



Wichita-Sedgwick County Metropolitan Area Planning Department

FILE COPY

December 18, 2000

Church of the Magdalen
Attn: Rev. Kenneth S. VanHaverbeke
457 S. Woodlawn
Wichita, KS 67218

Re: BZA2000-00065: An administrative adjustment to allow parking in the 35-foot platted front building setback on property zoned "SF-6" Single-Family Residential.

Legal Description: To be platted as Lot 1, Block A, Church of the Magdalen Addition, Wichita, Sedgwick County, Kansas. Located at the northwest corner of 21st Street North and 127th Street East (12626 E. 21st Street N.).

Dear Rev. VanHaverbeke:

We have reviewed your request for an administrative adjustment to allow parking in the 35-foot platted front building setback on the aforementioned property. You state in your application that you plan to use this area for required off-street parking in conjunction with the development of a church and school.

The Unified Zoning Code allows an adjustment to permit parking in residential districts to be located within a required front building setback, but in no case closer to the property line than eight feet. Therefore, we find that allowance of parking within the 35-foot platted front building setback meets the four conditions required by Section V-1.6 of the Unified Zoning Code as set out below:

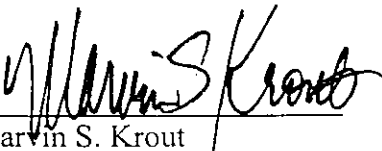
- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed encroachments would have no impact on safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area. The new development will generate more traffic for the corner of 21st Street North and 127th Street East, but the adjustment to allow parking within the setback will not generate any additional traffic above what is expected for the church and school.
- 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 setbacks. Parking for the church and school uses and should not encroach or encumber any uses adjacent to this property.

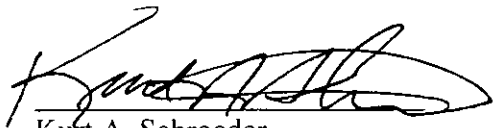
- 3) Compatibility with existing or permitted uses on abutting sites: The allowance of parking within the setbacks should not compromise existing or permitting uses on abutting sites due to the minor nature of the encroachments of the parking area into the front building setback.
- 4) Effect on public 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 platted 35-foot front building setback, but no closer than 8 feet to the property line, is hereby granted subject to the following condition:

- 1) The parking lots shall be developed in accordance with the submitted site plan.
- 2) All parking areas shall be paved and marked.
- 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
Planning Director


Kurt A. Schroeder
Superintendent of Central Inspection

MK/KS/sk

cc: Paul Hays, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
J.R. Cox, Office of Central Inspection
Phil Meyer, Baughman Company PA, 315 Ellis, Wichita, KS 67211

