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

February 29, 2000

Westwood Presbyterian Church
8007 W. Maple
Wichita, KS 67209

Re: Administrative Adjustment BZA2000-00004: An administrative adjustment to allow parking in the 15-foot building setback on property zoned "SF-6" Single-Family Residential.

Legal Descriptions: Lot 1, Westwood Presbyterian Church Addition, Wichita, Sedgwick County, Kansas. Generally located between Floyd and Woodchuck Streets and south of Maple (8007 W. Maple).

Dear Sirs:

We have reviewed your request for an administrative adjustment to allow parking in the 15-foot street-side setback on the aforementioned Lot for the purpose of parking. You have stated that you plan to use this area for parking, in conjunction with the addition of Sanctuary and classroom addition to your church complex.

The Unified Zoning Code allows an adjustment to permit parking in residential districts to be located within a required front or street-side yard, but in no case closer to the property line than eight feet. Therefore, we find that allowance of parking within the 15-foot street-side 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. It is expected that the proposed development will generate only a minimal addition of vehicular traffic than currently exists.

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 street side yard setbacks. There are single-family homes to the south of this site. The addition will not encroach into any of the sight angles for the homes to the south.

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3) Compatibility with existing or permitted uses on abutting sites: The allowance of parking within the 15-foot street-side setback should not compromise the residential homes in the area, nor the school east of Woodchuck.

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 15-foot street-side 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.

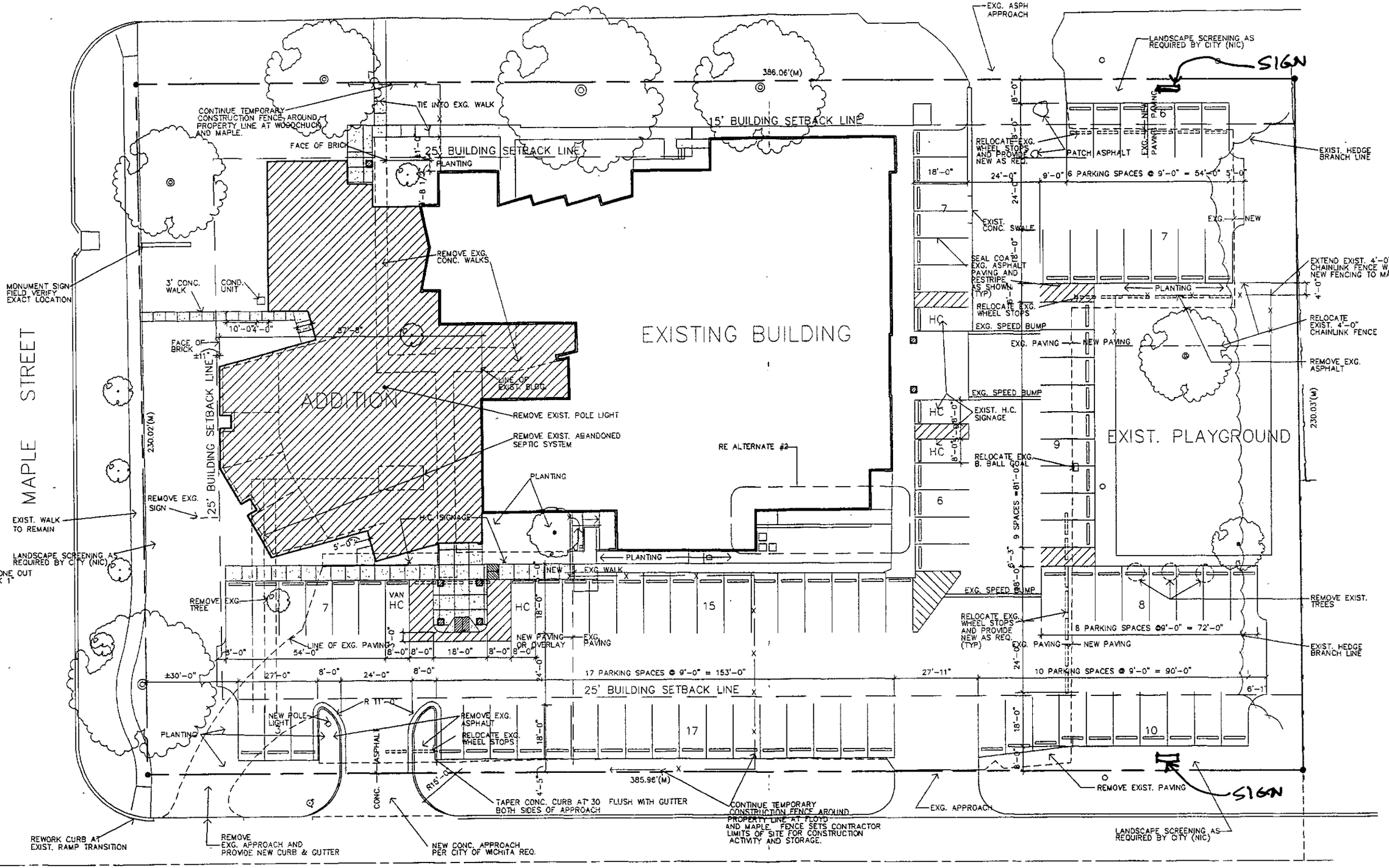
2) The applicant shall be required to plant and maintain parking lot screening in the form of shrubs along Woodchuck. The applicant shall submit a landscape plan to the Planning Director for review and approval.

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

Marvin S. Krout
Director of Planning

Kurt Schroeder
Superintendent of Central Inspection

cc: Paul Hayes, Office of Central Inspection
Kurt Schroeder, Office of Central Inspection
Spangenberg Phillips Architecture, 224 E. Douglas, 5th Floor, Wichita, KS 67202



GENERAL NOTES
1. TYPICAL PARKING STALL SIZE TO BE 9'-0" WIDE BY 18'-0" DEEP.
2. DIMENSIONS ARE TO FRONT FACE OF CURB UNLESS INDICATED OTHERWISE.

SITE PLAN

SPRINGWOOD PRESBYTERIAN CHURCH
ADDITION
8007 W MAPLE ST.
WICHITA, KANSAS
224 E DOUGLAS, SUITE 600, WICHITA, KS 67202

BID 7 JAN 2000

ISSUE	DATE
SITE PLAN	

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