WICHITA — SEDGWICK COUNTY

WSC

METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
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FILE COPY

January 24, 2000

Epworth United Methodist Church
856 S. Green
Wichita, KS 67211

Re: **Administrative Adjustment 00-01: An administrative adjustment to waive the compatibility setbacks for a church use on property zoned "TF-3" Two-family Residential.**

Legal Description: Lots 78 and 80, on Green Street, Sunny-side 2nd Addition to Wichita, Sedgwick County, Kansas (856 South Green Street)

Dear Ladies and Gentlemen:

We have reviewed your request for an Administrative Adjustment to waive the compatibility setback requirements for an additional church parking lot and garage adjacent to your main structure. You state in your application that you wish to construct a new parking lot and 30 feet by 30 feet building for a bus garage on currently vacant land adjacent to your church building. You state, and the Unified Zoning Code states, that the required compatibility setback for a non-residential use within 500 feet of TF-3 or more restrictive residential zoning requires a 15-foot setback on side and rear lot lines. This requirement would apply to the intended "bus garage" as shown on your site plan. Instead of the compatibility setback, you state that you would adhere, at least, to the standard building setbacks for the "TF-3" zoning district, which is five feet and three feet from the rear and side lot lines, respectively. Your site plan indicates that the garage would be 11 feet from the rear lot line and 3 feet from the side lot line.

The Unified Zoning Code allows an Administrative Adjustment that would reduce or waive the compatibility setback requirements. We find that waiving required compatibility setback requirements 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 intended structure, for which the compatibility setbacks are being waived, will be constructed at the rear of the property and will not interfere with vehicular or pedestrian circulation.

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2) Impact on existing uses in surrounding areas: The garage to be constructed is an accessory structure to the primary church use and will be used as covered parking for church vehicles. There should be no negative impact on the existing uses in surrounding areas as a result of the reduction of the compatibility setbacks for this structure.

3) Compatibility with existing or permitted uses on abutting sites Accessory garages are permitted and do occur on surrounding properties. This use is compatible with the surrounding residential properties. The proposed location of the garage is adjacent to a garage and accessory building on the two adjacent properties.

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 the waiving of the required compatibility setbacks for the aforementioned property is hereby granted, subject to the following conditions:

1) The site shall be developed in general conformance with the site plan submitted as part of this application.

2) The waiving of the compatibility setbacks shall apply only to intended garage structure on this site.

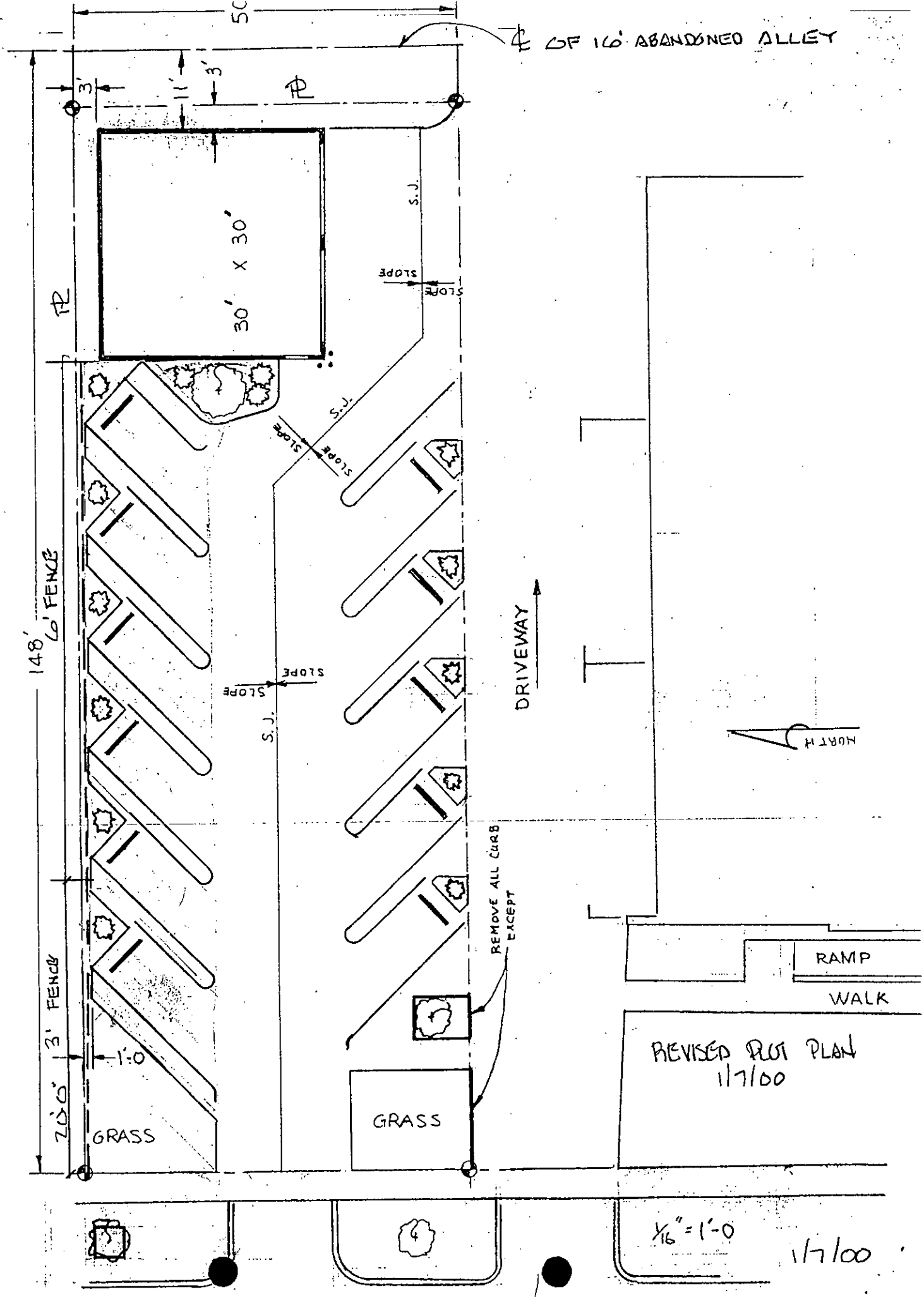
3) Any violation of these conditions shall render the Administrative Adjustment null and void.

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

Marvin S. Krout
Director of Planning

Kurt Schroeder
Superintendent of Central Inspections

cc: Kurt Schroeder, Office of Central Inspections
Paul Hays, Office of Central Inspections
Neely Construction Company, 814 E. 8th Street, Wichita, KS 67214


℄ OF 16' ABANDONED ALLEY
3'
11'
3'
℄
30' X 30'
℄
S.J.
SLOPE
SLOPE
S.J.
SLOPE
SLOPE
S.J.
148'
6' FENCE
DRIVEWAY
NORTH
REMOVE ALL CURB EXCEPT
RAMP
WALK
3' FENCE
1'-0
20'-0"
GRASS
GRASS
REVISED PLOT PLAN
1/7/00
1/16" = 1'-0
1/7/00