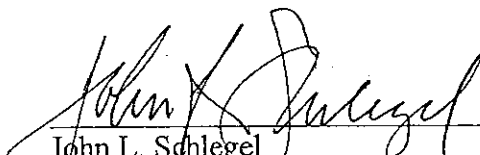


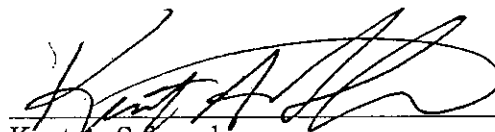
- 3) Compatibility with existing or permitted uses on abutting sites: The proposed building will comply with all other development standards. The compatibility setback reduction should not make the proposed building incompatible with the existing and permitted uses on abutting sites.
- 4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way; therefore, there should be no 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 for the aforementioned property from 25 feet to 23 feet is hereby granted, subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site plan (including the approved Landscape Plan) for this building expansion
- 2) Any future building expansion where the property abuts residential zoning shall provide a compatibility setback of 23 feet and a landscape buffer of one shade tree per 40 linear feet of common property line. A revised Landscape Plan showing the additional plantings shall be required to be submitted to the Planning Department and approved prior to issuance of any future building permit on the property.
- 3) 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 the Zoning Adjustment 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

cc: Architectural Design Services, LLC, Attn: Rodney A Coker, PO Box 49405, Wichita, KS 67201  
Dale Miller, MAPD  
Kurt A Schroeder, Office of Central Inspection  
Paul Hays, Office of Central Inspection  
Randy Sparkman, Office of Central Inspection  
Herb Shaner, Office of Central Inspection



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

February 7, 2006

Eck and Eck Machine Co.  
Attn: Russell Eck  
4606 W Harry  
Wichita, KS 67209



**FILE COPY**

**RE: BZA2006-00007 Zoning Administrative Adjustment to reduce the compatibility setback from 25 feet to 23 feet between "LI" Limited Industrial and "SF-5" Single-family Residential zoning.**

**Legal Description: Eck 5<sup>th</sup> Addition, Wichita, Sedgwick County, Kansas. Generally located north of Harry Street and west of Sabin Avenue.**

Dear Mr. Eck:

We have reviewed your request for a Zoning Adjustment to reduce the compatibility setback for the interior side yard on the property described above. From reviewing your application, we understand that you propose to construct a 100 by 100-foot warehouse expansion on the site that would be located 23 feet from the east property line of an abutting unplatted tract more particularly described as: S 103.06 FT N 1030.6 FT W 211.32 FT E 615 FT SW ¼ SE1/4 SEC 26-27-1W. The Unified Zoning Code would require an administrative adjustment to allow a compatibility setback reduction from 25 feet to 23 feet.

Section V-I.2.d of the Unified Zoning Code allows an adjustment to reduce or waive a compatibility setback when the four conditions required by Section V-I.6 of the Unified Zoning Code are met. We find that the reduction of the setback as proposed meets the four conditions required by the Unified Zoning Code as set out below:

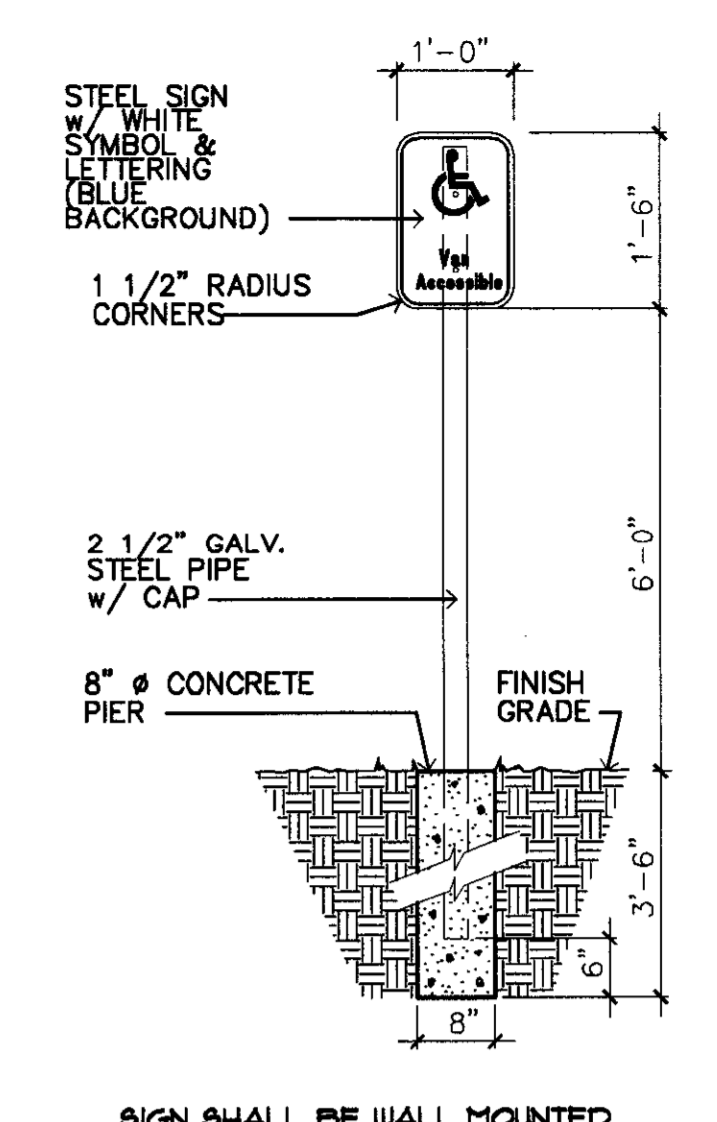
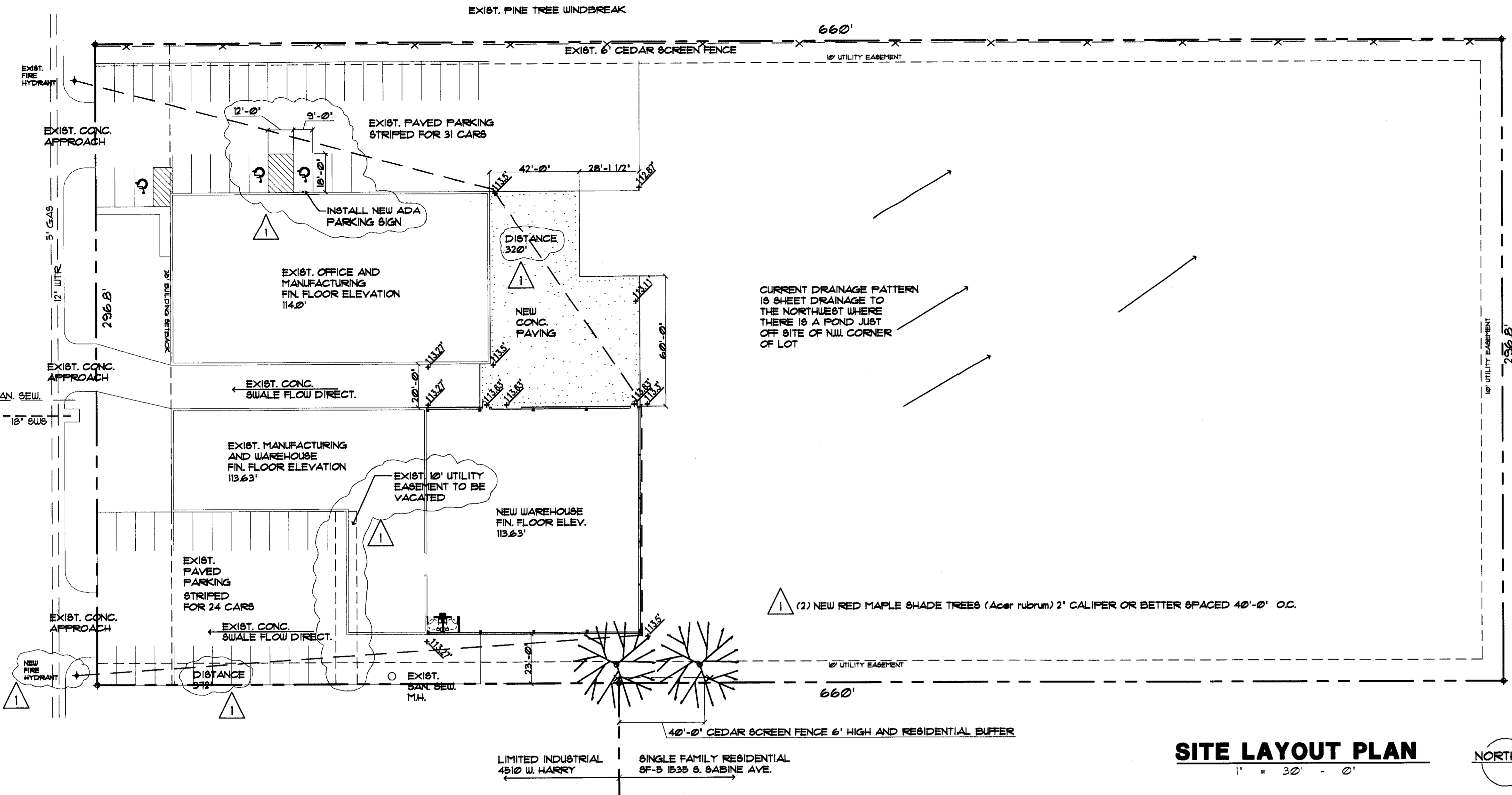
- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed encroachment should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity because the interior side yard is not used for public circulation between the building and rear property line of the abutting tract.
- 2) Impact on existing uses in surrounding areas: There should be no negative impact on the existing uses in surrounding areas as a result of the reduction of the setback. Landscaping, consisting of two new shade trees on the approved Landscape Plan for the expansion project, should mitigate any impact on residential neighbor to the east.

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

T 316.268.4421 F 316.268.4390

[www.wichita.gov](http://www.wichita.gov)

W. HARRY STREET



**1 ADA PARKING SIGN**  
N.T.S.

**Architectural Development Services, L.L.C.**  
P.O. Box 49405  
Wichita, Kansas 67201  
Phone: 316 982-4343  
Fax: 316 886-8084

**WILLIAMS CONSTRUCTION COMPANY, INC.**  
"Building with confidence"

**RODNEY A. COKER**  
LICENSED  
3776  
KANSAS  
Professional Seal

**SITE LAYOUT PLAN**  
1" = 30' - 0"



**GENERAL NOTES:**

- DESIGN AND CONSTRUCTION OF ALL PORTIONS OF THIS PROJECT SHALL CONFORM WITH THE REQUIREMENTS SET FORTH IN THE FOLLOWING BUILDING CODES: 2000 EDITIONS OF THE INTERNATIONAL BUILDING CODE, UNIFORM PLUMBING CODE, INTERNATIONAL MECHANICAL CODE, AND THE 2002 NATIONAL ELECTRICAL CODE, AND SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE FEDERAL REGISTER AMERICAN WITH DISABILITIES ACT GUIDELINES DATED 1991
- NEGOTIATED CONTRACT: THE OWNER HAS NEGOTIATED THE GENERAL CONSTRUCTION, HEATING & AIR CONDITIONING, ELECTRICAL, AND PLUMBING AS SEPARATE CONTRACTS. THE ARCHITECT WAS NOT ENGAGED TO DESIGN THE SYSTEMS OUTSIDE OF GENERAL CONSTRUCTION. THE VARIOUS SUB CONTRACTORS SHALL BE RESPONSIBLE FOR SUBMITTING THE RESPECTIVE PORTIONS OF THE PROJECT FOR REVIEW AND CODE COMPLIANCE
- THE ARCHITECTS SEAL DOES NOT MANDATE CONSTRUCTION INSPECTIONS.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PROPERTY LINES AND ALL SITE UTILITIES.
- PROVIDE FIRE EXTINGUISHERS IN ACCORDANCE WITH THE FIRE CODE REQUIREMENTS.
- POST 6' HIGH ADDRESS NUMBERS VISIBLE FROM THE STREET.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, INSPECTION FEES, ETC. REQUIRED.
- REINFORCING STEEL OR STRUCTURAL FRAMEWORK OF ANY PART OF ANY BUILDING OR STRUCTURE SHALL NOT BE COVERED OR CONCEALED WITHOUT RECEIVING INSPECTION APPROVAL BY CENTRAL INSPECTION. IN ADDITION TO REQUIRED ELECTRICAL, MECHANICAL AND PLUMBING INSPECTIONS, THE BUILDING PERMIT HOLDER OR HIS AGENT SHALL REQUEST CENTRAL INSPECTION TO MAKE THE FOLLOWING CALLED BUILDING INSPECTIONS:
  - FOUNDATION INSPECTION PRIOR TO THE POURING OF CONCRETE.
  - FRAME INSPECTION AFTER PIPES, CHIMNEYS AND VENTS ARE INSTALLED BUT PRIOR TO CONCEALING THE FRAMEWORK.
  - FINAL INSPECTION PRIOR TO OCCUPANCY OF THE BUILDING.
- A SET OF BUILDING PLANS AND SPECIFICATIONS APPROVED BY CENTRAL INSPECTION SHALL BE KEPT ON THE PROJECT DURING CONSTRUCTION UNTIL FINAL INSPECTION APPROVAL HAS BEEN MADE.
- CHANGES MADE DURING CONSTRUCTION OF A PROJECT, THAT ARE NOT SHOWN ON THE APPROVED PLANS, SHALL BE SUBMITTED TO C.I.D. PLANS EXAMINATION IN TRIPPLICATE FOR REVIEW AND APPROVAL. VERBAL INSTRUCTIONS DO NOT CONSTITUTE OFFICIAL APPROVAL.
- ALL DOORS REQUIRED FOR EGRESS (EXIT DOORS) SHALL BE INSTALLED WITH APPROVED HARDWARES AS LISTED BELOW:
  - EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
  - MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED.
- GLAZING SUBJECT TO HUMAN IMPACT SHALL COMPLY WITH THE PROVISIONS OF THE INTERNATIONAL BUILDING CODE.
- FIRE HYDRANT DISTANCES ESTABLISHED BY SEDGWICK COUNTY CODE SHALL BE FOLLOWED AND REFLECTED WITH THE PLACEMENT OF THE BUILDING OR NEW HYDRANTS.

**PLAN SUBMITTAL INFO**

PROJECT NAME: ECK AND ECK MACHINE SHOP  
 ADDRESS: 4530 W. HARRY STREET  
 VALUATION: ?  
 TAX KEY NO: 1

LEGAL DISCRPTION: ECK 5TH ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS

APPLICANT: ECK AND ECK MACHINE SHOP, INC.  
 PHONE NO: (316) 942-5924  
 ADDRESS: 4606 W. HARRY STREET  
 CITY: WICHITA STATE: KANSAS

CONTRACTOR: WILLIAMS CONSTRUCTION  
 PHONE: (316) 264-1964 FAX: (316) 264-1621  
 ADDRESS: 2000 WEST HARRY COURT  
 CITY: WICHITA STATE: KANSAS ZIP: 67213  
 LICENSE NO: 681

ARCHITECT: RODNEY A. COKER  
 PHONE: (316) 982-4343 FAX: (316) 886-8084  
 ADDRESS: P.O. BOX 49405  
 CITY: WICHITA STATE: KANSAS ZIP: 67201  
 LICENSE NO: 3776 STATE OF KANSAS

PROPERTY OWNER: ECK AND ECK MACHINE SHOP, INC.  
 ADDRESS: 4606 W. HARRY STREET  
 CITY: WICHITA STATE: KANSAS

PROJECT OWNER: ECK AND ECK MACHINE SHOP, INC.

PARCEL SIZE: 195,934 SF.  
 IMPERVIOUS AREA: 64,020 SF.

DESCRIPTION OF WORK: ADDITION OF A NEW METAL BUILDING  
 ADDITION FOR ECK AND ECK MACHINE SHOP, INC.

NO. OF STORIES: 1  
 HEIGHT OF BUILDING: 25 FEET  
 OCCUPANCY GROUP: S-2  
 CONSTRUCTION TYPE: II-N

**PARKING REQUIREMENTS**

EXIST. OFFICE AREA	4,000 SF. / 250 = 16 SPACES
EXIST. MANUFACTURING AREA	9,936 SF. / 500 = 20 SPACES
EXIST. WAREHOUSE AREA	5,500 SF. / 2500 = 2 SPACES
NEW WAREHOUSE AREA	10,500 SF. / 2500 = 4 SPACES
TOTAL SPACES REQUIRED	42 SPACES
ADA SPACES	2 SPACES
CURRENTLY STRIPED FOR 35 SPACES, 2 OF WHICH ARE ADA COMPLIANT	

**LEGEND**

- PROPERTY LINE: - - - - -
- PROPERTY CORNERS: ⊕
- EASEMENTS / SETBACKS: - - - - -
- FENCING: - x - x - x - x -

**LANDSCAPE REQUIREMENTS**

**RESIDENTIAL BUFFER**  
 1 SHADE TREE PER 40' OF PROPERTY LINE IN QUESTION  
 40' OF RESIDENTIAL PROPERTY LINE / 40' = 1 SHADE TREE

BZA 2006-00007  
 SITE PLAN  
 APPROVED 02/27/06 BY JS  
 copy 2 of 2

BZA 2006-00007  
**LANDSCAPE PLAN**  
 APPROVED 02/27/06 BY JS  
 PARTIAL REVIEW ONLY

**ECK AND ECK MACHINE SHOP  
 NEW WAREHOUSE ADDITION**  
 4530 W. Harry Street  
 Wichita, Kansas

prints issued  
 For Construction  
 12-9-05  
 Revision 1-26-06  
 Per City Review

project no.  
 05137

drawn rac check  
 Site Layout Plan  
**SA-1**  
 of