



Wichita-Sedgwick County Metropolitan Area Planning Department

October 26, 2001

Rev. Daniel Spexarth
St. Thomas Aquinas Church
1315 Stratford
Wichita, KS 67206

FILE COPY

Re: BZA2001-00056: An administrative adjustment to allow parking in the front setback on property zoned "SF-5" Single-Family Residential.

Legal Description: Lot 9, Block 3, Pine Valley Estates 4th Addition, Wichita, Sedgwick County, Kansas (1315 Statford).

Dear Rev. Spexarth:

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 to expand the amount of off-street parking for the church.

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 eight feet. Therefore, we find that allowance of parking within the front setback meets the four conditions required by Section V-1.6 of the Unified Zoning Code as set out below:

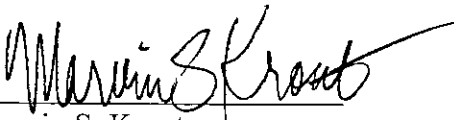
- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed encroachments should not have negative impacts on the safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area. In fact, additional off-street parking may improve vehicular and pedestrian circulation during times of peak activity at 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. Parking for the church 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.

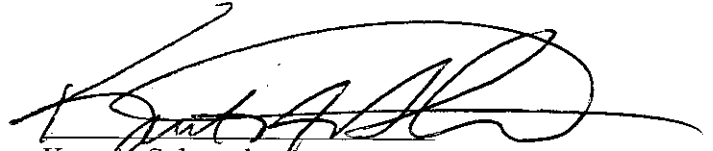
- 4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way, therefore, there should not be a negative impact on the public health, safety or welfare nor will properties or improvements in the vicinity be materially injured.

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

- 1) The parking lot shall be developed in accordance with the approved site plans.
- 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: Kurt A. Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
J.R. Cox, Office of Central Inspection
Randy Johnson, Savory, Ruggles, & Bohm, 924 N. Main, Wichita, KS 67203

EXISTING 8" WATER LINE

Alley

8" VCP SS

R/W

10' BUILDING SETBACK

8'

13th Street North

25' BUILDING SETBACK

190.190.75

9

③

Church
Building # 1321

Flume
AC
Unit
Flume

BZA2001-00056
SITE PLAN

APPROVED 10-26-01 BY SK



SCALE: 1" = 40'

ST. THOMAS AQUINAS PARISH
PROPOSED PARKING EXHIBIT
FOR ADMINISTRATIVE ADJUSTMENT

SRB	924 NORTH MAIN WICHITA, KANSAS 67203 www.srb1.com	316-264-8008 FAX 264-4821 E-mail: srb@srb1.com
	SAVOY, RUGGLES & BOHM, P.A. ENGINEERING & SURVEYING	

SHEET