



Wichita-Sedgwick County Metropolitan Area Planning Department

June 21, 2019

Sanssouci Properties LLC
Attn: Mark Soucie
515 E. 29th Street North
Wichita, KS 67219

Smith Construction Inc.
4620 W. Esthner
Wichita, KS 67213

RE: BZA2019-00024 – City variance to requests a variance to reduce the required number of on-site parking spaces from 78 parking spaces to 48 parking spaces; generally located on the southeast corner of East 29th Street North and North Emporia Circle (515 E. 29th Street North)

Dear Applicants,

Enclosed is a signed copy of the above-referenced BZA Resolution adopted by the Board of Zoning Appeals on June 20, 2019. This resolution reflects the official action of the Board with the following conditions:

1. The parking plan shall be in substantial conformance with the approved site plan.
2. All necessary permits for the structure shall be obtained from the Metropolitan Area Building and Construction Department (MABCD).
3. The parking reduction shall apply only to the proposed expansion within the next five (5) years.
4. The site shall remain in substantial compliance with the site plan that has been provided as a part of this application.
5. Conditions of this variance applies only to the parking requirement triggered by the 12,380 square feet building expansion.
6. The maximum number of employees shall be limited to 48 per 10 hour shift.

If you have any questions concerning this matter, please call our office at 268-4421.

Sincerely,

Kathy L. Morgan, Senior Planner
Current Plans Division

BZA RESOLUTION NO. BZA2019-24

WHEREAS, Sanssouci Properties LLC, Mark Souci (owner/president); pursuant to Kansas Statutes Annotated 12-759, requests a Variance to reduce the required number of parking spaces from 78 to 48 parking spaces to redevelop property located at 515 East 29th Street North; legally described as follows:

Lots 1, 2, and 3, Block 3, North Industrial Addition to Wichita, Sedgwick County, Kansas

WHEREAS, proper notice as required by ordinance and by the rules of the Board of Zoning Appeals has been given; and

WHEREAS, the Board of Zoning Appeals did, at the meeting of June 20, 2019, consider said application; and

WHEREAS, the Board of Zoning Appeals has proper jurisdiction to consider said request for a variance under the provisions of Kansas Statutes Annotated 12-759 *et. seq.*; and

WHEREAS, there should not be any adverse harm to nearby properties. The construction will not alter the flow of water, and there is still a notable, if reduced, buffer between this structure and the adjacent property; and

WHEREAS, the variance requested will not adversely affect the public health, safety, morals, order, convenience, prosperity, general welfare, or the harmonious development of the community; and

WHEREAS, each of the five conditions required by Kansas Statutes Annotated 12-759, are found to be present for a variance to be granted.

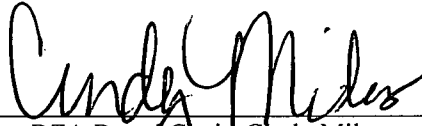
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals, pursuant to Kansas Statutes Annotated 12-759, a Variance to reduce the number of required parking spaces from 78 to 48 spaces at 515 East 29th Street North and legally described as follows:

Lots 1, 2, and 3, Block 3, North Industrial Addition to Wichita, Sedgwick County, Kansas

The variance is hereby GRANTED, subject to the following conditions:

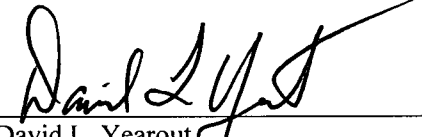
1. The parking plan shall be in substantial conformance with the approved site plan.
2. All necessary permits for the structure shall be obtained from the Metropolitan Area Building and Construction Department (MABCD).
3. The parking reduction shall apply only to the proposed expansion within the next five (5) years.
4. The site shall remain in substantial compliance with the site plan that has been provided as a part of this application.
5. Conditions of this variance applies only to the parking requirement triggered by the 12,380 square feet building expansion.
6. The maximum number of employees shall be limited to 48 per 10 hour shift.

ADOPTED AT WICHITA, KANSAS, this 20th Day of June, 2019

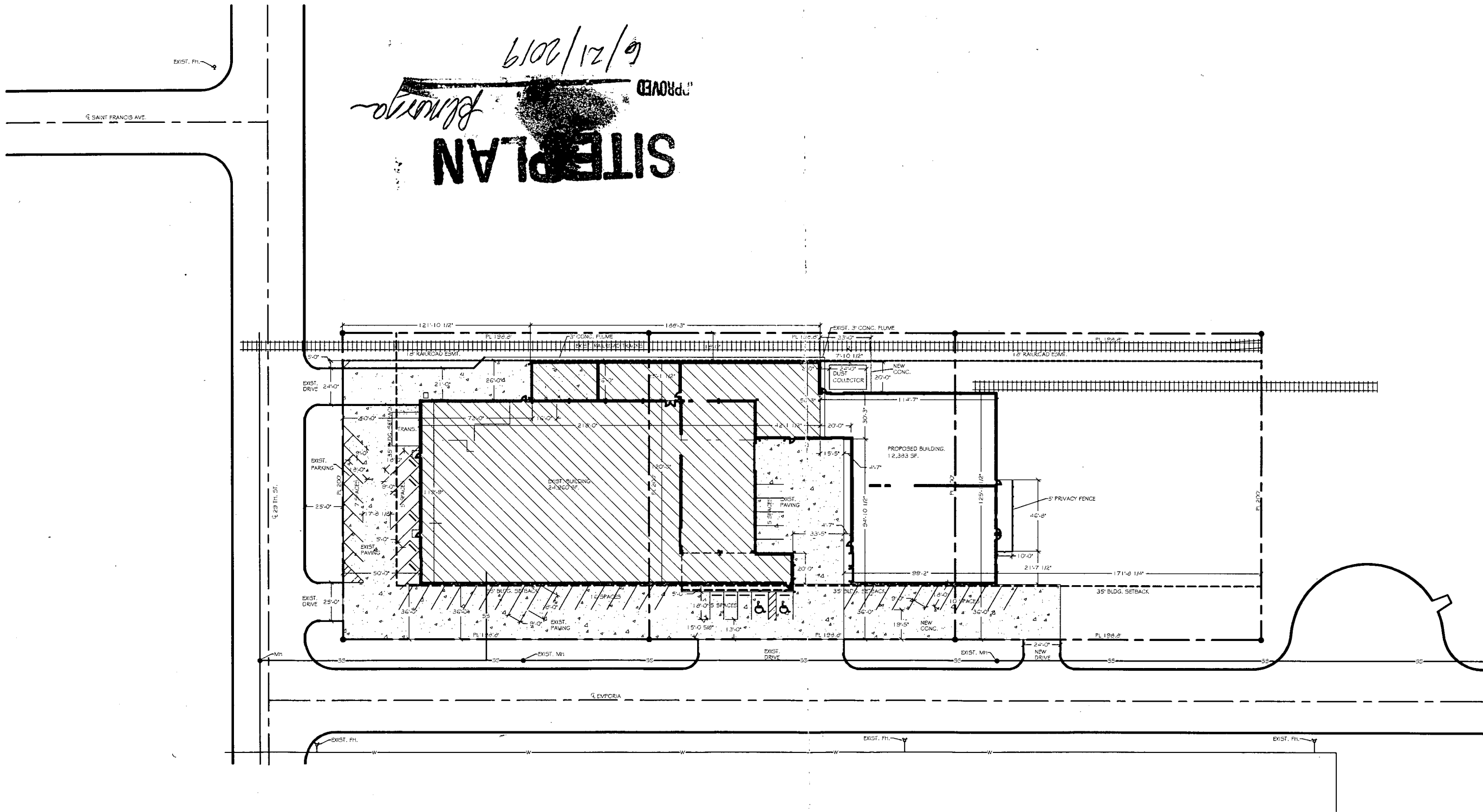


BZA Board Chair, Cindy Miles

ATTEST:



David L. Yearout,
BZA Secretary



SITE PLAN
SCALE: 1" = 30'



NO.	DATE	BY	CHKD

ARCHITECT: SANDY ROBERTS
SHEET TITLE: SITE PLAN
DATE: 5/9/19
SCALE: 1" = 30'
DRAWN BY: KAB
CHECKED BY: GHA
REV. NO.: 0

C1.0

FERROLOY FOUNDRY
OFFICE ADDITION
515 E. 29th ST. N., WICHITA, KS.

SMITH CONSTRUCTION CO., INC.
4830 DENVER P.O. BOX 13813
WICHITA, KANSAS 67213
(316) 943-7900