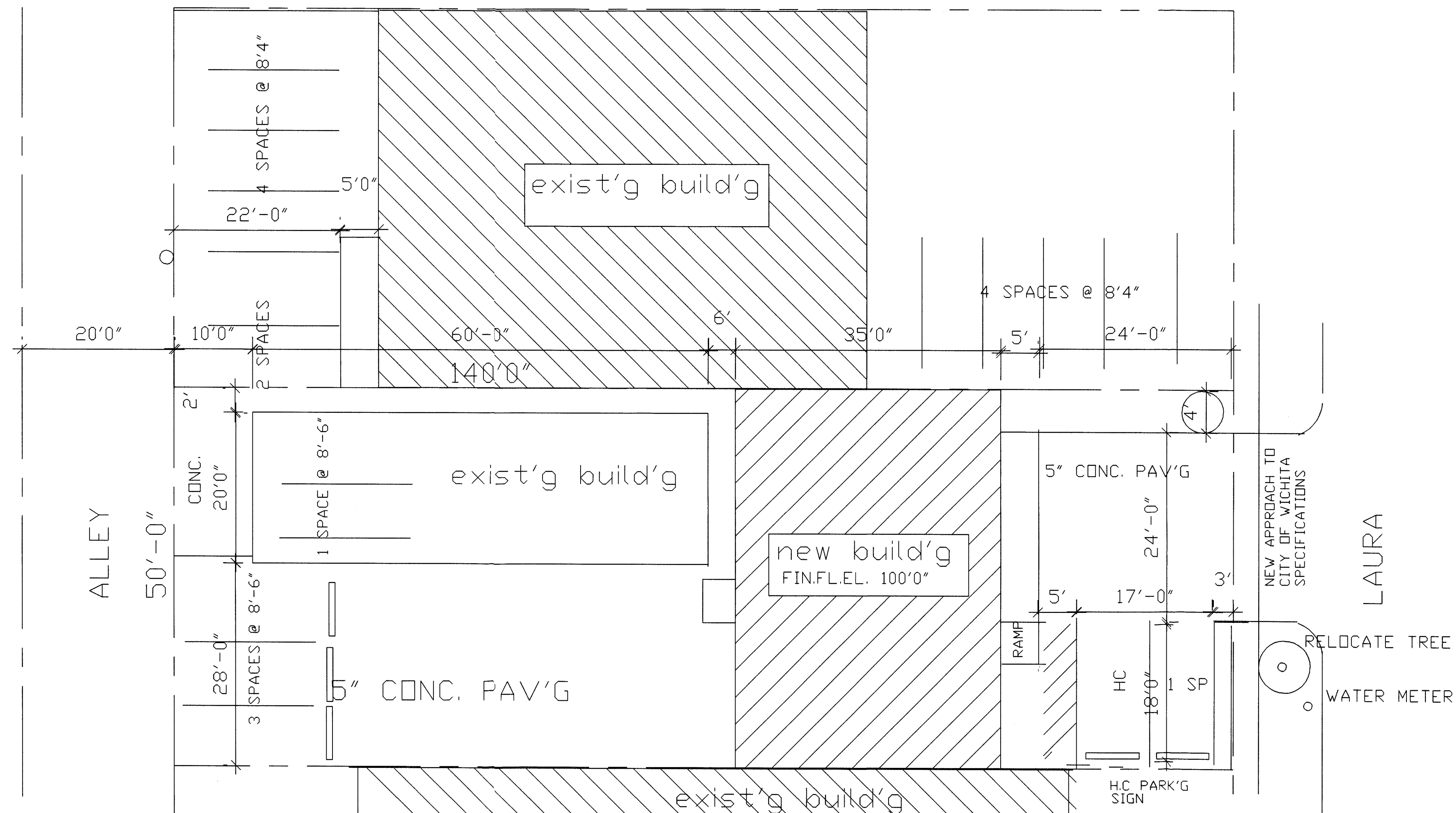
cc: Sandy Roberts, Architect, 667 Oak Forest Ln., Derby, KS 67037
Gary Dacus, High Plains Construction, 5201 N. Charles, Wichita, KS 67204
Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
J.R. Cox, Office of Central Inspection

NEW FACILITY for DAN'S HEATING

INDEX

- A1 SITE PLAN
- G1 GRADING PLAN
- S1 FOUNDATION PLAN
- A2 FLOOR PLAN
- A3 ELEVATIONS

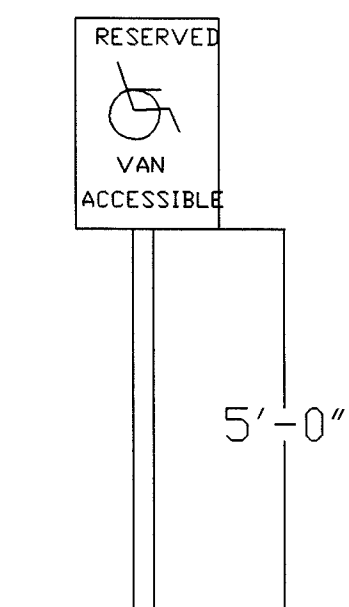
- E1 ELECTRICAL PLAN
- M1 PLUMBING & HEATING PLANS



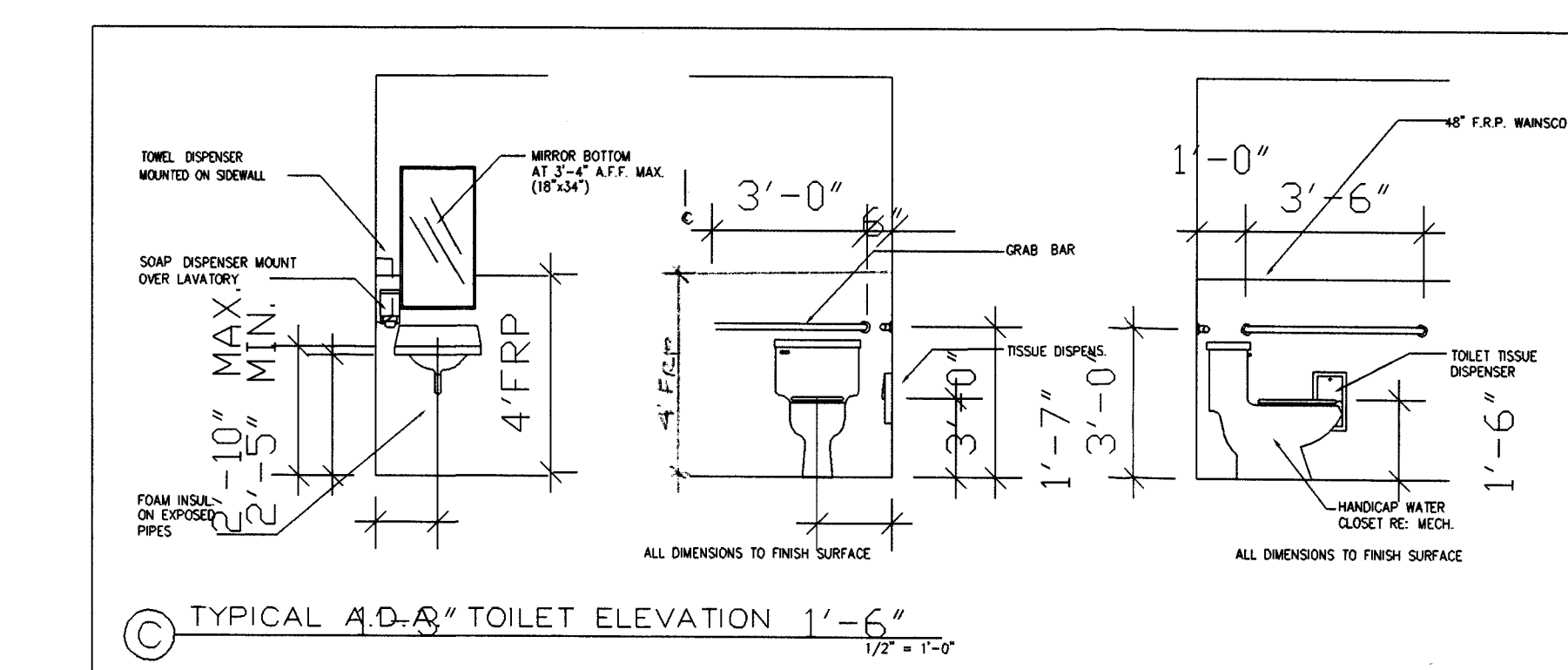
SITE PLAN
1"=20'

ONE PARKING SPACES
IN EXIST'G GARAGE.

LEGAL DESCRIPTION:
LOTS 115 & 117, ON LAURA AVE, IN SUPPLEMENTAL MAP
OF COCHRAN'S SUBDIVISION OF LOTS 5 & 6, IN BLOCK A &
LOTS 1 & 10, IN BLOCK B, IN HUNTER'S 1ST ADDITION TO
WICHITA, SEDGWICK COUNTY, KANSAS



HANDICAP PARKING
SIGN



- NOTES
1. TOILET FIXTURES AND ACCESSORIES SHALL BE INSTALLED IN COMPLIANCE WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
 2. GRAB BARS SHALL BE 1 1/2" IN DIAMETER WITH 1 1/2" CLEARANCE BETWEEN ADJACENT WALLS OR PARTITIONS.
 3. GRAB BAR FASTENERS AND MOUNTING SUPPORTS SHALL WITHSTAND 250 LB. MINIMUM POINT LOAD IN BENDING SHEAR AND TORSION.
 4. GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

CODE INFORMATION

BUILDING CODE:	INTERNATIONAL BUILDING CODE - 2000
ZONING CLASSIFICATION:	V B
CONSTRUCTION TYPE:	B
OCCUPANCY:	9000 S.F.
ALLOWABLE AREA:	INCREASES
ACTUAL AREA:	NEW BUILDING 1,750 S.F.
	EXIST'G BUILDING 1,200 S.F.
PARKING REQUIRED:	5 SPACES
OFFICE	2 SPACES
SHOP	
HANDICAP:	1 SPACE
PARKING PROVIDED:	SPACES
STANDARD SPACES:	1
HANDICAP SPACES:	
AREA OF PARCEL:	7,000 S.F.
AREA OF IMPERVIOUS MATERIAL:	6,820 S.F.

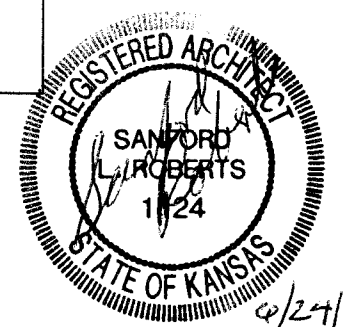
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SANDY ROBERTS ARCHITECT
 887 BAW FOREST LANE, BEEBE, MO. 64117-0888

ADDITION TO 349 S. LAURA
 FOR THE KITTLE CO.

PROJ. NO: 02413
 DATE: 9/29/03
 REVISED:

SHEET
A1
 OF
 3



6/27/03