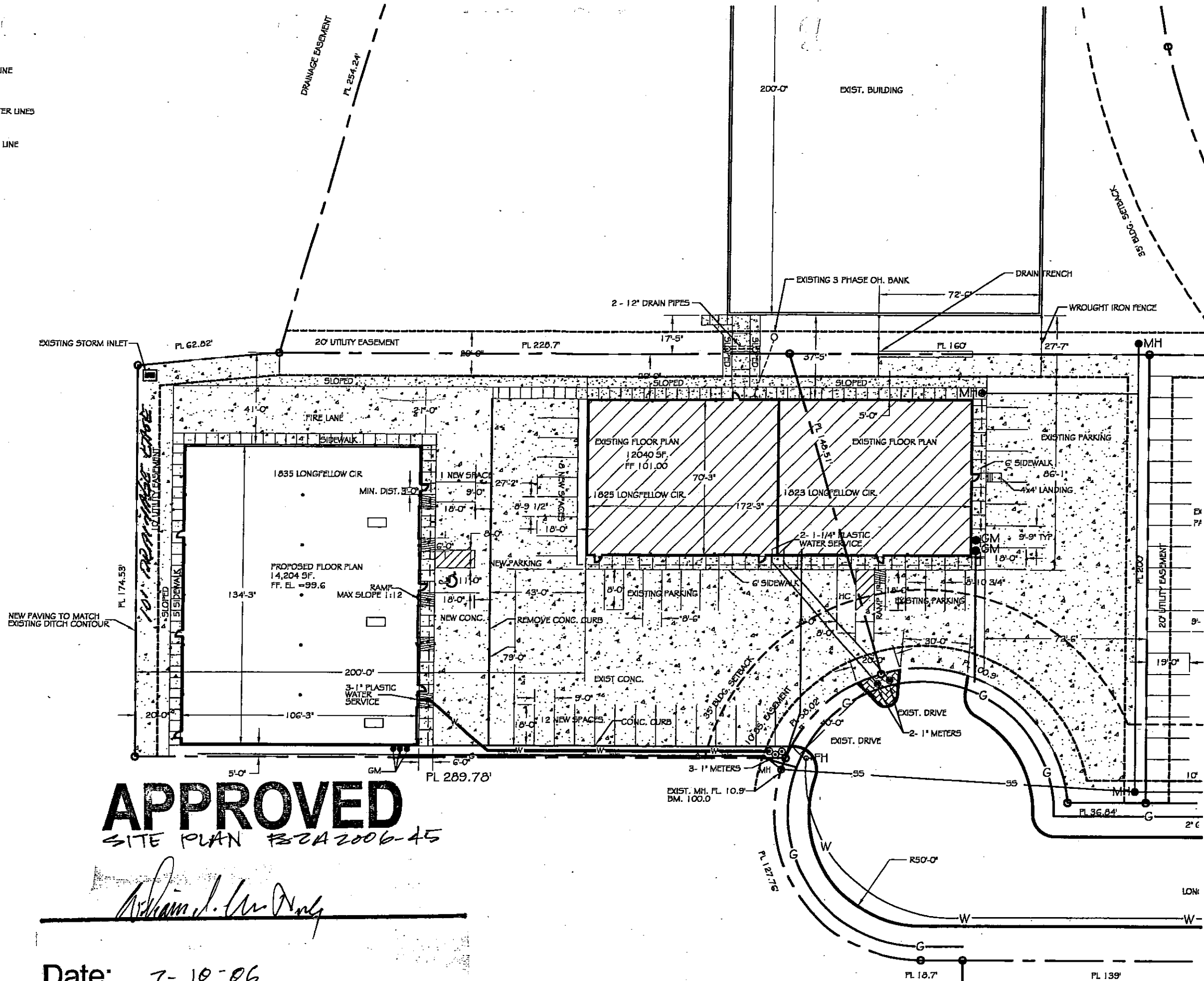


PARKING SPACES: 20 REG.
1 HC.
21 TOTAL



APPROVED

SITE PLAN BZA 2006-45

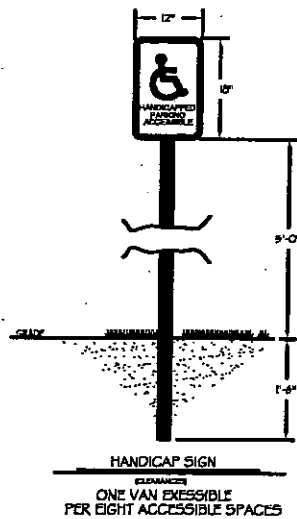
William L. ...

Date: 7-10-06

SITE PLAN



SCALE: 1" = 20'



SMITH CONSTRUCTION CO., INC.
4000 W. 10TH ST. SUITE 100
WICHITA, KANSAS 67213
(316) 261-7000

DON & DIANNE BOLAIN
STORAGE BUILDING
1835 LONGFELLOW CIR. WICHITA, KS.

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |
| | | |
| | | |
| | | |

| | |
|---------------|---------------|
| ARCHITECT | SANDY ROBERTS |
| SPECIES TITLE | SITE PLAN |
| DATE | 5/3/06 |
| SCALE | 1" = 20' |
| DRAWN BY | KAB/KJF |
| CHECKED BY | GHA |
| REV. NO. | 0 |

SA-1

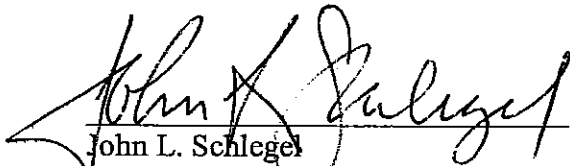
setback, code required screening should mitigate any impact on residential zoned neighbors to the south.

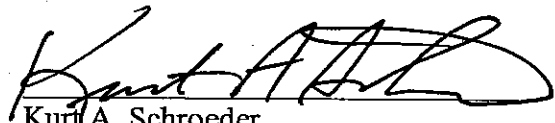
- 3) Compatibility with existing or permitted uses on abutting sites: The proposed building will comply with all other development standards, the compatibility setback reduction should not make the proposed building incompatible with the existing and permitted uses on abutting sites.
- 4) Effect on public 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 20 feet is hereby granted, subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site plan and landscape 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 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

Enclosure

cc: Kurt Schroeder, OCI
Paul Hays, OCI



Wichita-Sedgwick County Metropolitan Area Planning Department

July 10, 2006

Don Bolain
2001 W Barber Light Ct.
Wichita, KS 67204

Garret Addison
4620 Esther
Wichita, KS 67218

RE: BZA2006-45 Zoning Administrative Adjustment to reduce the 25-foot compatibility setback to 20 feet between "LI" Limited Industrial and SF-5 Single-family Residential zoning.

Lot 4, Rock Road Addition, Wichita, Sedgwick County, Kansas. Generally located west of the Rock Road and Funston intersection (1823 Longfellow Circle).

Applicants:

We have reviewed your request for a Zoning Adjustment to reduce the compatibility setback on the property described above. From reviewing your application, we understand that you propose to construct a 134 by 106-foot building on the site, 20 feet from the south property line, where the Unified Zoning Code would require a 25-foot compatibility setback.

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 rear yard is not used for public circulation.
- 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