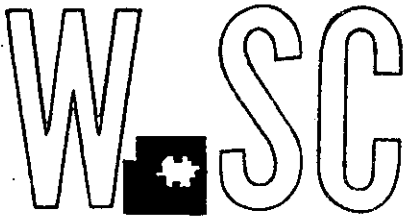


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

Jackie Sanders
4001 Regents
Wichita, KS 67208

FILE COPY

September 10, 1998

Re: Administrative Adjustment 98-15: Administrative Adjustment to allow parking within the front setback area.

Legal Description: Lot 6, Block H, University Park 2nd Addition

Dear Mr. Sanders:

We have reviewed your request for an administrative adjustment to allow parking within the front setback area of a platted lot in the "SF-6" Single-family district. You have indicated that you are needing the adjustment to allow for your vehicle to be parked closer to the front door of your home, due to a disability. The proposed accessory space would be as close as 12 feet to the front property line.

Off street parking spaces shall not occupy any part of a required front setback of a single-family zoned lot except for the following cases: 1) Circular driveways for single-family dwellings when the lot is of sufficient size to comply with all other applicable regulations, including, in the City of Wichita Chapter 10.16 of the City Code, provided, however, that the setback area between the circular driveway and the public right-of-way line shall not be less than eight feet in depth and landscaped with a combination of shrubs, trees, grass and other landscaping materials; 2) Additional accessory off-street parking for single-family and duplex dwellings shall be permitted within the required setbacks in residential zoning districts when the setback area of the lot is adjacent to a street having on-street parking limitations and there is no reasonable access to the interior side or rear setbacks, provided, however, the total surfaced area within the required setback shall not exceed 750 square feet or 50 percent of the required setback, whichever is less; 3) Additional accessory off-street parking for single-family and duplex dwellings shall be permitted within 50 percent of the required setbacks in residential subdivisions wherein street widths have been reduced with a direct stipulation that additional off-street parking be provided; 4) Additional accessory off-street parking for single-family dwellings on a surfaced area adjacent to an ingress driveway when there is no reasonable access to the side or rear setback, provided, however, the total surfaced area within the required setback shall not exceed 750 square feet or 50 percent of the required setback, whichever is less; 5) Parking on ingress and egress driveways for single-family and duplex dwellings when the parking



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is additional accessory off-street parking; and 6) Parking on an existing surfaced driveway when a portion of an existing single-family dwelling is converted to dwelling purposes by utilizing the required off-street parking space.

We find that allowing parking within the front setback area meets the four conditions required by Section V-I.6 of the Unified Zoning Code, as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed ancillary parking area should have no negative impact on safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area.
- 2) Impact on existing uses in surrounding areas and compatibility with existing or permitted uses on abutting sites: There should not be a negative impact on the existing uses in surrounding areas as a result of the ancillary parking area, if the area is paved and limited in size.
- 3) Effect on public health, safety or welfare: There will be no encroachments into public utility easements and there should not be a negative impact on the public health, safety or welfare nor will the reduced parking setback be materially injurious to properties or improvements in the vicinity.

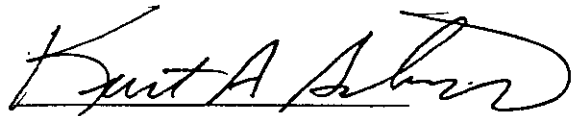
Our signatures below indicate that an administrative adjustment to allow parking in the front setback area is hereby granted subject to the following conditions:

- 1) The parking adjustment is only for the area shown on the attached site plan which was submitted with the request, with an appropriate approach and the parking spaces both paved.
- 2) All required building permits shall be obtained prior to any construction and all work shall be performed in compliance with those permits.

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

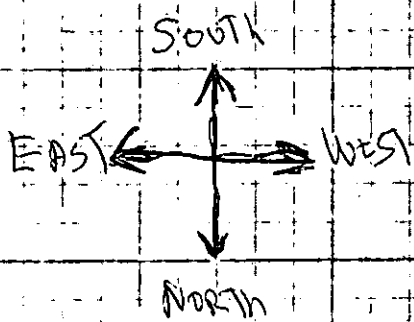


Marvin S. Krout
Director of Planning



Kurt Schroeder
Superintendent of Central Inspection

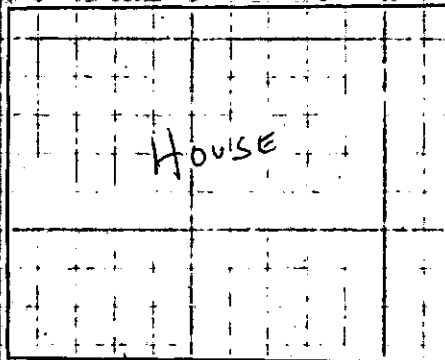
1 SMALL SQUARE = 3 FEET



$\frac{18}{76}$
 $\frac{24}{24}$

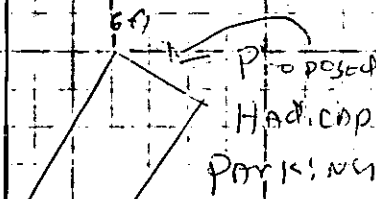
36 1/2

no permits needed to
pave park spot!



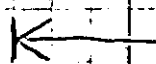
150 FEET

DRIVEWAY



SIDE WALK

4001 REGENTS



54 FEET

