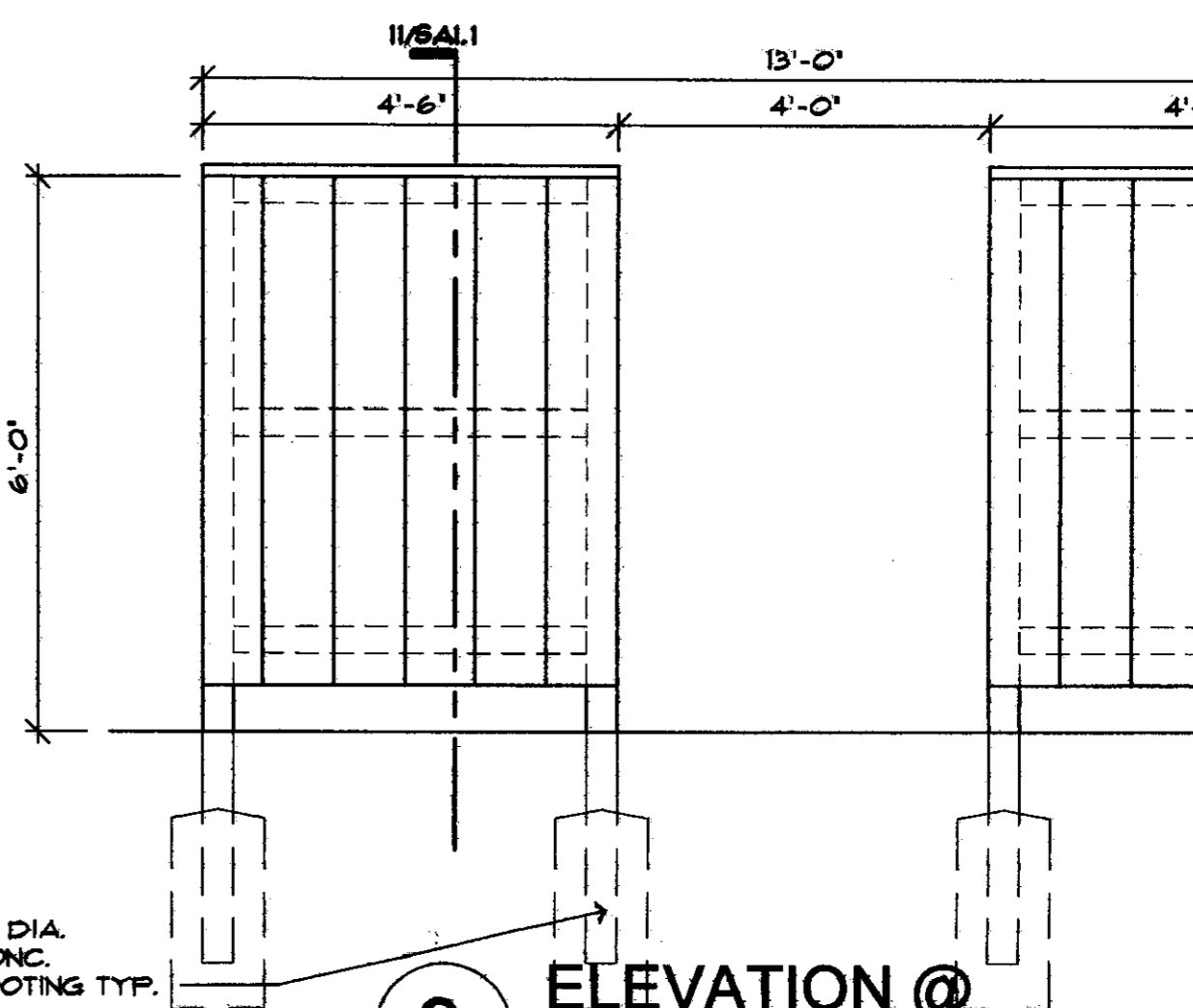
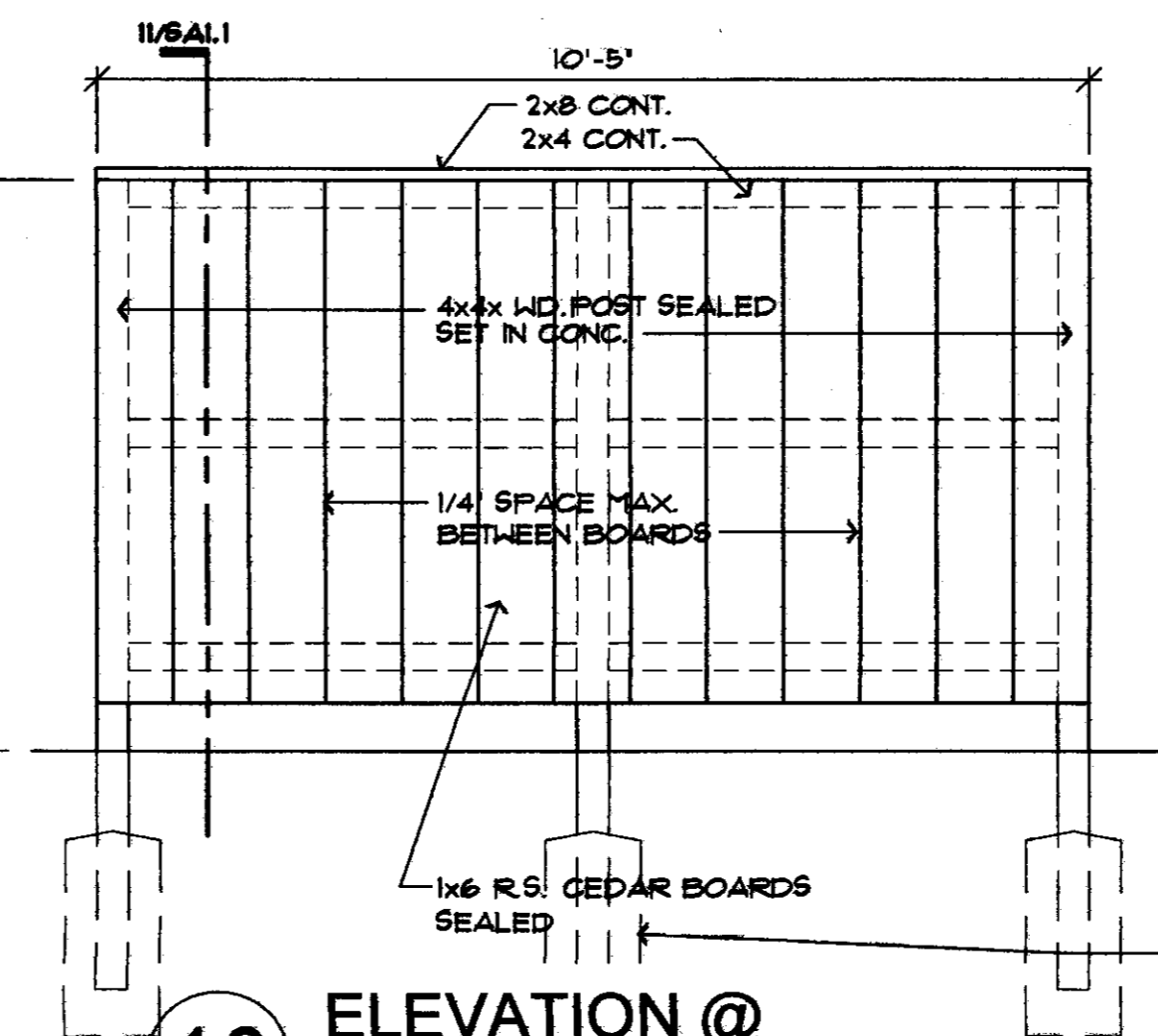
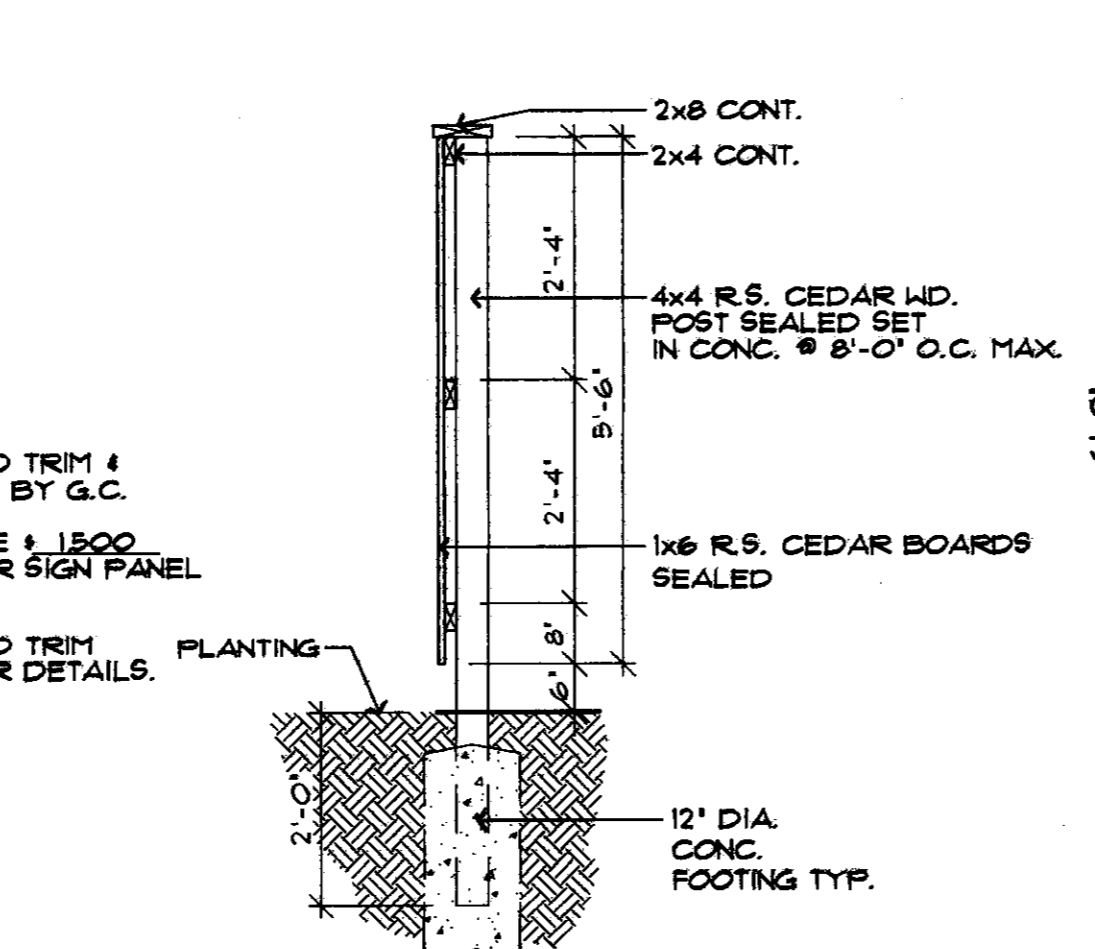
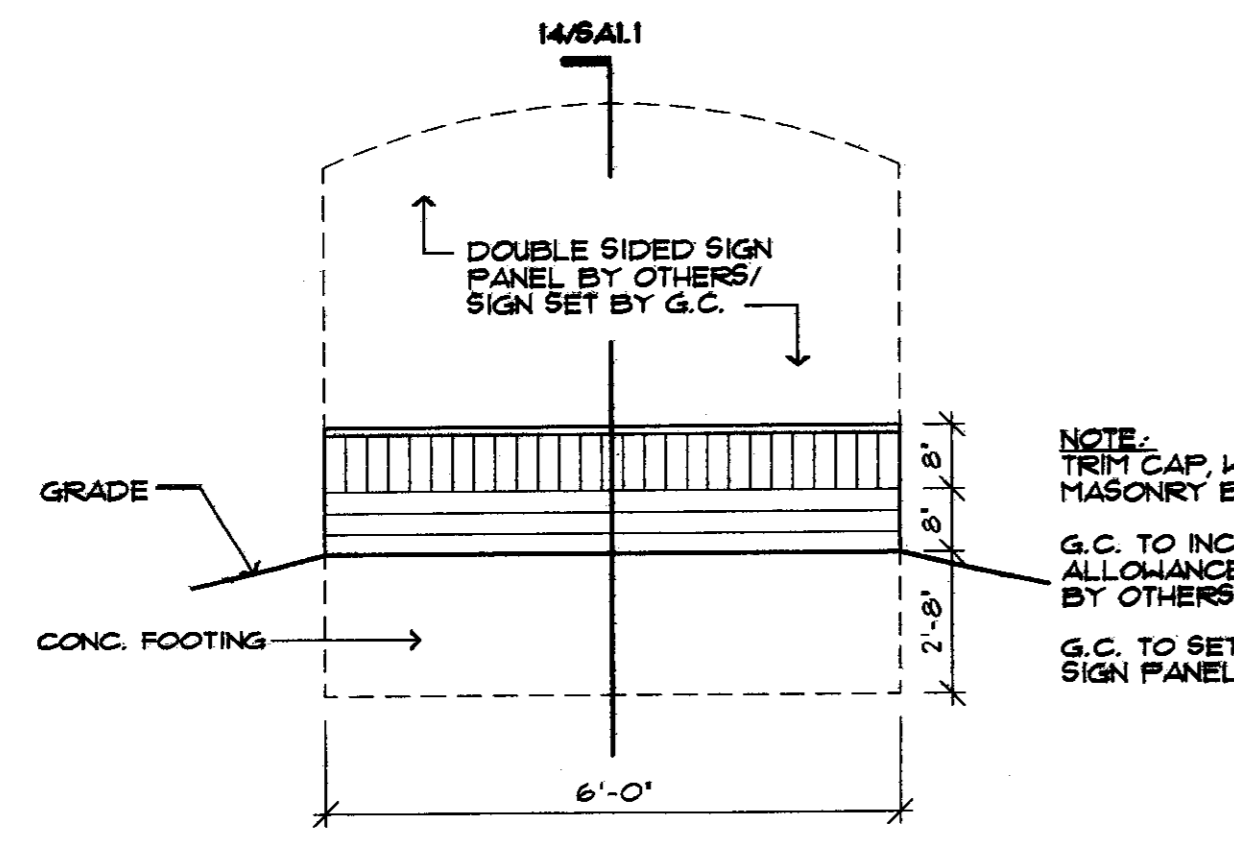
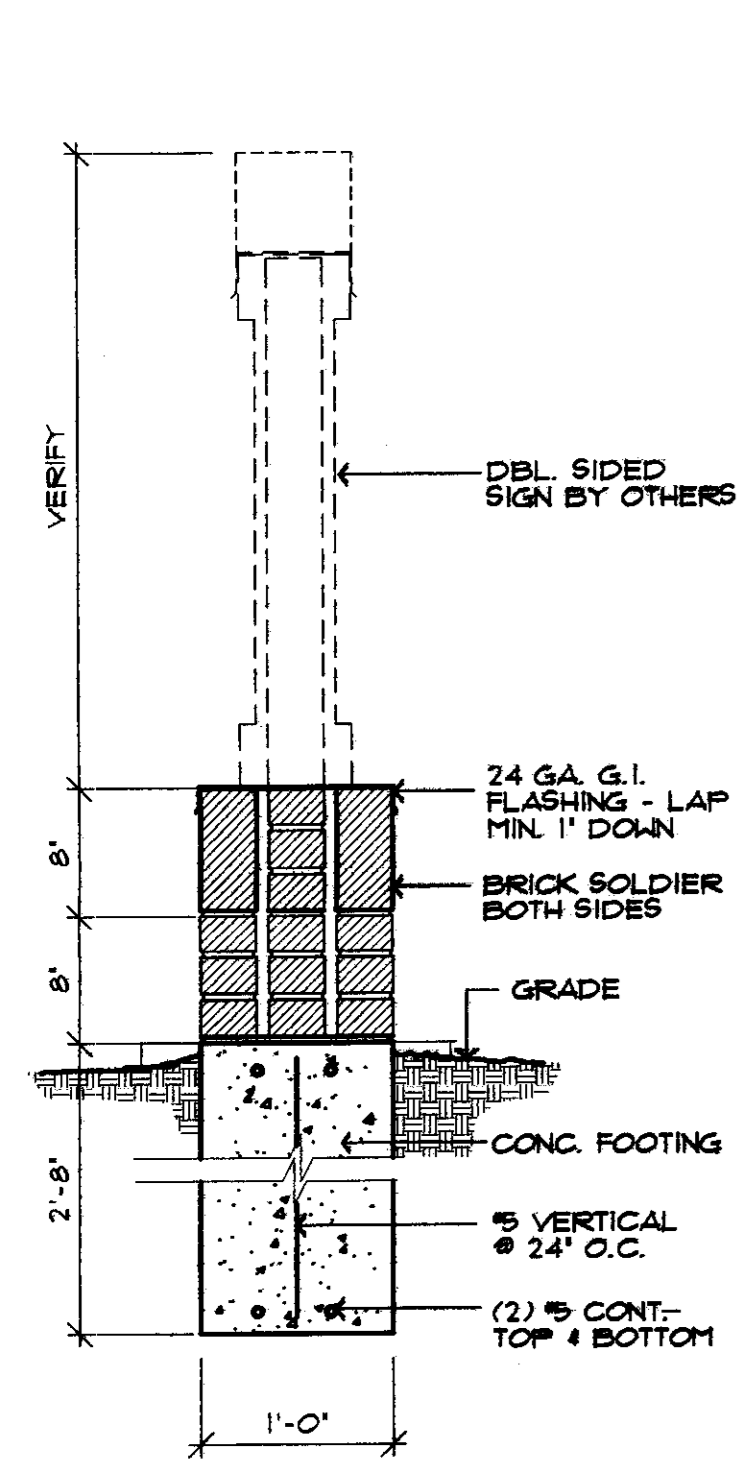


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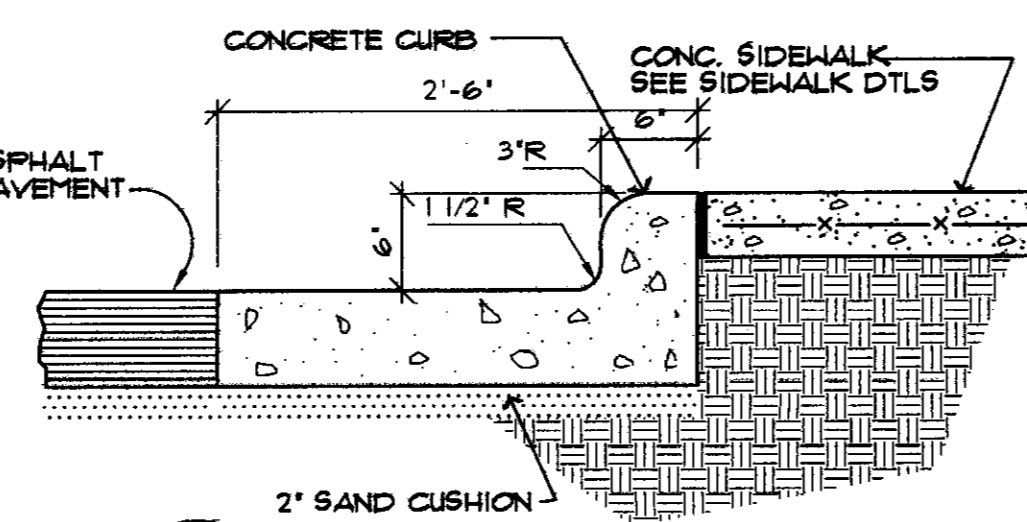
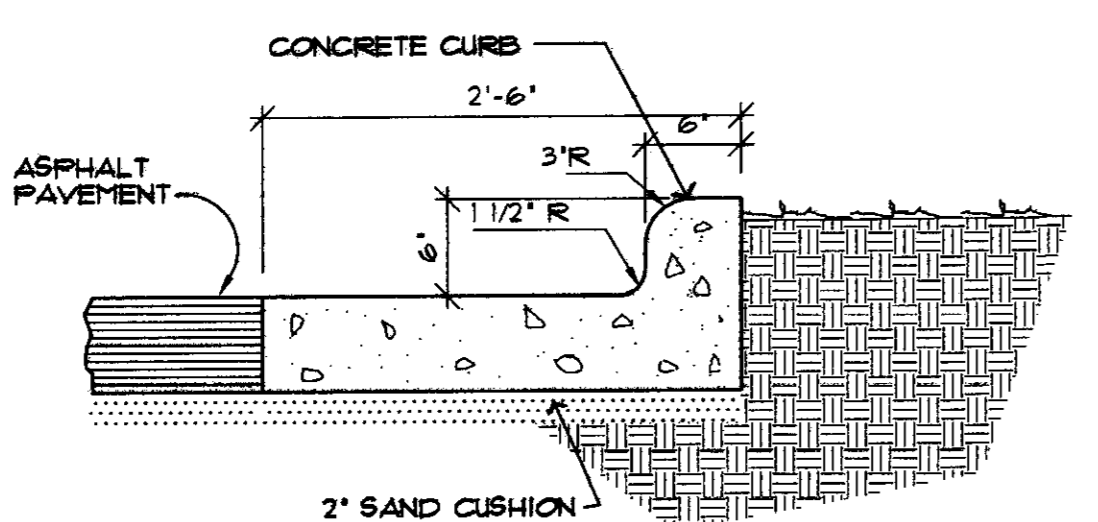
13 SECTION  
1/4" = 1'-0"

12 ELEVATION @ MONUMENT SIGN BASE  
1/2" = 1'-0"

11 SECTION THRU TRASH ENCLOSURE  
3/4" = 1'-0"

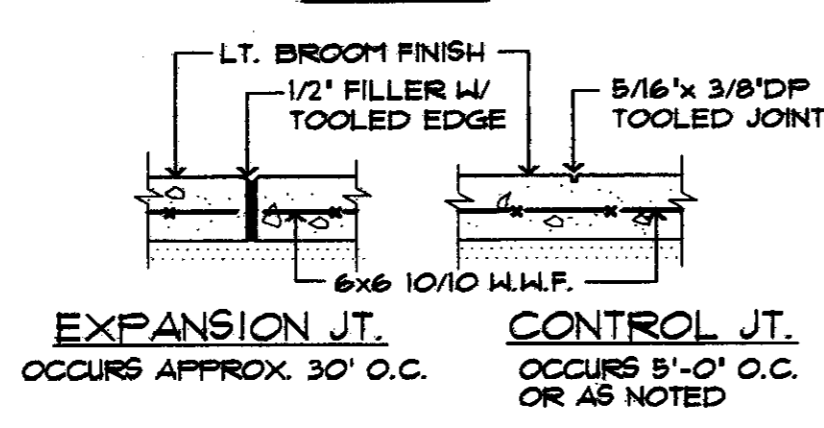
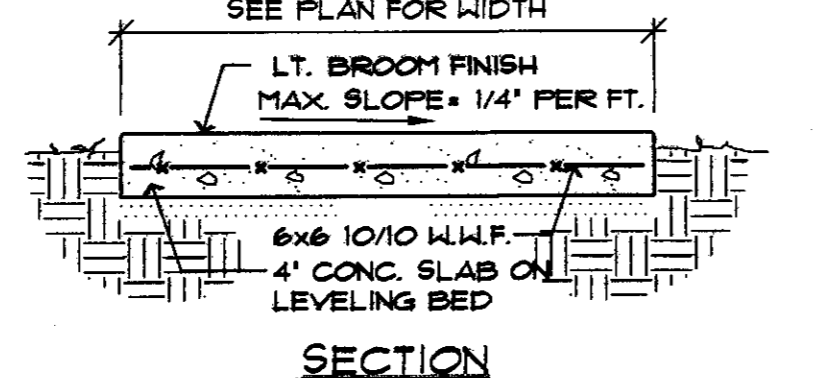
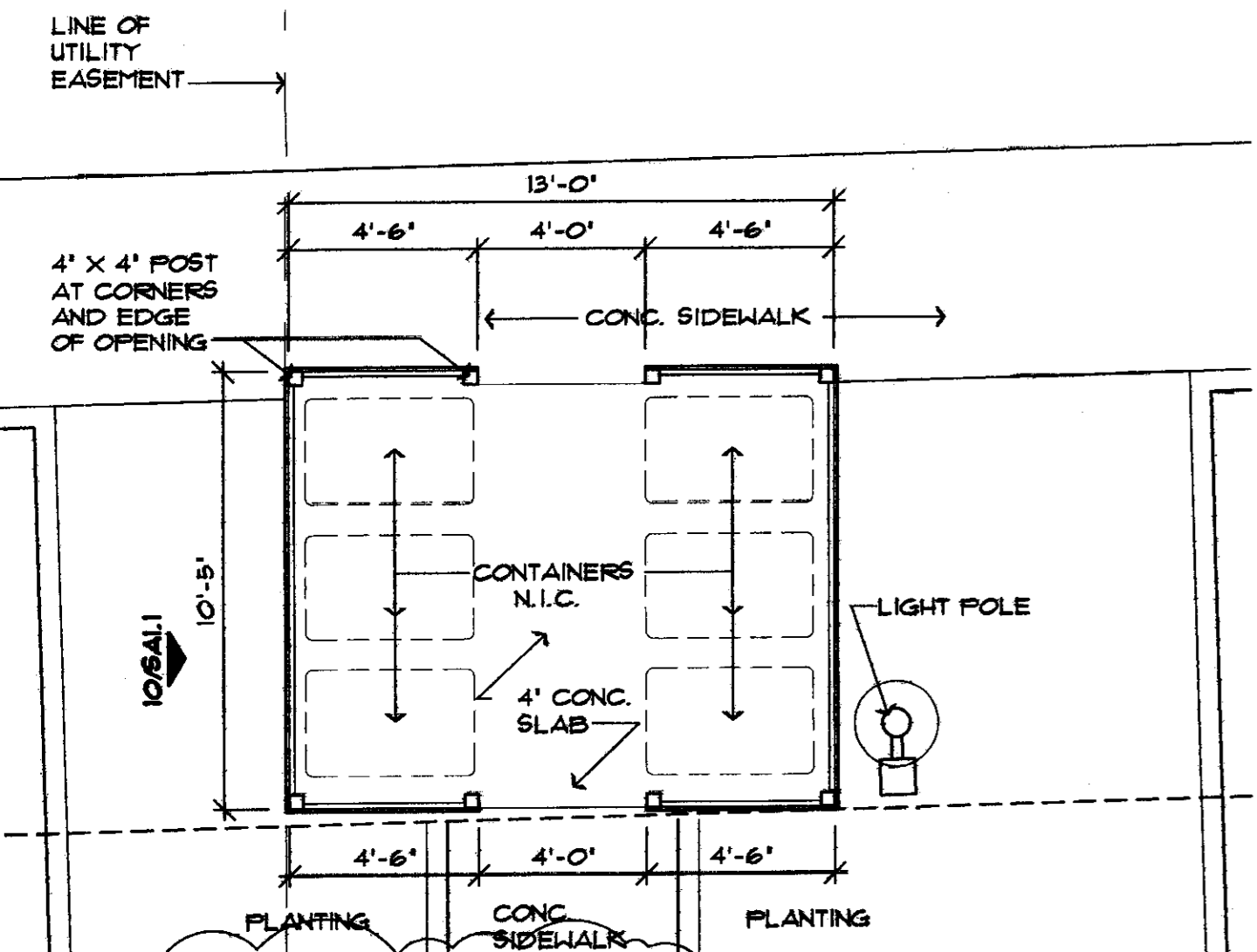
10 ELEVATION @ TRASH ENCLOSURE  
1/4" = 1'-0"

9 ELEVATION @ TRASH ENCLOSURE  
1/4" = 1'-0"

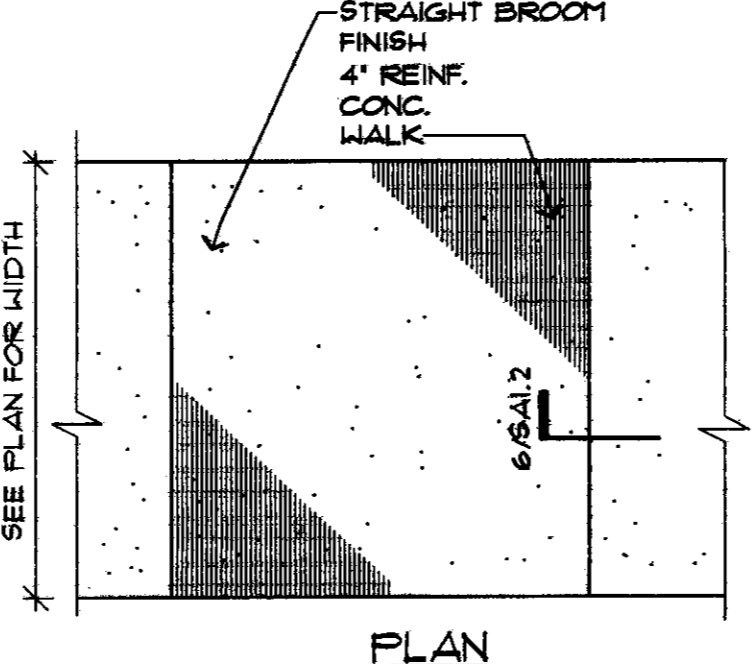


8 CURB DETAIL  
1" = 1'-0"

7 CURB DETAIL  
# SIDEWALK AREA  
1" = 1'-0"



5 SIDEWALK DETAILS  
1/4" = 1'-0"

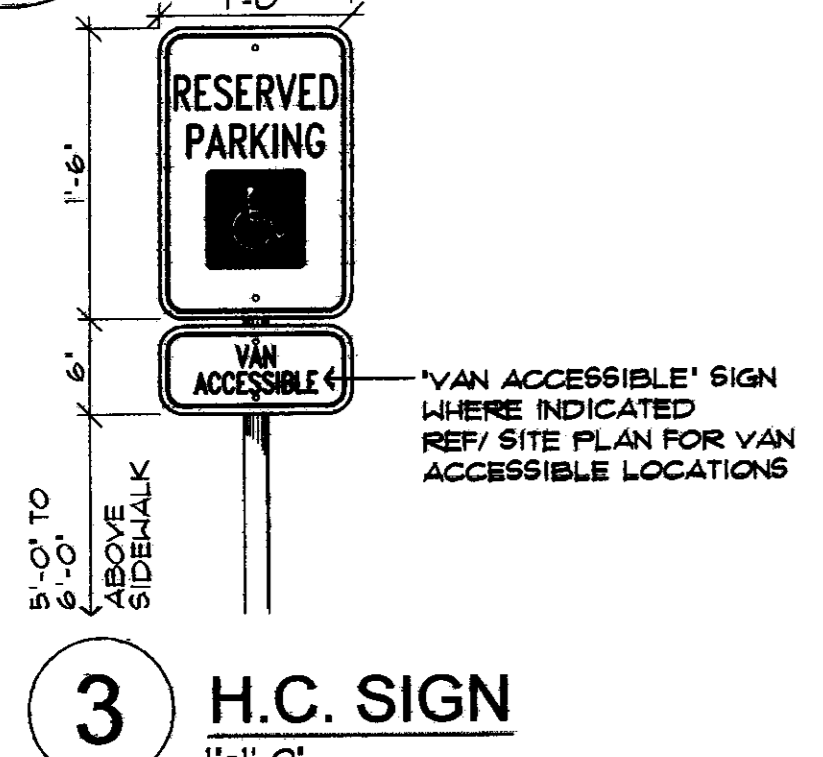


4 SIDEWALK PLAN  
NO SCALE

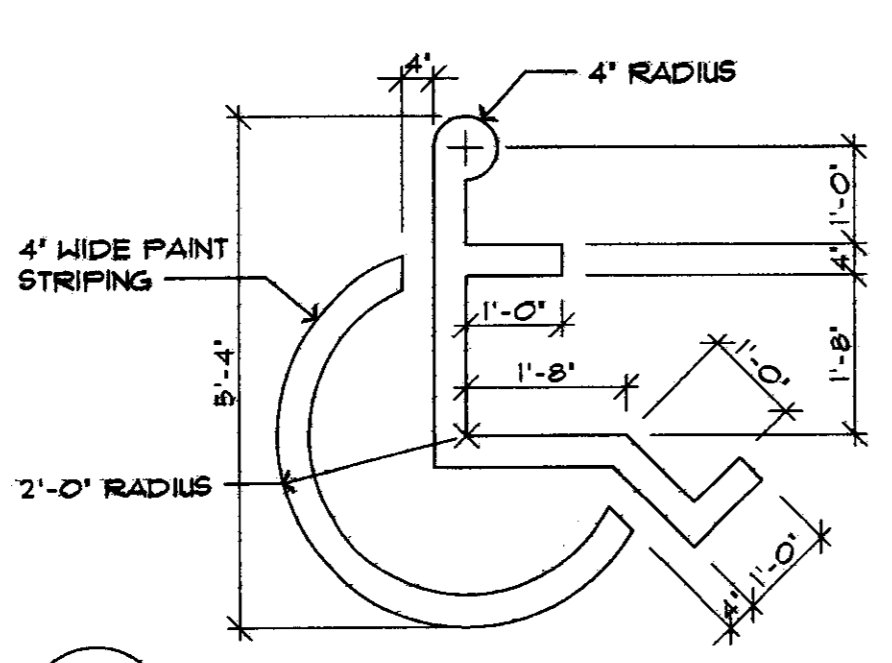
6 ENLARGED PLAN @ TRASH ENCLOSURE  
1/4" = 1'-0"

5 SIDEWALK DETAILS  
1/4" = 1'-0"

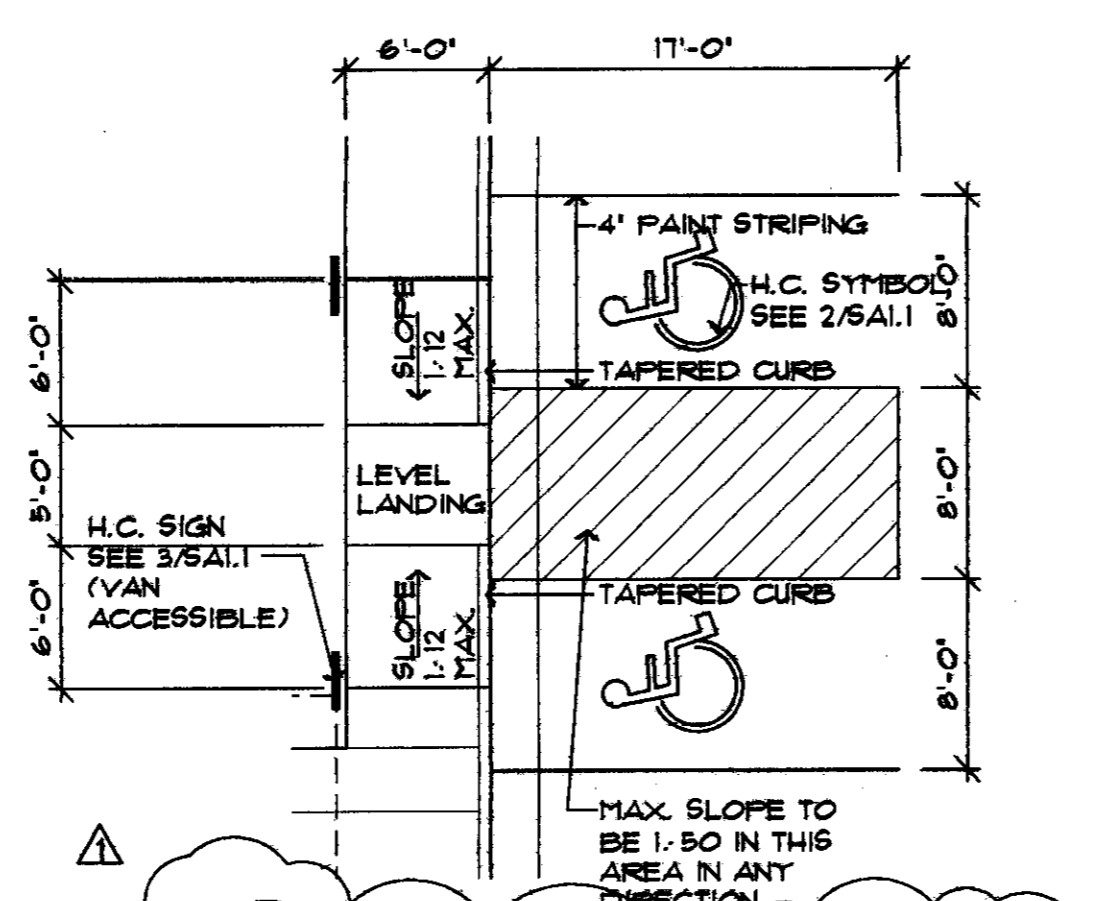
4 SIDEWALK PLAN  
NO SCALE



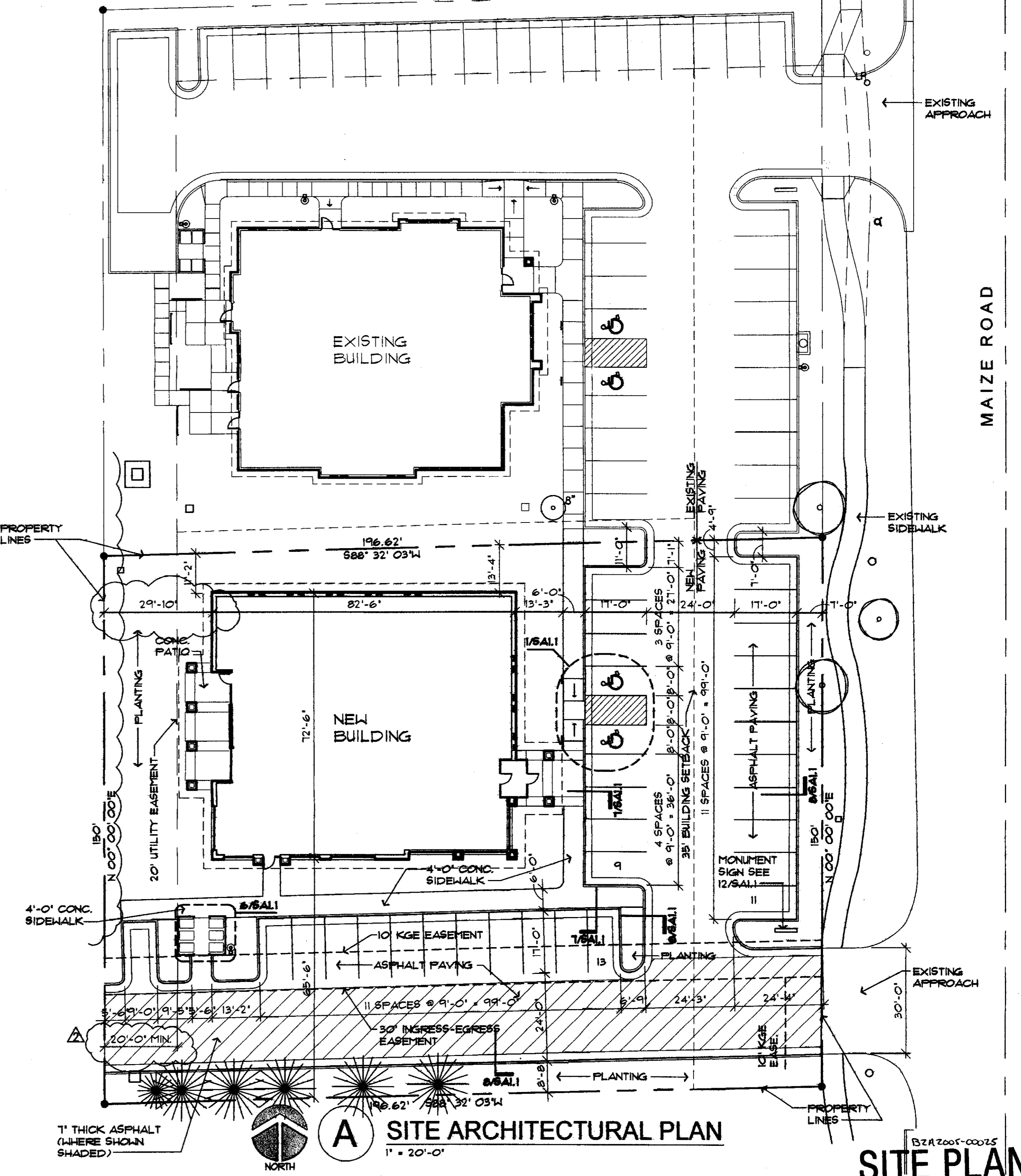
3 H.C. SIGN  
1/4" = 1'-0"



2 HANDICAP SYMBOL  
1/2" = 1'-0"



1 H.C. PARKING DETAIL  
1/8" = 1'-0"

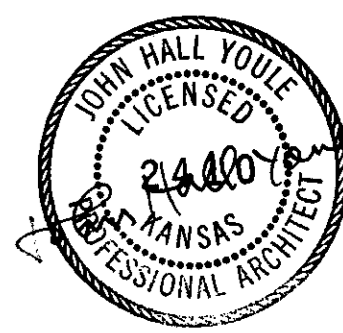


A SITE ARCHITECTURAL PLAN  
1" = 20'-0"

DATE DRAWN  
REVISIONS  
CITY COMMENTS 08-08-05  
CITY COMMENTS 06-23-05

PRINTS ISSUED  
OWNER REVIEW 09-24-04  
09-29-04  
10-19-04  
11-10-04  
12-08-04  
02-23-05  
CITY PERMIT 3-23-05  
CONSTRUCTION 5-05-05

JEFF KREHBIEL ASSOCIATES ARCHITECTURE  
1300 E. LEWIS WICHITA, KS 67211  
316-267-8233 FAX 316-267-8656  
http://www.jkarchitect.com



DATE 6-23-05  
Copyright 2005 Jeff Krehbiel Associates

A MEDICAL OFFICE FOR:  
RON J. MAREK, D.O.  
1901 N. MAIZE ROAD  
WICHITA, KS.

PROJECT NUMBER 04059  
SHEET TITLE SITE ARCHITECTURAL PLAN

SHEET NUMBER SA1.1 OF SHEETS

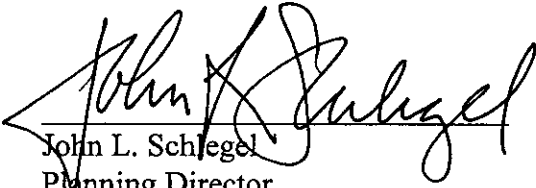
APPROVED 6-29-05 BY [Signature]  
MAP Copy 2 of 2

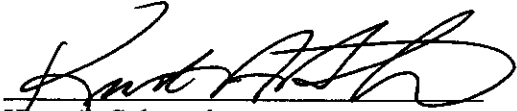
- 3) Compatibility with existing or permitted uses on abutting sites: Reducing the compatibility setback is within allowable adjustments, and the extent of the encroachment is minor, which should maintain compatibility between uses.
- 4) Effect on public health, safety or welfare: There will be no encroachment 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 compatibility setback from 25 feet to 22 feet for the aforementioned property is hereby GRANTED, subject to the following conditions:

- 1) The compatibility setback shall be reduced only for the improvements shown on the approved site plan, and the site shall be developed in general conformance with the approved site plan.
- 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 "Development Application" sign should now be removed from the property.

  
\_\_\_\_\_  
John L. Schlegel  
Planning Director

  
\_\_\_\_\_  
Kurt A. Schroeder  
Superintendent of Central Inspection

Enclosure

cc: John Youle, Jeff Krehbiel Associates, 1300 E. Lewis, Wichita, KS 67211  
Kurt Schroeder, Office of Central Inspection  
Paul Hays, Office of Central Inspection  
Randy Sparkman, Office of Central Inspection  
Herb Shaner, Office of Central Inspection



**FILE COPY**

**Wichita-Sedgwick County Metropolitan Area Planning Department**

May 23, 2005

Ron J. Marek  
7200 W. 13<sup>th</sup> St. N. , Suite 1  
Wichita, KS 67212

**Re: BZA2005-00025: Zoning Adjustment to reduce the compatibility setback along the west property line from 25 feet to 22 feet.**

**Legal Description: Lot 2, Block 1, WCC Addition, Wichita, Sedgwick County, Kansas. Generally located south of 21<sup>st</sup> Street North and west of Maize Road (1901 N. Maize Rd.).**

Dear Mr. Marek:

We have reviewed your request for a Zoning Adjustment to reduce the compatibility setback on the above-referenced property. From reviewing your application we understand that you propose to construct a medical office building that will include an outdoor patio with support columns that will be located within 22 feet of the west property line where the adjoining property is zoned "SF-5" Single-Family Residential. We further understand that the building itself will be located over 29 feet from the west property line. Since Sec. IV-C.4. of the Unified Zoning Code requires a 25-foot compatibility setback from the adjoining property to the west, you have requested a Zoning Adjustment to reduce the compatibility setback from 25 feet to 22 feet.

Sec. V-I.2.d. of the Unified Zoning Code allows a Zoning Adjustment to reduce or waive the compatibility setback when the conditions required by Sec. V-I.6. are met. We find that reducing the compatibility setback from 25 feet to 22 feet on your property meets the four conditions required by Sec. V-I.6. of the Unified Zoning Code as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: This request is for a reduction of the compatibility setback along the rear yard that does not provide vehicular or pedestrian access. Public vehicular and pedestrian circulation will not be affected.
- 2) Impact on existing uses in surrounding areas: The portion of the building that encroaches into the compatibility setback is an outdoor patio, which should mitigate negative impacts on the existing uses in surrounding areas as a result of the reduction of the compatibility setback.