



Wichita-Sedgwick County Metropolitan Area Planning Department

December 13, 2001

Joe Hoover
USD 259
3850 N. Hydraulic
Wichita, KS 67219

FILE COPY

Re: BZA2001-00065: An administrative adjustment to allow parking in the front setback on property zoned "B" Multi-Family Residential.

Legal Description: Even lots 6-10 on Elizabeth Street, Martinson's 4th Addition; and even lots 2-18 on Elizabeth Street and odd lots 1-17 on Martinson Street, Lawrence's 3rd Addition; and even lots 38-42 on Elizabeth Street and odd lots 37-41 on Martinson Street, Lawrence's 4th Addition (214 S. Elizabeth).

Dear Mr. Hoover:

We have reviewed your request for an administrative adjustment to allow parking in the front 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 expansion of Franklin Elementary School and that you desire to park in the front setback no closer than 8 feet from the property line in order to preserve as much land as possible for use as a playground and a soccer field.

The Unified Zoning Code allows an adjustment to permit parking in residential districts to be located within a required front setback, but in no case closer to the property line than 8 feet. Therefore, we find that allowance of parking within the front setback no closer than 8 feet from the property line meets the four conditions required by Section V-1.6 of the Unified Zoning Code as set out below:

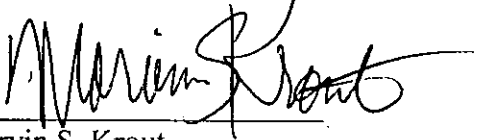
- 1) Impact on safety and convenience of vehicular and pedestrian circulation: Providing additional off-street parking may improve the safety and convenience of vehicular and pedestrian circulation in the area. Sufficient open space between the parking area and the property line will remain to prevent vehicles from encroaching upon the sidewalk. No additional vehicular traffic is expected to be generated from the expansion of the school because the expansion project is just upgrading existing facilities.
- 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 parking within the setback. Parking for the school should not encroach or encumber any uses adjacent to this property, especially since there are no residences on the east side of Elizabeth in the block on which the parking lot is proposed to be constructed.

- 3) Compatibility with existing or permitted uses on abutting sites: Schools and associated accessory uses such as parking are permitted in residential zoning districts, and the allowance of parking within the setback should not compromise existing or permitted uses on abutting sites due to the minor nature of the encroachment of the parking area into the front 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.

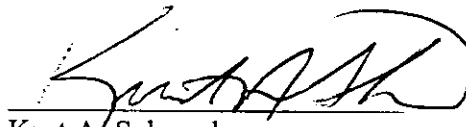
Our signatures below indicate that an administrative adjustment to allow parking in the front setback, but no closer than 8 feet from the property line, is hereby granted subject to the following conditions:

- 1) The parking lot shall be developed in accordance with the approved 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

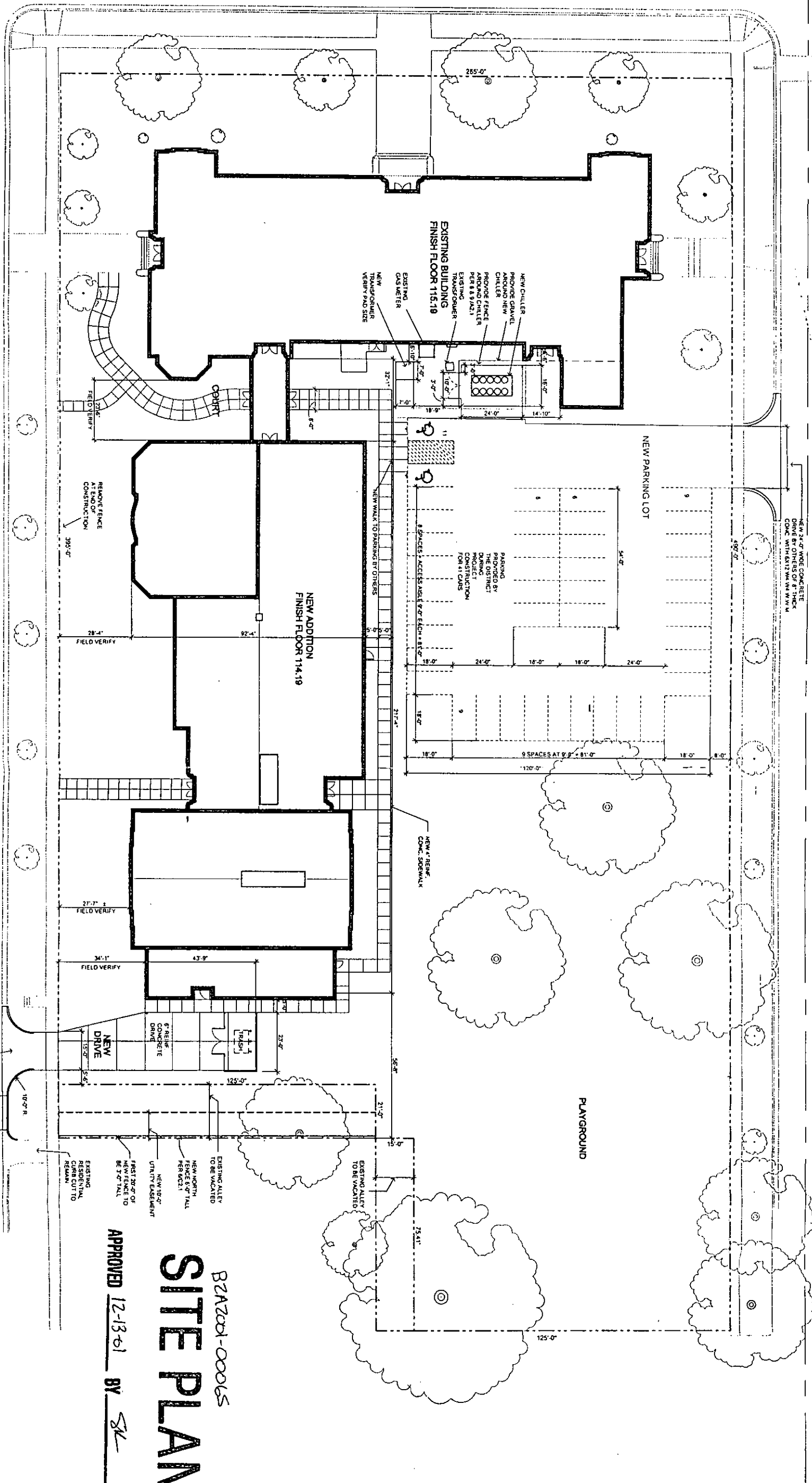


Kurt A. Schroeder
Superintendent of Central Inspection

MK/KS/sk

Enclosure

cc: Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
J.R. Cox, Office of Central Inspection



B2A2001-0006S
SITE PLAN

APPROVED 12-13-01 BY SK

**FRANKLIN ELEMENTARY
REMODEL AND ADDITION**

214 SOUTH ELIZABETH WICHITA KANSAS 67213

SPANGENBERG • PHILLIPS
ARCHITECTURE

224 E Douglas, Fifth Floor Wichita, KS 67202 T 316.267.4002 F 316.267.1509

NEW CONC.
CURB AND
APPROACH OF 8'
THICK CONC.
W/ 12" W/ 12" W/ 12"



SITE PLAN

0 20'

REVISED 27 NOV 01
BY 13 OCT 01
ISSUE DATE

FE-003-C1.2 SITE

SITE PLAN

BID # 01-25-061

[illegible]