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

February 29, 2000

Ms. Pat Wormhoudt
The Design Studio
2820 E. Central
Wichita, KS 67214

Re: **Administrative Adjustment 00-07: An administrative adjustment to reduce the parking requirements by 25 percent.**

Legal Description: Lots 106, 108, and 110, Central Avenue Addition to Wichita, Sedgwick County, Kansas (Generally located at the northwest corner of Central Avenue and Elpe).

Dear Ms. Wormhoudt:

We have reviewed your request for an Administrative Adjustment to allow the 25% reduction in the parking requirements for your existing building and new 1152 square-foot addition. You state in your application that the function of the new addition will be primarily to warehouse furniture and that you anticipate no increase in customers at the shop. The existing building (1560 square feet) and the new addition would necessitate 8 parking spaces, per the Unified Zoning Code. You are asking for the number of required parking spaces to be reduced to 6 total spaces, as indicated on the site plan you submitted with your application.

The Unified Zoning Code allows an Administrative Adjustment that would reduce the parking requirements by up to 25% for manufacturing and warehousing uses. We find that the reduction of parking 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: This request is necessitated by the addition of warehousing space to the existing furniture shop. Public vehicular and pedestrian circulation will not be affected.

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 in parking spaces as there should be no overflow parking requirements for customers of the furniture shop.

3) Compatibility with existing or permitted uses on abutting sites The reduction in parking requirements is within allowable adjustments and will not detract from the existing 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 the reduction in the parking requirements by 25% (from 8 spaces to 6 spaces) for the aforementioned property is hereby granted, subject to the following conditions:

1) The reduction I parking shall only be effective for a use that requires up to 8 off-street parking spaces per the Unified Zoning Code.

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

3) All parking areas shall be paved and marked and available for use by employees and customers.

4) The maximum number of employees permitted on-site shall not exceed 3 at any one time. If additional employees are required, additional parking spaces shall be provided.

5) The applicant shall meet all screening and landscaping requirements as directed by the Unified Zoning Code and the Landscape Ordinance, respectively. Landscape plans shall be reviewed and approved by the Director of Planning.

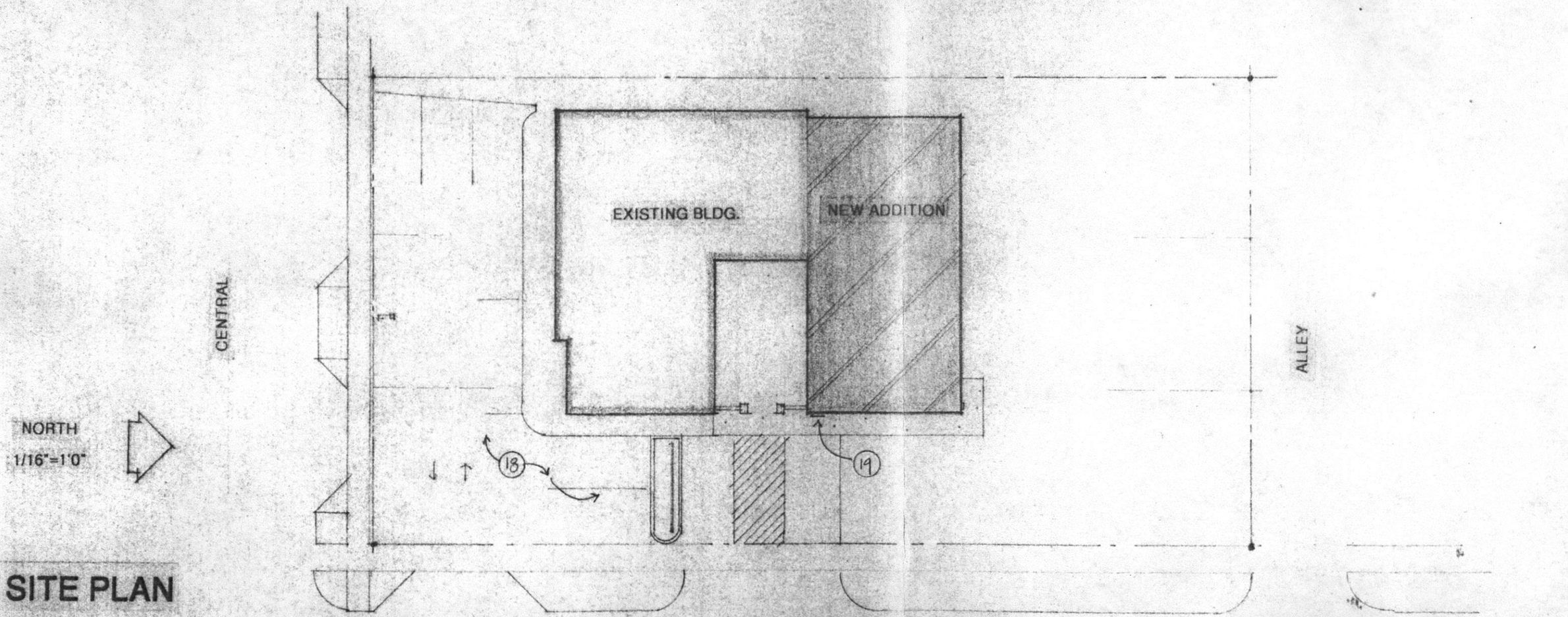
6) Any violation of these conditions shall render the Administrative Adjustment null and void.

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 Inspection
Richard Chamberlain, Office of Central Inspection
Roc Platt, Platt, Adams, Bradley Architects, 220 W. Douglas, Wichita, KS 67202



SITE PLAN

PROGRESS DRAWING
Date: 1/24/2000

PLATT