



FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

July 26, 2001

Riverside Christian Church
1001 Litchfield
Wichita, KS 67203

Re: BZA2001-00039: Administrative adjustment to allow parking in the front setback on property zoned "TF-3" Two-Family Residential.

Legal Description: Lots 97, 99, 101, 103, 105, 107, 109, 111, 113, 115, & 117 Riverside Addition along with Lots 1-4, Noble's 2nd Addition. Located at the northwest corner of Harrison and Litchfield (1001 Litchfield).

We have reviewed your request for an administrative adjustment to allow parking in the front setback on property zoned "TF-3" Two-Family Residential. The application states that additional off-street parking is needed because the current parking spaces are insufficient to meet parking needs for Sunday services.

The Unified Zoning Code allows an adjustment to permit parking in residential districts to be located within a required building setback, but in no case closer to the property line than eight feet. We find that the 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:

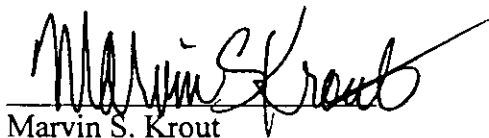
- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed encroachments should not have any detrimental impacts on the safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area. The adjustment to allow parking within the building setback area will not generate any additional traffic and no pedestrian circulation areas are being eliminated. In fact, providing additional off-street parking may improve vehicular circulation on the streets in the area since fewer cars will be parking along the narrow residential streets.
- 2) Impact on existing uses in surrounding areas: Locating parking spaces closer to the property line should not change the impact of the off-street parking area on existing uses in surrounding areas since there are no residential structures with front yards on the west side of Litchfield in this block. Additionally, the abutting property to the north is zoned "LC" Limited Commercial and is developed with a multi-story apartment building with a parking lot developed to the lot line along Litchfield.

- 3) Compatibility with existing or permitted uses on abutting sites: The allowance of parking within the front setback should not compromise existing or permitted uses on abutting sites due to the separation of the parking area from abutting sites to the south and east by a street and the existence of parking within the setback area on the abutting property to the north.
- 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.

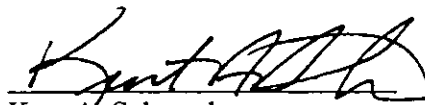
Our signatures below indicate that an administrative adjustment to allow parking in the front setback, but in no case closer than 8 feet to the property line, is hereby granted for the aforementioned property subject to the following conditions:

- 1) The parking area shall be developed in general conformance with the conceptual site plan submitted with the application and attached to this letter.
- 2) Prior to the issuance of a Parking Lot Permit by the Office of Central Inspection, a final site plan drawn to scale and indicating the location of all improvements including landscaping and screening shall be approved by the Planning Director.
- 3) The parking area shall be paved and marked.
- 4) Any violation of these conditions shall render the Administrative Adjustment null and void.

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



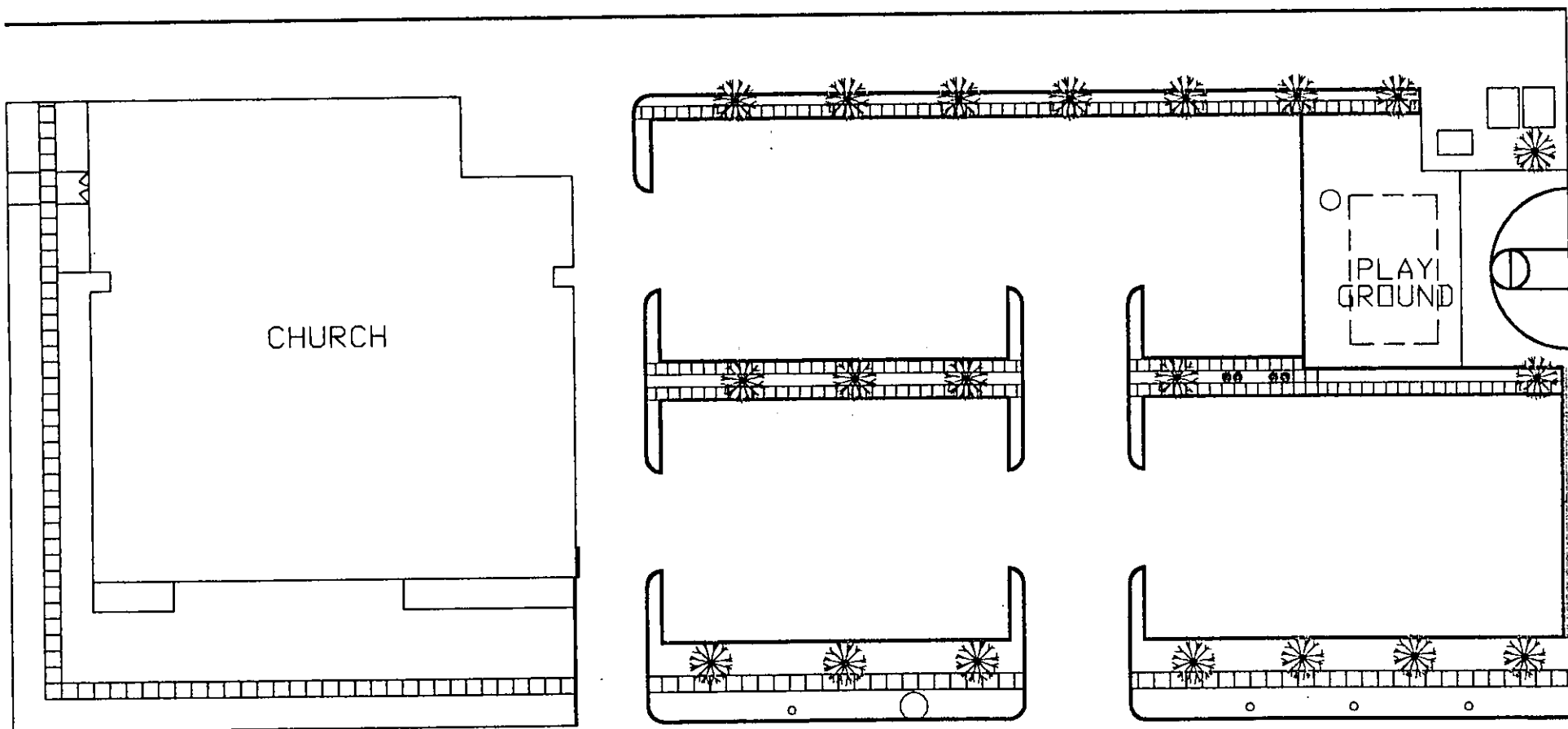
Marvin S. Krout
Planning Director



Kurt A. Schroeder
Superintendent of Central Inspection

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
Jim Irby, 2302 W. 17th St. N. Wichita, KS 67203



NOTE: SOLID GREEN DENOTES BUSHES
NOTE: SEE SKETCHES FOR DETAILS
NOTE: RED BLOCKS DENOTES FLOWER BEDS