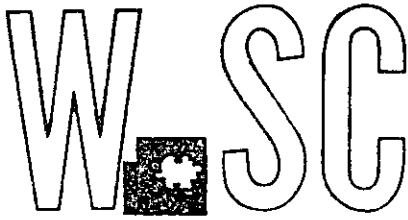


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

FILE COPY

September 13, 1999

BG Products
c/o Galen Myers
P.O. Box 1282
Wichita, KS 67201

Re: Administrative Adjustment 99-21: An administrative adjustment to allow parking in the 20-foot zoning setback on 3 lots located on the west side of Water Street and north of Orme Street.

Legal Descriptions:

Lot 8, except CCA-76055 and the west 30 feet of Greenbay Addition and Lot 2, except the east 10 feet for street, Fechheimer's Addition to Wichita, Kansas, Sedgwick County, Kansas

**Lot 1, Davis Moore, 4th Addition to Wichita, Kansas, Sedgwick County, Kansas
Lots 20 and 22 on S. Water Street, except the east 10 feet for street, Fechheimer's Addition to Wichita, Kansas, Sedgwick County, Kansas**

Dear Mr. Myers:

We have reviewed your request for an administrative adjustment to allow parking in the 20-foot front yard setback on the aforementioned Lots for the purpose of parking. You have stated that you plan to use these areas for additional parking as necessitated by the expansion of BG Products, Inc. This adjustment is in conjunction with a Conditional Use that was granted to allow ancillary parking on these residential lots.

The Unified Zoning Code allows an adjustment to permit parking in residential districts to be located within a required front yard, but in no case closer to a front property line than eight feet. Therefore, we find that allowance of parking within the 20-foot front yard setback meets the four conditions required by Section V-1.6 of the Unified Zoning Code as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed encroachments would have no impact on safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area. It is expected that the proposed



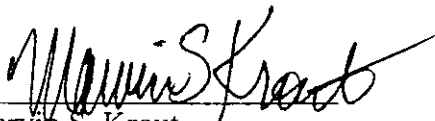
development will generate only minimal addition vehicular traffic than currently exists.

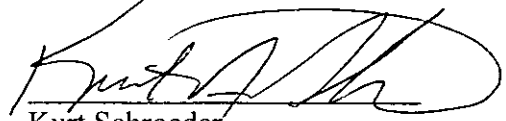
- 2) Impact on existing uses in surrounding areas: There should not be a negative impact on the existing uses in the surrounding areas as a result of the reduction of the front yard setbacks. There are single-family homes surrounding this site. The addition will not encroach into any of the sight angles for the homes that surround this site.
- 3) Compatibility with existing or permitted uses on abutting sites: The allowance of parking within the 20-foot front yard setback should not compromise the remaining residential homes in the area. The remaining 8 feet will be landscaped and buffered to blend in with the existing landscaping on Water Street. A 6-foot wood fence will screen both parking lots from the adjacent residential 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 an administrative adjustment to allow parking in the 20-foot front yard setback, but no closer than 8 feet, is hereby granted subject to the following condition:

- 1) The parking lots shall be developed in accordance with the submitted site plan.
- 2) The applicant shall meet all screening and landscaping requirements as directed by the Unified Zoning Code and the Landscape Ordinance, respectively.
- 3) The applicant shall comply with all conditions of the Conditional Use request (CU-535 A & B).

The zoning adjustment sign may now be removed from the property.


Marvin S. Krout
Director of Planning


Kurt Schroeder
Superintendent of Central Inspection

cc: Riverfront Properties, c/o Fran Jabara, P.O. Box 782050, Wichita, KS 67278
Paul Hayes, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
Kurt Schroeder, Office of Central Inspection