

CITY OF WICHITA BOARD OF ZONING APPEALS

AGENDA

Thursday, April 7, 2016

1:30 p.m.

The regular meeting of the City of Wichita Board of Zoning Appeals will be held on **Thursday, April 7, 2016**, in the Planning Department Conference Room, 10th Floor, Wichita City Hall, 455 North Main, Wichita, Kansas **no earlier than 1:30 p.m.**

1. **Minutes** – December 17, 2015

2. **BZA2016-00010** - City BZA Variance to permit a home occupation within an accessory structure in SF-5 Single-family zoning, generally located north of Kellogg and east of Rock Road (249 S. Bonnie Brae).

3. **BZA2016-00012** - City BZA Variance to permit a parking lot for West Ridge Community Church to be constructed in the street side setback on Morgantown Road, generally located south of 13th Street and west of Ridge Road (7315 W. 13th St.).

CITY OF WICHITA BOARD OF ZONING APPEALS

MINUTES

December 17, 2015

The regular meeting of the City of Wichita Board of Zoning Appeals was held on Thursday, December 17, 2015 at 1:30 p.m., in the Planning Department Conference Room, 10th floor, City Hall, 455 North Main, Wichita, Kansas. The following members were present: David Dennis; Chair; Lowell E. Richardson; Vice Chair; Matt Goolsby; David Foster; John McKay; Debra Miller Stevens and Bill Ramsey. Staff members present were: Dale Miller, Director; Derrick Slocum, Secretary; Jeff Vanzandt, Assistant City Attorney and Maryann Crockett, Recording Secretary

1. Approval of the November 5 and November 19, 2015 BZA Minutes.

MOTION: To approve the November 5, 2015 minutes.

JOHNSON moved, **RAMSEY** seconded the motion, and it carried (6-0-1).
MCKAY – Abstained.

MOTION: To approve the November 19, 2015 minutes.

MCKAY moved, **RAMSEY** seconded the motion, and it carried (7-0).

2. **BZA2015-00065** - City BZA variance request to the Sign Code to increase wall signage from 32 square feet to 64 square feet on property zoned GO General Office on property described as:

Lot 1 EXCEPT the North 15 feet of the West 1014.77 feet platted as part of C.C.R. Addition & EXCEPT C.C.R. 3rd Addition & EXCEPT that part deeded for street, Security Storage Properties Addition to Wichita, Sedgwick County, Kansas.

JURISDICTION: The Board has jurisdiction to consider the variance request under the provisions outlined in Section 2.12.590.B, Code of the City of Wichita. The Board may grant the request when all five conditions, as required by State Statutes, are found to exist.

BACKGROUND: The applicant proposes to install an additional building sign on the north elevation of the existing building, matching the existing 32 square foot sign currently fronting North Rock Road. This request would increase the allowable building signage in the GO General Office (“GO”) zone district by 32 square feet. The applicant has submitted the attached site plan and building elevations to illustrate the proposed signage.

Section 24.04.193(3) of the Sign Code limits building signs in GO zoning to a maximum of 32 square feet in area. The applicant wishes to install one additional 32 square foot sign building sign on the north elevation of the existing building. This proposed sign would face northward, being visible to southbound traffic on North Rock Road. The sign, which will consist of 20 individual channel letters with white face for eight letters and 12 yellow faced, will equal the total 64 square feet, with the existing building sign, and exceeds the 32 square foot limitation.

The applicant is proposing just this one additional sign and while not along any frontage, the sign would be facing parking lots of existing LC Limited Commercial ("LC") zoned properties and southbound Rock Road traffic.

This property has been zoned GO since the early 1980's and in 1984 a variance (or at the time, an exception permit) was approved (BZA35-84) to allow the construction of a residential storage warehouse. Since the approval in 1984, businesses, residences and traffic has increase along this section of North Rock Road, increasing the need for businesses to have signage in order for traffic on Rock Road to be able to identify the location of existing businesses.

Properties north of the subject site are zoned LC and GC General Commercial ("GC") and are developed with a grocery store, furniture store and additional warehousing. Property south of the site are zoned GC and SF-5 Single-family Residential ("SF-5") and are developed with an outdoor vehicle sales operation and a large open parcel of land with communication towers. Property east of the site, across Rock Road, is zoned SF-5 and is currently undeveloped. Property west of the site is also zoned SF-5 and is developed with a junior high school, although the track and football field is in closest proximity to the subject site and the actual school building is approximately 2,110 feet southwest of the structure with the proposed additional building sign.

ADJACENT ZONING AND LAND USE:

NORTH	LC and GC	Grocery Store, Retail, Warehousing
SOUTH	GC and SF-5	Outdoor Vehicle Sales, Communication Towers
EAST	SF-5	Vacant Land
WEST	SF-5	Junior High School

The five criteria necessary for approval as they apply to variances requested.

UNIQUENESS: It is staff's opinion that this property is unique, inasmuch as, this property is in an area that is primarily commercial and Rock Road is one of the highest traffic volume arterials in Wichita. This is a narrow parcel between other larger commercial uses and is also the only property that is not commercially zoned along this one mile stretch of Rock Road. The previous variance in 1984 allows the existing use in this zoning district, thus making this property similar to the surrounding commercial uses. If the property was zoned either LC Limited Commercial ("LC") or GC General Commercial ("GC") it would be allowed significantly more building signage and additional signage along Rock Road.

ADJACENT PROPERTY: It is staff's opinion that granting the requested variance for an increase of building signage area would not adversely affect the rights of adjacent property owners, inasmuch as, the proposed sign is a building sign that will not be seen from property south, east or west of the site. The sign is small in nature and will have no visual impact on the surrounding properties and the property it will be facing is a parking lot for the adjacent grocery store.

HARDSHIP: It is staff's opinion that the strict application of the provisions of the sign code would constitute a hardship upon the applicant, inasmuch as, the property's visibility is limited

due to the larger commercial uses on the north and south sides of the subject site. The lack of adequate signage has created a visual and economic hardship on the operators of the use.

PUBLIC INTEREST: It is staff's opinion that the requested variance for an increase of building signage area would not adversely affect the public interest, inasmuch as, adequate identification and successful use of this property are in the public interest.

SPIRIT AND INTENT: It is staff's opinion that granting the requested variance for increased building signage area does not oppose the general spirit and intent of the Sign Code, inasmuch as, the Sign Code restriction is to limit signage in the GO zone district because those uses are often near residential uses. The Sign Code seeks to limit intrusion of signage into more restrictively zoned areas of the City. The Code also seeks to maximize visibility while limiting intrusion. Since this property is primarily commercial in use, as well as the surrounding properties, the location of this request does not violate the spirit and intent.

RECOMMENDATION: It is staff's opinion that the requested building sign area increase for this building and site is appropriate, given the location of the building, scale of the building and proposed sign, surrounding uses and frontage along Rock Road. If the Board determines that the necessary conditions to grant a variance exist, the Secretary recommends that the variance to increase building wall signage from 32 square feet to 64 square feet in the GO General Office ("GO") zone district be GRANTED, subject to the following conditions:

1. The site shall be developed in conformance with the approved site plan and elevation drawings.
2. The applicant shall obtain all permits necessary to construct the signage and the signage shall be erected within one year of the variance granting, unless such time period is extended by the BZA.
3. The above conditions are subject to enforcement by any legal means available to the City of Wichita.

MOTION: To approve subject to staff recommendation.

MCKAY moved, **RAMSEY** seconded the motion, and it carried (7-0).

The City of Wichita Board of Zoning Appeals adjourned at 1:34 p.m.

State of Kansas)
Sedgwick County) SS

I, Derrick Slocum, Secretary of the City of Wichita Board of Zoning Appeals do hereby certify that the foregoing copy of the minutes of the meeting of the City of Wichita Board of Zoning Appeals, held on _____, is a true and correct copy of the minutes officially approved by such Board.

Given under my hand and official seal this _____ day of _____, 2015.

Derrick Slocum, Secretary
City of Wichita Board of Zoning Appeals

DRAFT

SECRETARY'S REPORT

CASE NUMBER: BZA2016-00010

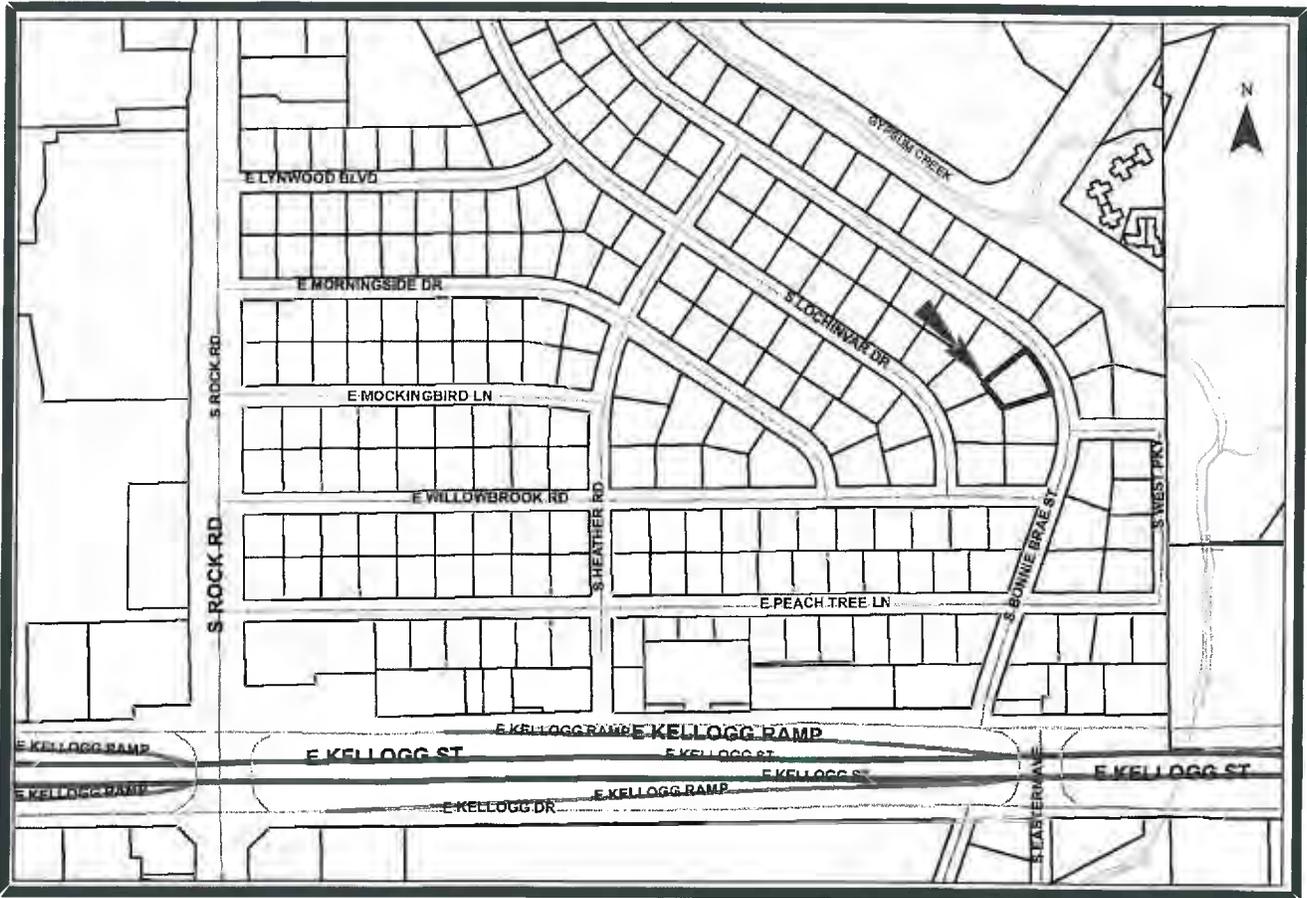
APPLICANT/AGENT: Matthew Shibley (owner/applicant)

REQUEST: City BZA Variance request to permit a home occupation within an accessory structure.

CURRENT ZONING: SF-5 Single-family Residential

SITE SIZE: 0.4 acres

LOCATION: Generally located north of East Kellogg and east of South Rock Road (243 S. Bonnie Brae).



JURISDICTION: The Board has jurisdiction to consider the variance request under the provisions outlined in Section 2.12.590.B, Code of the City of Wichita. The Board may grant the request when all five conditions, as required by State Statutes, are found to exist.

BACKGROUND: The applicant is requesting a variance to allow the manufacturing of cabinets, furniture (woodworking) within the accessory structure on his property, which is zoned SF-5 Single-family Residential. The subject site is located east of South Rock Road and north of East Kellogg (249 S. Bonnie Brae St.) Currently, the Unified Zoning Code (UZC) allows manufacturing as a home occupation within accessory structures in RR Rural Residential and SF-20 Single-family residential zoning. However, manufacturing and the home occupation in an accessory structure is not allowed in the SF-5 zone district (Sec.IV-E.4b&c.)

The subject site is developed with a single-family residence and a 1,120 square foot accessory structure. The accessory structure where the property's owner conducts his manufacturing operation is 15-feet from the neighboring residential structure to the north. The property is surrounded by a 6-foot privacy fence and there is a gravel driveway, off of the main paved driveway, that leads to the garage door of the accessory structure. The applicant does not have any plans to change the appearance or add any other structures to the subject site. The lots in this neighborhood are fairly large and fall just below 20,000 square feet, which is the minimum lot size for SF-20 zoning. There are actually many properties that lie just outside of the city limits that are zoned SF-20 that fall under 20,000 square feet. The difference is those zoned RR and SF-20 would be allowed the operation in the accessory structure, while this similar sized SF-5 zoned property does not.

All property surrounding the subject site is zoned SF-5 and are developed with single-family residences. East Kellogg is approximately 900 feet south of the subject site.

ADJACENT ZONING AND LAND USE:

NORTH:	SF-5	Single-family residence
SOUTH:	SF-5	Single-family residence
EAST:	SF-5	Single-family residence
WEST:	SF-5	Single-family residence

The five criteria necessary for approval as they apply to the requested variance.

UNIQUENESS: It is staff's opinion that this property is unique, inasmuch as the site is already developed with a single-family residence and a large accessory structure. The subject site is approximately 18,000 square feet, which makes it large enough to support the home occupation within the accessory structure and larger than a majority of single-family residential properties within the City limits. The applicant constructed his accessory structure in 2012 in order to use the space for his furniture building and woodworking.

ADJACENT PROPERTY: It is staff's opinion that granting the requested variance to allow a home occupation for manufacturing within an accessory structure would not adversely affect the rights of adjacent property owners, inasmuch that the site is well screened from adjacent properties and the operation is fully enclosed within the accessory structure.

HARDSHIP: It is staff's opinion that the strict application of the provisions of the code would constitute a hardship upon the applicants, inasmuch in that the economic cost to improve the property with the accessory structure and the economic loss of not being able to conduct the operation would put a strain on the property owner. Planning has been trying to be more flexible in allowing certain uses within the City and County for the advantage of the property owners and allowing uses with conditions that would be advantageous for both the surrounding properties and the property owner.

PUBLIC INTEREST: It is staff's opinion that the requested variance to allow a home occupation for manufacturing within an accessory structure would not adversely affect the public interest, inasmuch as this is an existing home occupational use that has been operating for around four years and just recently has been brought to the attention of code enforcement. With additional conditions, this use could continue with minimal to no impacts to surrounding properties.

SPIRIT AND INTENT: It is staff's opinion that granting the requested variance to allow a home occupation for manufacturing within an accessory structure does not oppose the general spirit and intent of the Zoning Code, inasmuch that the home occupation regulations allow residential property owners the ability to utilize their property for the economic wellbeing of the property owner and community. This type of use is allowed in larger lot residential zoning and a similar sized lot as the applicants would be zoned SF-20 if it was located adjacent to the city limits.

RECOMMENDATION: It is staff's opinion that the requested variance of the Zoning Code to allow a home occupation for manufacturing within an accessory structure is appropriate for this site. Should the Board determine that the criteria necessary to grant a variance exists, the Secretary recommends that the variance be GRANTED, subject to the following conditions:

1. The site shall be developed in conformance with the approved site plan.
2. Outdoor storage of material and display of product is prohibited.
3. Any noise and odors should be contained within the structure and well ventilated to ensure surrounding properties are not impacted.
4. The operation would be allowed seven days a week between the hours of 8am and 8pm.
5. Material and product delivery shall not obstruct any traffic flow or be disruptive to the nearby property owners.
6. No paid employees are allowed per Sec. IV-E.4a of the Unified Zoning Code.
7. The applicant shall obtain all permits necessary to develop the site within one year of variance approval, unless such time is extended by the BZA.
8. The above conditions are subject to enforcement by any legal means available to the City of Wichita.



City of Wichita Map Print



Legend

- Parcels
- Subdivisions
- Case Tracking
- Zoning Cases
- Airport Runway

This information is not an official record, and cannot be used as such. The user should rely only upon official records available from the custodian of records in the appropriate City and/or County department. Some data provided here and used for the preparation of these maps has been obtained from public records not created or maintained by the City of Wichita.

1: 787



March 30, 2016

City of Wichita Board of Zoning Appeals
Case No.: BZA2016-00010

To Whom It May Concern:

We are writing this letter concerning the request of Matthew Shibley to permit a home occupation within an accessory structure. We both give full support to this request and would welcome this most joyfully.

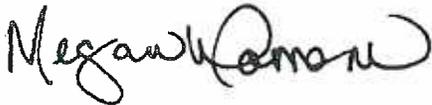
Matthew and Pauline Shibley are wonderful neighbors and their family has been a blessing to our family and the neighborhood. They are kind, generous and very willing to help fellow neighbors. We deeply hope that you accept their request.

Sincerely,

Jeffrey Warren, Worship Pastor at First Evangelical Free Church, Wichita, KS



Megan Warren, Teacher, Mother of six children



302 S. Bonnie Brae St.
Wichita, KS 67207

March 30, 2016

Dear City of Wichita,

My name is Brad Teeter and I am a partner at Spangenberg Phillips Tice Architecture. My wife and I also happen to live right across the street from applicant Matthew Shibley at 262 S Bonnie Brae. We both support the approval of the proposed variance to permit a home occupation within an accessory structure. Matt and his family have been great neighbors for the 4.5 years that we have been at this address. We consider their home to be one of the nicest and most well kept in the Bonnie Brae neighborhood. Vehicles and trailers kept in the side drive leading to the garage are consistently parked well away from the street and are screened by attractive fencing.

We are hopeful that you will approve the requested variance.

Sincerely



Brad and Sharon Teeter

262 S. Bonnie Brae



Sharon Teeter -
Teeter

To whom it may concern,

Having worked closely with the Bonnie
brae homeowners during my tenure at
city hall, I appreciate how much they care
about their neighborhood. They faced their
issues and worked together to make them
right.

Mr. Sibley and his family are not one
of these issues, and are an asset to the
area. They have worked hard to be open
about their needs for a variance, and
have followed every request to get permits
and permissions.

The majority of neighbors are good with
his request. I hope you will be the
same. This neighborhood will be
much better because of their presence.

Thank you for listening.

Aue Schlopp

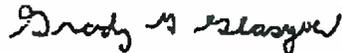
03/30/2016

**City of Wichita
Board of Zoning Appeals**

To Whom It May Concern

I am writing in response to a notice of public hearing I received for case no. BZA2016-00010 regarding the request for zoning variance to permit a home occupation within an accessory structure at 249 S. Bonnie Brae. I own and reside at the adjacent house to the North of the proposed variance and I wanted to go on the record that I have no issues with the City of Wichita granting the variance. The operation of the business by Matthew Shibley does not bother or inconvenience me in any way and I see no reason he should not be able to continue with his endeavors.

Sincerely,



Grady G. Glasgow

**Home Owner
245 S. Bonnie Brae
Wichita, Ks 67207**

29 March 2016

To whom it may concern:

I am writing this letter in support of Matthew and Pauline Shibley. The Shibley Family are fantastic people and the nicest neighbors you could ask for. They're friendly and very outgoing - always willing to lend a hand.

I am appalled that, because of a disgruntled minority, the Shibley's are being brought before a public hearing concerning Matthew's workshop. Matthew's workshop is well-built, safe, not easily visible from the street, and, I'd imagine, adds value to the home and property. I have heard no one in our neighborhood ever utter a single complaint against the Shibley's, their home or Matthew's workshop, until they told me about this hearing. Elevating this issue to a public hearing is absurd, considering that the one man that seems to have a problem with the Shibley's never even approached them to talk about his concerns. Instead, he's brought this to the city. The actions of a few older people in our neighborhood, who seemingly have nothing better to do than harass their neighbors over inconsequential matters, are irrational and unreasonable. It's sad to see the Shibley Family the focus of such ire.

I cannot physically be at court in person to support the Shibley's, but I hope that this letter will suffice.

Sincerely,

 Erikana Michelle Runge

Erikana Michelle Runge
232 S. Bonnie Bree St.
Wichita, KS 67207

620-757-0943

erunge@writistorycenter.org

To whom it may concern

3/30/16

We live on Bonnie Brae, up the street from Matthew Shibly. We frequently walk, bike and drive past his home and shop. His property's appearance always looks neat and attractive. We never see equipment or supplies outside. We have never heard any loud noises, etc coming from it.

Matthew and his family are the kind of residents we want in Bonnie Brae neighborhood. We value their presence!

Brian Drevets
Candace S Drevets

207 S. Bonnie Brae

3/28/2016

To whom it may concern:

I am writing this statement about my neighbors in Bonnie Brae, Pauline & Matthew Shibley. I am shocked that they are having a public hearing based on a complaining neighbor. I am not sure his motivation, but they do not disrupt the neighborhood in anyway. Our neighborhood is quite and safe. They are great neighbors, their house is kept up very nicely, their kids are awesome, there is no issue with cars or stuff in front of their house, and they never have noise issues. I am appalled that we have a neighbor taking them to a public hearing when there is no concern about their home or family. What a waste of tax payer money and the court's time!

The small minority, one man, trying to incite concerns is not supported by this community. The Shibleys are excellent people, good citizens, and nice neighbors. I wish I could be there to support them at the hearing, in person, but I work. Hopefully, this statement will suffice.

Thank you for your time and consideration in the matter.

Sincerely, Katie Erickson

238 S Bonnie Brae Wichita. KS 67207

Cell – (316) 648-8904 Work – (316) 973-6214

Wichita North High Teacher – Biomedical Sciences

Slocum, Derrick

From: Meitzner, Pete
Sent: Monday, January 25, 2016 3:53 PM
To: Slocum, Derrick
Subject: Mr. Schibley ?

Derrick;

I received a call from Sue Schlapp, and one from Mr Matt Schibley (sp ?). I talked to Sue, and with applicant. I am supposed to know his family, but I am not sure I do. Anyway, he wants to apply for a variance to zoning based on his in home furniture re-build, or something like that. Done this as a carpenter for 6 years, plus. In his shop about 50% of time.

According to rules, a "Tina Henry" contacted him, as a result of neighbor complaint. Complaint sometimes noise, or paint smell.... Or something like that .

I think this doesn't sound like a big deal to obstruct his application. I don't see a reason otherwise to avoid this grant of the variance. He is respectful, and complimentary of staff response and support as of now. Just my thoughts and understanding.



Pete Meitzner
Wichita City Council
District II Representative
Ph: 316.268.4331
www.wichita.gov

JURISDICTION: The Board has jurisdiction to consider the variance request under the provisions outlined in Section 2.12.590.B, Code of the City of Wichita. The Board may grant the request when all five conditions, as required by State Statutes, are found to exist.

BACKGROUND: The Unified Zoning Code (UZC) requires a 15-foot minimum street side setback in the SF-5 Single-family Residential zoning district. Parking is not permitted within the street side setback. Administrative Adjustment of the UZC can allow parking within the street side setback, but not within eight feet of the property line. Required setbacks are typically used for grass and required landscaping. The applicant requests a variance to permit parking within the street side setback up to the property line; see the attached site plan and letter submitted by the applicant's agent. The applicant is converting two former house lots to a parking lot in support of the West Ridge Community Church located on West 13th Street North. The applicant has an existing parking lot, similar to the proposed parking lot in this case, on the north part of the site along 13th Street and an additional lot toward the southwest part of the site, along Morgantown. The applicant desires more parking contiguous with the church site to discourage parking along the street during church services. The existing parking lots for the subject site currently have 75 parking spaces. The proposed parking lot on the subject site is designed to create a total of 150 spaces.

Property north of the subject site, across 13th Street, zoned TF-3 Two-family Residential and LC Limited Commercial, is developed with single-family residences and to the northeast, retail development. Property south of the subject is zoned SF-5 and LC and is developed with single-family residences. Property west of the site is zoned SF-5 and developed with single-family residences. Property east of the site is zoned LC and is also developed with single-family residences.

ADJACENT ZONING AND LAND USE:

NORTH:	TF-3 and LC	Single-family residences and Retail
SOUTH:	SF-5 and LC	Single-family residences
EAST:	LC	Single-family residences
WEST:	SF-5	Single-family residences

The five criteria necessary for approval as they apply to the requested variance.

UNIQUENESS: It is staff's opinion that this property is unique, inasmuch as the site is already developed with the church and parking lot that already is within the setback. The site has been developed as a church since 1984 and the proposed parking will match up and add to the number of spaces already on the site.

ADJACENT PROPERTY: It is staff's opinion that granting the requested variance to allow parking within the required street side setback up to the property line would not adversely affect the rights of adjacent property owners, inasmuch that the abutting residence south of the site will be screened from the parking lot by a six-foot tall screening fence. Proposed landscaping on the south side of the site will mitigate the parking encroachment into the setback when viewed from residences south and west of the site.

HARDSHIP: It is staff's opinion that the strict application of the provisions of the code would constitute a hardship upon the applicant, inasmuch that the application area can only

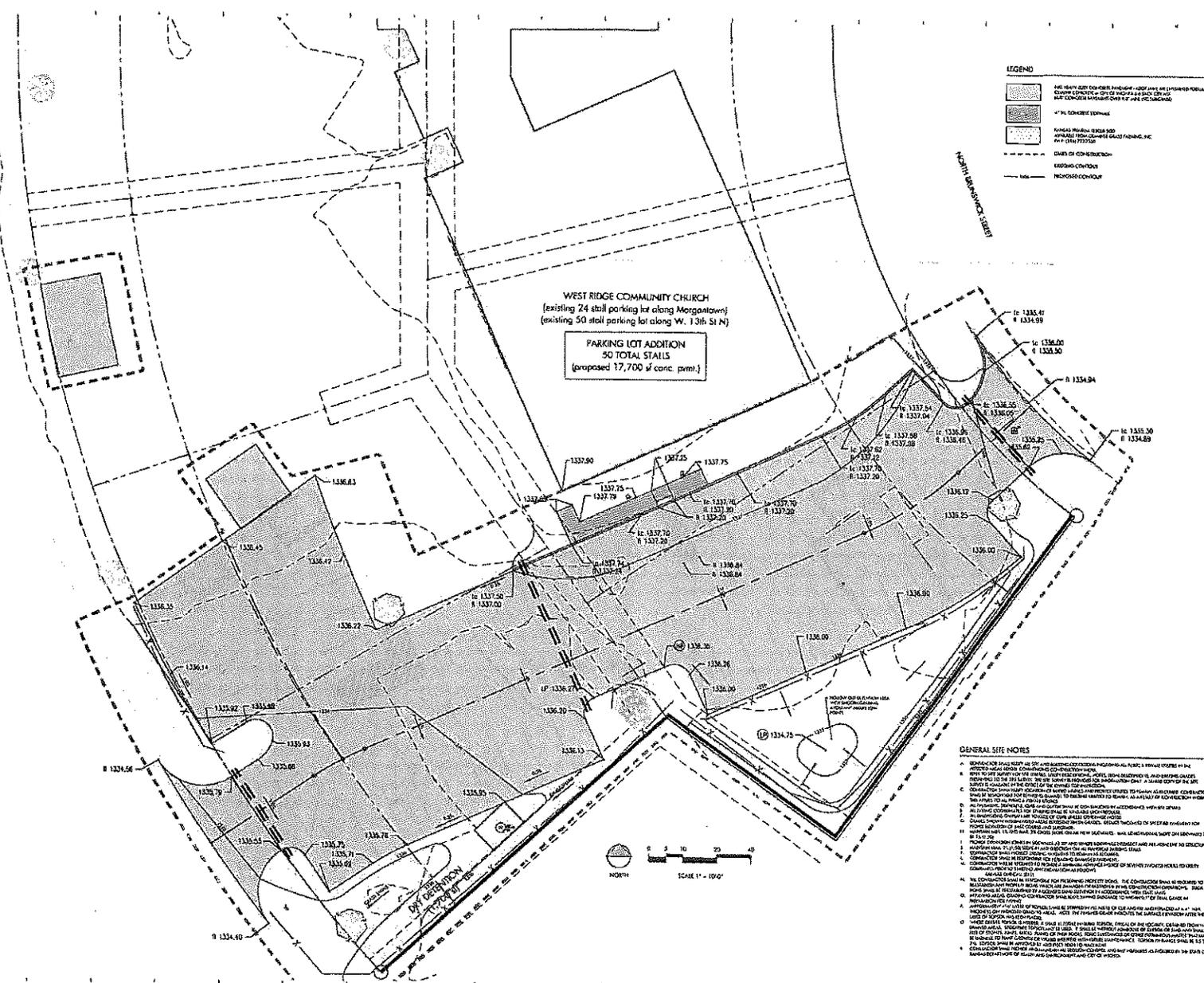
accommodate the desired number of parking spaces if the requested variance to allow parking within the setback is granted. Strict application of the Zoning Code prohibition of parking within the setback would prevent the addition of needed parking to this site.

PUBLIC INTEREST: It is staff's opinion that the requested variance to allow parking within the required street side setback up to the property line will not adversely affect the public interest, inasmuch that further improving this property is in the public interest. The requested variance will allow the site to accommodate the maximum number of parking spaces possible, which will reduce demand for on-street parking in the immediate area, a benefit to the public interest in the area.

SPIRIT AND INTENT: It is staff's opinion that granting the requested variance to allow parking within the required street side setback up to the property line does not oppose the general spirit and intent of the Zoning Code, inasmuch that setbacks are intended to ensure separation between structures and streets and to allow for open landscaped areas. Adequate separation between the parking area and public streets will be maintained.

RECOMMENDATION: It is staff's opinion that the requested variance of the Zoning Code to allow parking within the required street side setback up to the property line is appropriate for this site. Should the Board determine that the criteria necessary to grant a variance exists, the Secretary recommends that the variance be GRANTED, subject to the following conditions:

1. The site shall be developed in conformance with the approved site plan.
2. Parking shall meet City Code and guidelines; parking spaces adjacent to sidewalks shall have permanent parking stops placed to prevent vehicles from encroaching onto the public sidewalk.
3. The applicant shall submit a landscape plan, to be approved by staff.
4. The setback reduction shall apply to parking on the site only. Any future buildings on this site shall conform to Zoning Code required setbacks unless a separate Administrative Adjustment or Variance is approved.
5. The applicant shall obtain all permits necessary to develop the site within one year of variance approval, unless such time is extended by the BZA.
6. The above conditions are subject to enforcement by any legal means available to the City of Wichita.



WEST RIDGE COMMUNITY CHURCH
 (existing 24 stall parking lot along Morgantown)
 (existing 50 stall parking lot along W. 13th St. N.)

PARKING LOT ADDITION
 50 TOTAL STALLS
 (proposed 17,700 sq conc. pmt.)

- LEGEND**
- 1/4" CONC. DRIVEWAY
 - 1/4" CONC. DRIVEWAY
 - 1/4" CONC. DRIVEWAY
 - EXISTING CURB
 - PROPOSED CURB
 - EXISTING SIDEWALK
 - PROPOSED SIDEWALK

- GENERAL SITE NOTES**
1. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
 2. THE PROPOSED DRIVEWAY SHALL BE CONCRETE ON A 4" SAND FILL OVER A 4" GRAVEL SUBGRADE.
 3. THE PROPOSED DRIVEWAY SHALL BE 18" WIDE AT ALL POINTS.
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 18. THE PROPOSED DRIVEWAY SHALL BE 18" WIDE AT ALL POINTS.
 19. THE PROPOSED DRIVEWAY SHALL BE 18" WIDE AT ALL POINTS.
 20. THE PROPOSED DRIVEWAY SHALL BE 18" WIDE AT ALL POINTS.



GRO

WEST RIDGE COMMUNITY CHURCH
 PARKING LOT IMPROVEMENTS
 PREPARED BY
 GREGORY R. O'CONNELL
 LICENSE NO. 10114
 STATE OF MARYLAND

Project Name
 GRO# 1312.00
 Date
 24 NOVEMBER 2015
 Phase I
 GRADING PLAN
 1" = 10'-0"
 LA10.03