



Wichita-Sedgwick County Metropolitan Area Planning Department

November 5, 2012

UMC @ The Well, attn James Gaddie
11215 W. 13th Street N.
Wichita, KS 67212

WDM Architects c/o Luke Scott
105 N. Washington
Wichita, KS 67202

Re: **BZA2012-61**: Zoning Administrative Adjustment to reduce the compatibility setback from 25 to 21 feet in SF-5 Single-family Residential zoning for a church building addition, generally located south of West 13th Street North and 1/2 mile west of Maize Road (11215 W. 13th Street N.).

Legal Description: Lot 1, Lord of Life Lutheran Church Addition, Wichita, Sedgwick County, Kansas; generally located south of West 13th Street North and 1/2 mile west of Maize Road (11215 W. 13th Street N.).

Dear Applicants:

We reviewed your request for a Zoning Adjustment to reduce the compatibility setback for a proposed building addition on the above-referenced property. Your proposed addition is designed with a 21-foot setback from the west property line. The property to the west is developed with single-family residences; therefore Sec. IV-C.4 of the Unified Zoning Code requires a 25-foot compatibility setback along the west property line.

Sec. V.1.2.d of the Unified Zoning Code allows a Zoning Adjustment to reduce the compatibility setback when the conditions required by Sec. V.1.6 of the Code are met. We find that reducing the compatibility setback along the west property line from 25 feet to 21 feet meets the four conditions required by Section V-1.6 of the Code as set out below:

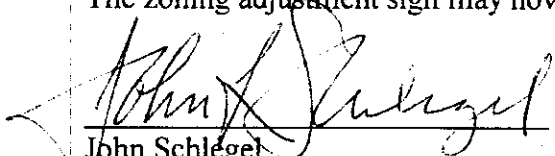
- 1) **Impact on safety and convenience of vehicular and pedestrian circulation:** This request is to reduce the compatibility setback along the west, or side, property line. Public vehicular and pedestrian circulation should not be affected.

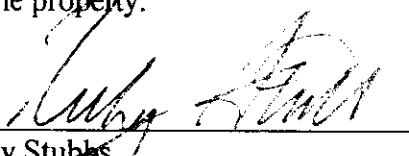
- 2) Impact on existing uses in surrounding areas: A four foot compatibility setback reduction at this location should have no measurable impact on the residential area to the west. Screening between non-residential and residential development is required by the Unified Zoning Code, and should mitigate any potential impacts on the residential properties to the west.
- 3) Compatibility with existing or permitted uses on abutting sites: The proposed church building is compatible with residential uses in this area. The four foot setback reduction will not impact this compatibility.
- 4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way; there will be no 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 compatibility setback along the west property line from 25 feet to 21 feet for the aforementioned property is hereby granted, subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site plan.
- 2) The compatibility setback reduction shall apply only to the building addition as illustrated on the approved site plan. All other structures or additions on the subject property shall conform to the compatibility setbacks required by the Unified Zoning Code unless a separate Zoning Adjustment is granted.
- 3) The site shall conform to the Unified Zoning Code requirement for screening along the subject site west property line.
- 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 Article VIII of 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 Schlegel
Planning Director


Ricky Stubbs
Co-assistant Director of Central Inspection

cc: Ricky Stubbs, Office of Central Inspection
Paul Hays, Office of Central Inspection
J.R. Cox, Office of Central Inspection
Jeff Longwell, CM District V
Megan Buckmaster, NA District V

APPROVED
B2R2012-01 SITE PLAN
William J. [Signature]
Date: 11-5-12

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SITE PLAN

$$1'' = 40'$$