CITY OF WICHITA

FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

February 9, 2001

Ascension Lutheran Church
842 N. Tyler
Wichita, KS 67212

Re: **BZA2001-00006: An administrative adjustment to allow parking in the platted building setback on property zoned "SF-6" Single-Family Residential.**

Legal Description: Lot 1, except the east 200 feet, Ascension Lutheran Church Addition, Wichita, Sedgwick County, Kansas. Located at the southeast corner of Bekemeyer and Tyler (842 N. Tyler).

Dear Sir or Madam:

We have reviewed your request for an administrative adjustment to allow parking in the platted building setback on property zoned "SF-6" Single Family Residential. You state in your application that you plan to use this area for off-street parking in conjunction with the expansion of the existing church on the site.

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 platted building 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 above what is expected for the expanded church. Additionally, the reconfiguration of off-street parking on the site includes the closure of one access drive and the widening of another, which should improve the safety and convenience of vehicular and pedestrian circulation in the vicinity.

2) Impact on existing uses in surrounding areas: Off-street parking currently exists on the site, and locating parking a few feet closer to the property line should not change the impact of the off-street parking area on existing uses in surrounding area.

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 building setback. Additionally, sufficient landscape areas exist to limit the visual impact of the parking area on residential uses across Bekemeyer 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 platted building setback, but in no case closer than 8 feet to the property line, is hereby granted subject to the following conditions:

1) The parking area shall be developed in accordance with the submitted site plan.

2) The parking area shall be paved and marked.

3) Existing trees north of the parking area along Bekemeyer shall be retained or replaced with a like number of trees to provide a buffer from residential properties to the north.

4) Any violation of these conditions shall render the Administrative Adjustment null and void.

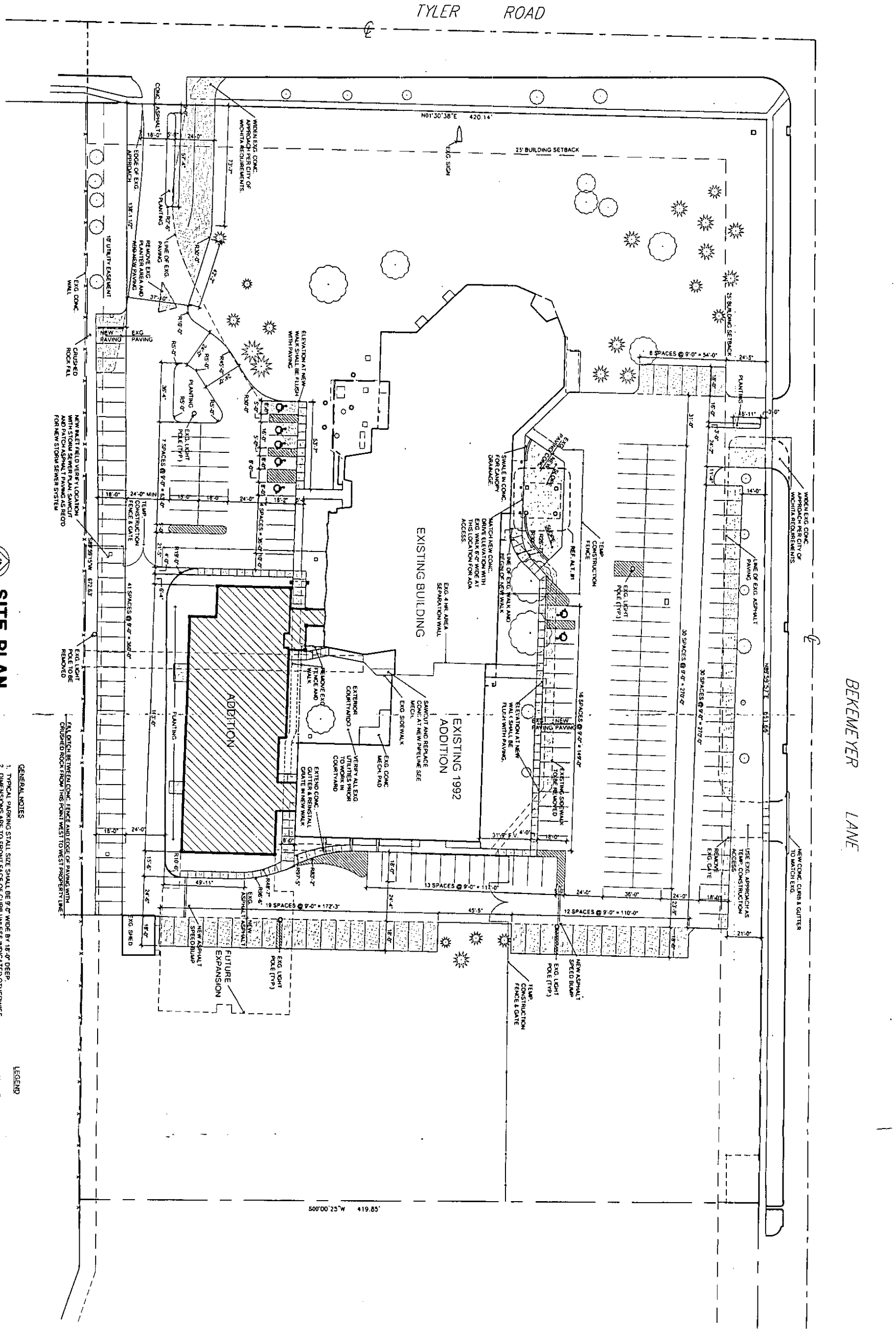
The zoning adjustment sign may now be removed from the property.

Marvin S. Krout
Planning Director

Kurt A. Schroeder
Superintendent of Central Inspection

Attachment

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
Spangenberg Phillips Architecture, 224 E. Douglas, Wichita, KS 67211



SITE PLAN

0 30'

GENERAL NOTES

1. TYPICAL PARKING STALL SIZE SHALL BE 9'-0" WIDE BY 18'-0" DEEP.
2. DIMENSIONS ARE TO FRONT FACE OF CURB UNLESS INDICATED OTHERWISE.
3. PROVIDE MINIMUM 24" RADIUS AT ALL CURB OUTSIDE CORNERS.
4. EXG. TREES AND PLANTING OUTSIDE OF PARKING PERIMETER TO REMAIN.

LEGEND

NEW ASPHALT

BID SET 24 JAN 01

ISSUE DATE

SITE PLAN

ASCENSION LUTHERAN CHURCH
TYLER ADDITION

842 N. TYLER RD.
WICHITA, KANSAS

SPANGENBERG • PHILLIPS
ARCHITECTURE

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