



FILE COPY



Wichita-Sedgwick County Metropolitan Area Planning Department

Larry Beck
6220 S. Seneca Street
Wichita, KS 67217

August 30, 2019

ICS
Attn: Brad Haedt
1725 E. Wassall Street
Wichita, KS 67216

Re: BZA2019-32: City Administrative Adjustment to reduce the Compatibility Standards for "GC" – General Commercial zoning adjacent to "SF-5" – Single-Family Residential zoning and parking reduction from eight spaces to seven spaces.

Legal Description: LOT 11 and LOT 12, EXC S 30 FT W 100 FT M, CLARKDALE SUBDIVISION, SEDGWICK COUNTY, KANSAS. The property is generally located one-quarter mile north of West 63rd Street South on the east side of South Seneca Street (6220 South Seneca Street)

Dear Applicant,

We reviewed your request for an Administrative Adjustment to reduce the Compatibility Standards along the east property line where adjacent to SF-5 Single Family Residential zoned property in order to expand the existing building to the north. We understand that you have requested the setback be reduced in order for the building expansion to match the exiting building which was approved for a 15-foot compatibility setback along the east property line in 2002 (BZA2002-71). You are also requesting reduction of the on-site parking requirement from eight spaces to 7 spaces, an approximate 12.5% reduction of the Unified Zoning Code (UZC) requirement for the site.

Section V-1.2.d of the Unified Zoning Code allows an Administrative Adjustment to reduce or waive the required compatibility setback. We find that reducing the compatibility setback from 25-feet to 15-feet as proposed, meets the four criteria required by Section V-1.6.

Section V-1.2.i of the Unified Zoning Code allows an Administrative Adjustment to reduce the parking requirement for GC zoning by up to 25%. We find that the parking reduction meets the four criteria required by Section V-1.6.

Four Conditions Required by Sec. V-1.6

- 1) **Impact on safety and convenience of vehicular and pedestrian circulation:** This request is to reduce the compatibility setback along the east property line and reduce the number of required parking spaces to seven. Public vehicular and pedestrian circulation should not be affected.
- 2) **Impact on existing uses in surrounding areas:** A screening fence and landscape buffer will be provided to screen the subject property from the abutting residential property to the east. Additionally, the residential structure on the property to the east is located approximately 75 feet from the proposed steel building. The screening, buffering, and building separation should mitigate

any adverse impacts on existing uses in surrounding areas. A 12.5% parking reduction will not impact uses in the surrounding area.

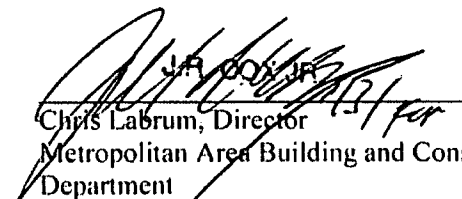
- 3) Compatibility with existing or permitted uses on abutting sites: The proposed 15-foot compatibility setback should provide sufficient compatibility between uses on the subject property and uses on abutting properties. The business does not have customer traffic and parking is needed only for employees.
- 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 reduce the compatibility setback on the east property line from 25-feet to 15-feet and a parking reduction from eight spaces to seven spaces is hereby granted, subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site plan and the City of Wichita Landscape Ordinance.
- 2) The adjustment shall apply only to the east compatibility setback and the on-site parking as illustrated on the approved site plan. All other structures or additions on the subject property shall conform to the locations and setbacks permitted by the Unified Zoning Code unless a separate Zoning Adjustment or Variance is granted.
- 3) The applicant shall obtain a building permit and complete landscaping and parking improvements within one year of the Administrative Adjustment approval. The site shall conform to all codes including but not limited to building, health and fire.
- 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 that the Zoning Adjustment is null and void.

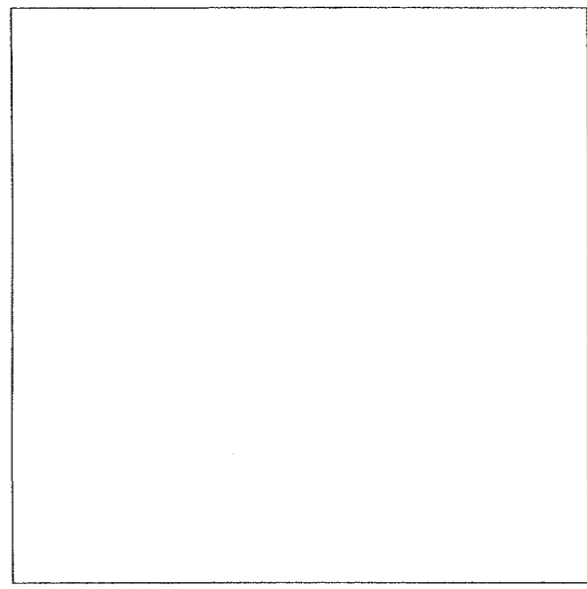
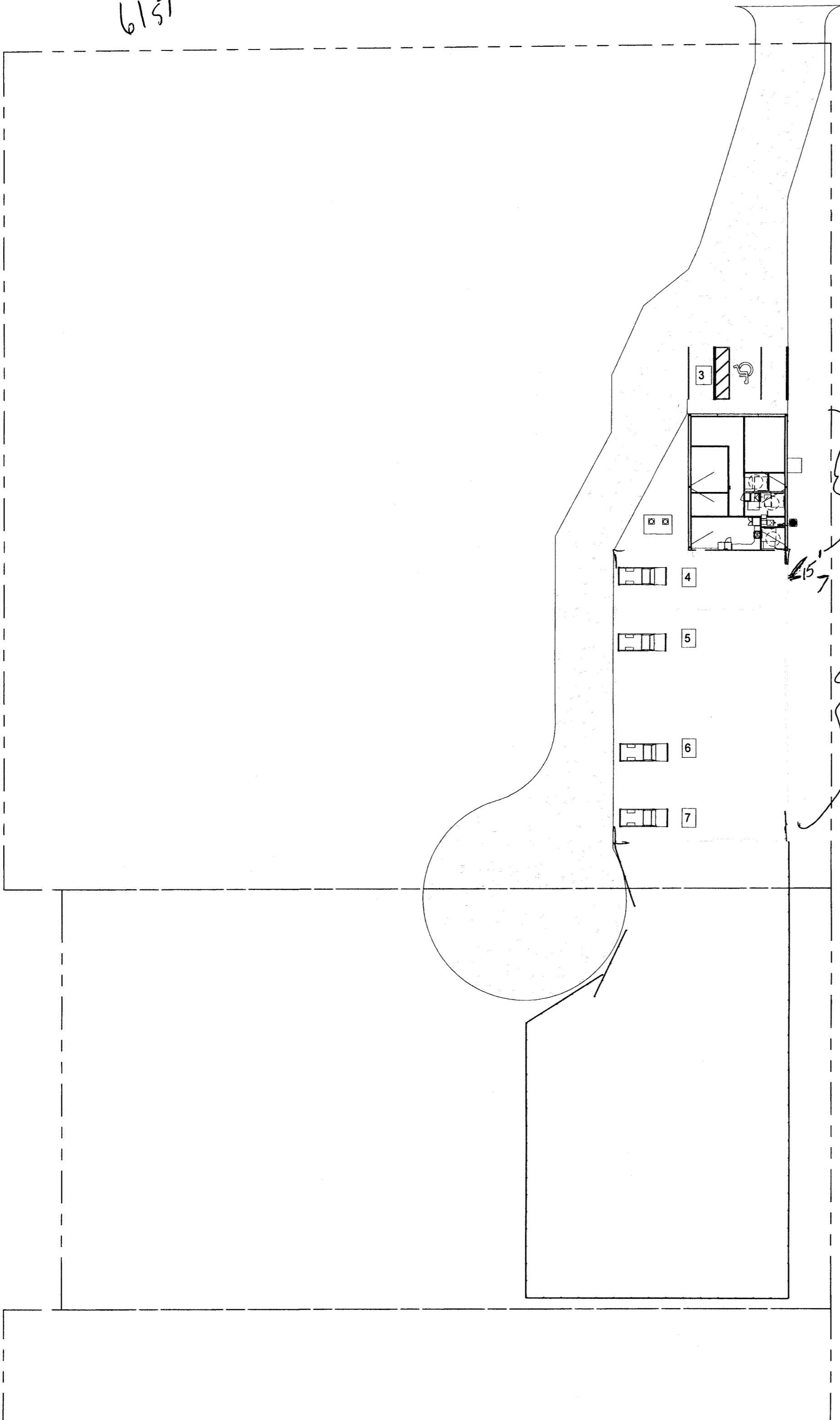
The "Development Application" sign should now be removed from the property.


Dale Miller, Director
Metropolitan Area Planning Department

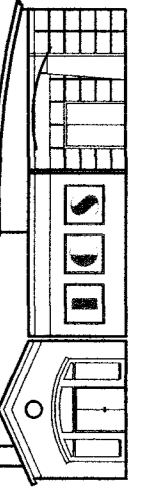

Chris Labrum, Director
Metropolitan Area Building and Construction
Department

cc: MABCD
Jeff Blubaugh, CM District IV
Rebecca Fields, Community Service Representative District IV

Seneca
61st



ICS
INNOVATIVE CONSTRUCTION
SERVICES, Inc.
316-260-1644
1725 E. Wassall
Wichita, KS 67216
Lic. 6431



- thinking outside the box -

BECK ROOFING OFFICE

6220 S. Seneca Street
Wichita, KS 67217

PROPERTY OF INNOVATIVE
CONSTRUCTION SERVICES, Inc.
UNLAWFUL TO REPRODUCE

SEAL

SITE PLAN

APPROVED 5/20/2019 BY *[Signature]*

EDWARD MURABITO
REGISTERED ARCHITECT
KANSAS LICENSE NO. 18172
TEL. 1-316-554-1928

DATE : 08/16/19
DR. BY : BH

PROJECT NO.
18-161

REVISIONS:

SHEET

SA2

① Site Parking Stalls
1" = 30'-0"