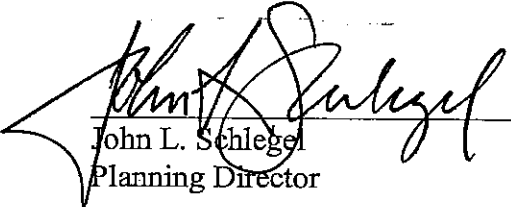


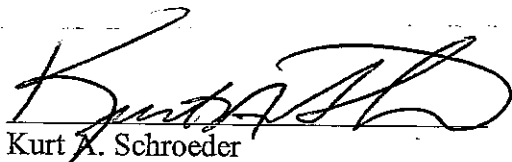
- 3) Compatibility with existing or permitted uses on abutting sites: Reducing the compatibility setback should have no change or affect on abutting sites. The site has an existing screening fence, and the nearest residence is over 100 feet to the west. Likewise, providing a structure to enclose the compressor should reduce noise from the compressor.
- 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 25-foot compatibility setback to 15 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

cc: Don Folger, JR, 234 S Topeka, Wichita, KS 67202
Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection



FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

December 15, 2005

J. Holm
Holm Family Dentistry
4504 W. Central
Wichita, KS 67212

Re: BZA2005-00077: Zoning Adjustment to reduce the 25-foot compatibility setback to 15 feet, between SF-5 and GO zoning, for an accessory structure.

Legal Description: the North 130 feet of Lot 15, Block B, Meadowview Estates Addition, Wichita, Sedgwick County, Kansas. Generally located north of West Central and west of Country Acres Lane.

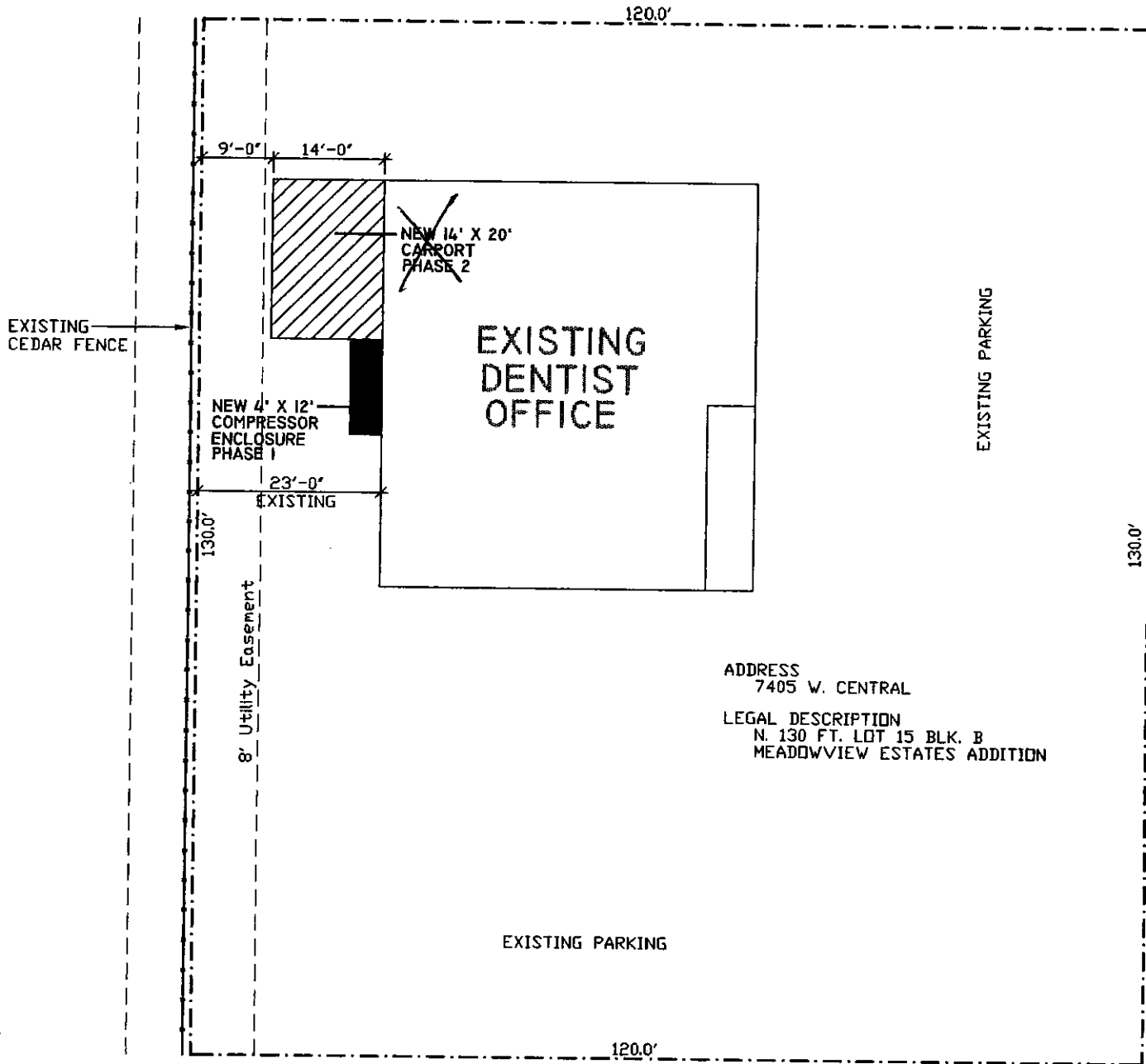
Dear Mr. Holm,

We have reviewed your request for a Zoning Adjustment to reduce the compatibility setback to 15 feet on the above-referenced property. From reviewing your application we understand that you propose to construct a new accessory structure on GO zoned property, with a fifteen-foot setback from an SF-5 zoned residential property. Because Sec. IV-C.4. of the Unified Zoning Code requires a 25-foot compatibility setback from SF-5 zoned property, you have requested a Zoning Adjustment to reduce the 25-foot compatibility setback.

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. are met. We find that reducing the compatibility setback 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 to reduce the 25-foot compatibility setback to 15 feet, between SF-5 and GO zoning, in an area 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 existing building setback will not change with this reduction of the compatibility setback. Reduction of the 25-foot compatibility setback to 15 feet should have no negative impacts on the existing uses in surrounding areas.

CENTRAL



ADDRESS
7405 W. CENTRAL

LEGAL DESCRIPTION
N. 130 FT. LOT 15 BLK. B
MEADOWVIEW ESTATES ADDITION

SITE PLAN

1" = 20'-0"



COUNTRY ACRES LANE

PRINTS ISSUED	

REVISIONS	



FOLGER & ASSOCIATES INC.
ARCHITECTURE PLANNING

234 S. TOPEKA WICHITA, KS 67202 (318) 288-3114



HOLM FAMILY DENTISTRY
7405 W. CENTRAL
WICHITA KANSAS

DRAWN	CHECKED

SHEET TITLE
SITE PLAN

SHEET NUMBER
SPI.1

JOB NO. 88032