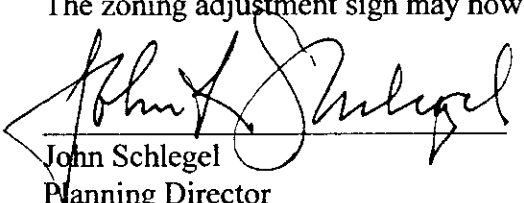


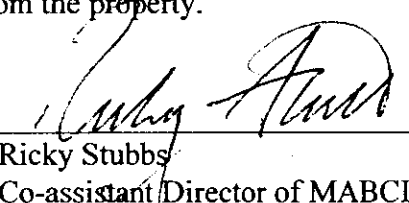
- 2) Impact on existing uses in surrounding areas: A 10-foot compatibility setback reduction at this location should have no measurable impact on the property to the east. A sewer easement east of this site will prevent residential development within 100 feet of this property line. Should the vacant property to the east develop with residences, screening between the non-residential and residential development is required by the Unified Zoning Code, and should mitigate any potential impacts on the future residential properties.
- 3) Compatibility with existing or permitted uses on abutting sites: The proposed storage building is compatible with uses in this area. The 10-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 east property line from 25 feet to 15 feet for the aforementioned property is hereby granted. Our signatures below also indicate an adjustment to the brick requirement of PO #39 is hereby granted. Both adjustments are subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site plan and elevation drawing.
- 2) The compatibility setback reduction shall apply only to the building 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 east property line should property to the east develop with residences.
- 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 MABCD

cc: Ricky Stubbs, MABCD
Paul Hays, MABCD
Jeff Longwell, CM District V
Megan Buckmaster, NA District V



ELEVATION
Wilcox L. Canby

Date 2-4-13



**NEW WAREHOUSE BUILDING FOR
U-NEEDA SELF STORAGE**
2120 N. HOOVER ROAD
WICHITA, KS

A2



Wichita-Sedgwick County Metropolitan Area Planning Department

February 4, 2013

BRZ Investments Inc.
3540 W. Douglas
Wichita, KS 67203

Meridian Construction c/o Darrell Leffew
PO Box 75153
Wichita, KS 67275

Re: BZA2013-01: Zoning Administrative Adjustment to reduce the compatibility setback from 25 to 15 feet in OW Office Warehouse zoning for a storage building, and adjust PO #39 brick requirements consistent with existing buildings, generally located north of Zoo and east of Hoover (2120 N Hoover).

Legal Description: Lot 1, Block 1, U-Needa Self Storage Addition, Wichita, Sedgwick County, Kansas.

Dear Applicants:

We reviewed your request for a Zoning Adjustment to reduce the compatibility setback for a proposed building on the above-referenced property and an adjustment to the brick exterior wall requirement of PO #39. Your proposed building is designed with a 15-foot setback from the east property line, and is designed with a brick wainscot similar to another building on the site. The vacant property to the east is zoned SF-5 Single-family Residential; therefore Sec. IV-C.4 of the Unified Zoning Code requires a 25-foot compatibility setback along the east property line. Protective Overlay (PO) #39 requires brick exterior walls, the Unified Zoning Code allows minor adjustments to protective overlays.

Sec. V.I.2.d of the Unified Zoning Code allows a Zoning Adjustment to reduce the compatibility setback when the conditions required by Sec. V.I.6 of the Code are met. We find that reducing the compatibility setback from 25 feet to 15 feet meets the four conditions required by Section V-I.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 east, or rear, property line. Public vehicular and pedestrian circulation should not be affected.

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

www.wichita.gov