CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

May 19, 2000

Epworth United Methodist Church
c/o Jay Holt, Trustee
856 S. Grove
Wichita, KS 67211

FILE COPY

Re: **Administrative Adjustment BZA2000-00011: An administrative adjustment to allow parking in the 25-foot front building setback on property zoned "TF-3" Two-Family Residential.**

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

Dear Mr. Satterfield:

We have reviewed your request for an administrative adjustment to allow parking in the 25-foot front yard setback on the aforementioned Lots for the purpose of parking. You have stated that you plan to use this area for required off-street parking, in conjunction with improvements made to your church property.

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 the property line than eight feet. Therefore, we find that allowance of parking within the 25-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. The allowance of parking within the setback will not generate any additional traffic above what is expected for the church.

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. There are single-family homes to the north and west of this site. Parking will be intermittent with the church use 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 the residential homes in the area.

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 25-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) The applicant shall be required to plant and maintain street trees and parking lot screening along Green Street. The applicant shall submit a landscape plan to the Planning Director for review and approval.

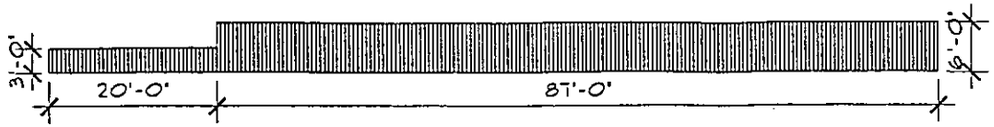
The zoning adjustment sign may now be removed from the property.

Marvin S. Krout
Director of Planning

Kurt Schroeder
Superintendent of Central Inspection

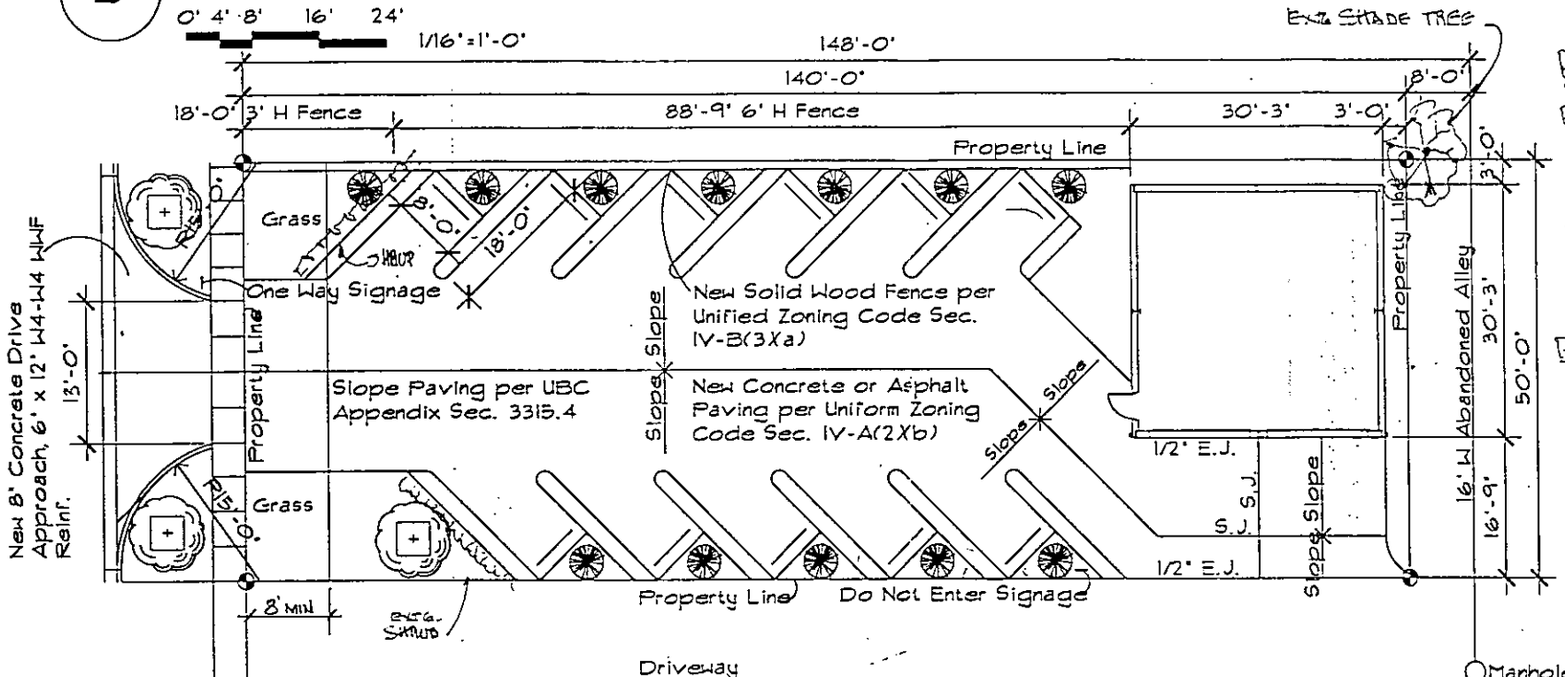
MK/KS/lv

cc: Paul Hayes, Office of Central Inspection
Kurt Schroeder, Office of Central Inspection
Donna Goltry, MAPD



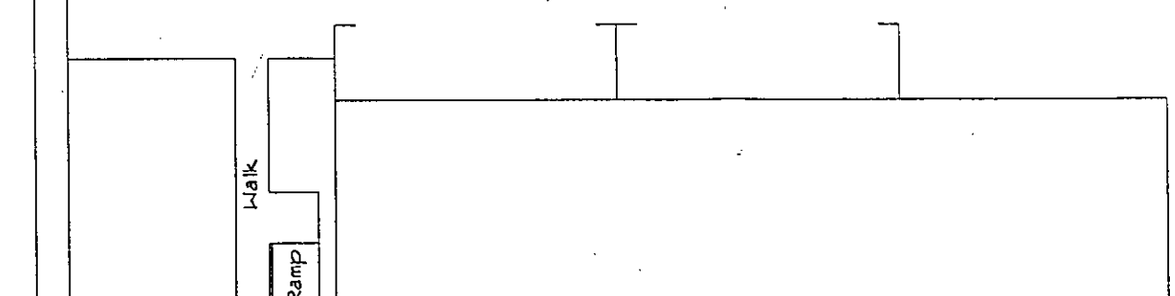
B Fence Elevation

0' 4' 8' 16' 24'
1/16"=1'-0"



A Site Plan

0' 4' 8' 16' 24'
1/16"=1'-0"



North

LANDSCAPE REQ'D CALCULATIONS

50' STREET FRT X 8# = 400# LAND SC
STREET YARD REQMT
STREET YARD TREES REQD = 1
PROVIDED 1
PARKING LOT SCREENING REQ'D ON GREEN
PARKING LOT TREES REQD = 0
BUFFER REQ.D ON N & E = 5 SHADE TREE
BUFFER PROVIDED = 1 ORN DOGWOODS & 1 EXISTING TREE

PLANT LIST

12 EASTERN RED BUDS (CERCIS CANDENSIS)
10 ANTHONY WATER ER "S PIREA (SPIREA BOM BLOD" (ANTHONY WATERER)

Legal Description

Lots 78 and 80, Avenue I, Non Green, Second Sunny-side Addition, To Wichita, Sedgwick County, Kansas

Sheet Index

A1	Site Plan
A2	Floor Plan and General Notes
A3	Building Elevations
A4	Building and Wall Sections
S1	Foundation Plan and Details
S2	Structural Notes and Details

SHAD TRAYLOF DESIGN
Architecture
639 N. Rock Road
Wichita, Kansas 67206
Tel (316) 729-4636
Fax (316) 729-4636

New Bus Building For
Epworth United
Methodist Church
856 South Green
Wichita, Kansas 67211

Epworth United
Methodist Church
Wichita, Kansas
Wichita, Kansas 672

Site Plan

REVISED
DATE 8/21/98
DRAWN BY SLT
CHECKED BY SLT

SF