



Wichita-Sedgwick County Metropolitan Area Planning Department

March 8, 2001

Robert Potter
3902 E. Elm
Wichita, KS 67208

FILE COPY

Re: BZA2001-00012: An administrative adjustment to reduce parking requirements. Generally located south of Harry and east of Hillside (3415 E. Harry).

Legal Description: The north 80 feet of Lot 1 along with the west 10 feet of the north 80 feet of Lot 2, Cherry Hills Addition, Wichita, Sedgwick County, Kansas.

Dear Mr. Potter:

We have reviewed your request for an Administrative Adjustment to reduce parking requirements from 17 spaces to 16 spaces for the aforementioned property. You state in your application that you propose an addition to the existing Neat-o Burrito restaurant on the site. In reviewing the site plan, we find that all available space after allowing for the requirements of the landscape ordinance has been dedicated to parking and drive aisles and only 16 spaces can be provided on site.

The Unified Zoning Code allows an Administrative Adjustment to reduce parking requirements by up to 10%. We find that reducing the required parking from 17 spaces to 16 spaces on the aforementioned property meets the four conditions required by Section V-I.6 of the Unified Zoning Code as set out below:

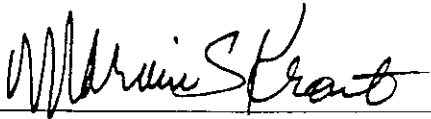
- 1) Impact on safety and convenience of vehicular and pedestrian circulation: This request is for off-street parking for an addition to a restaurant. Parking requirements are only requested to be reduced by one space and sufficient drive aisles to provide vehicular circulation are provided; therefore, public vehicular and pedestrian circulation should not be affected.
- 2) Impact on existing uses in surrounding areas: The current and proposed restaurant use will remain the same, so no additional adverse impacts on existing uses in surrounding areas should result from the reduction in parking requirements.

- 3) Compatibility with existing or permitted uses on abutting sites: The reduction in parking requirements is within allowable adjustments and the proposed restaurant use is compatible with abutting uses.
- 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.

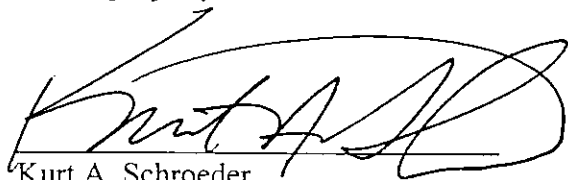
Our signatures below indicate that an Administrative Adjustment to allow the reduction in the parking requirements from 17 spaces to 16 spaces for the aforementioned property is hereby granted, subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site plan.
- 2) Any violation of these conditions shall render the Administrative Adjustment null and void.

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



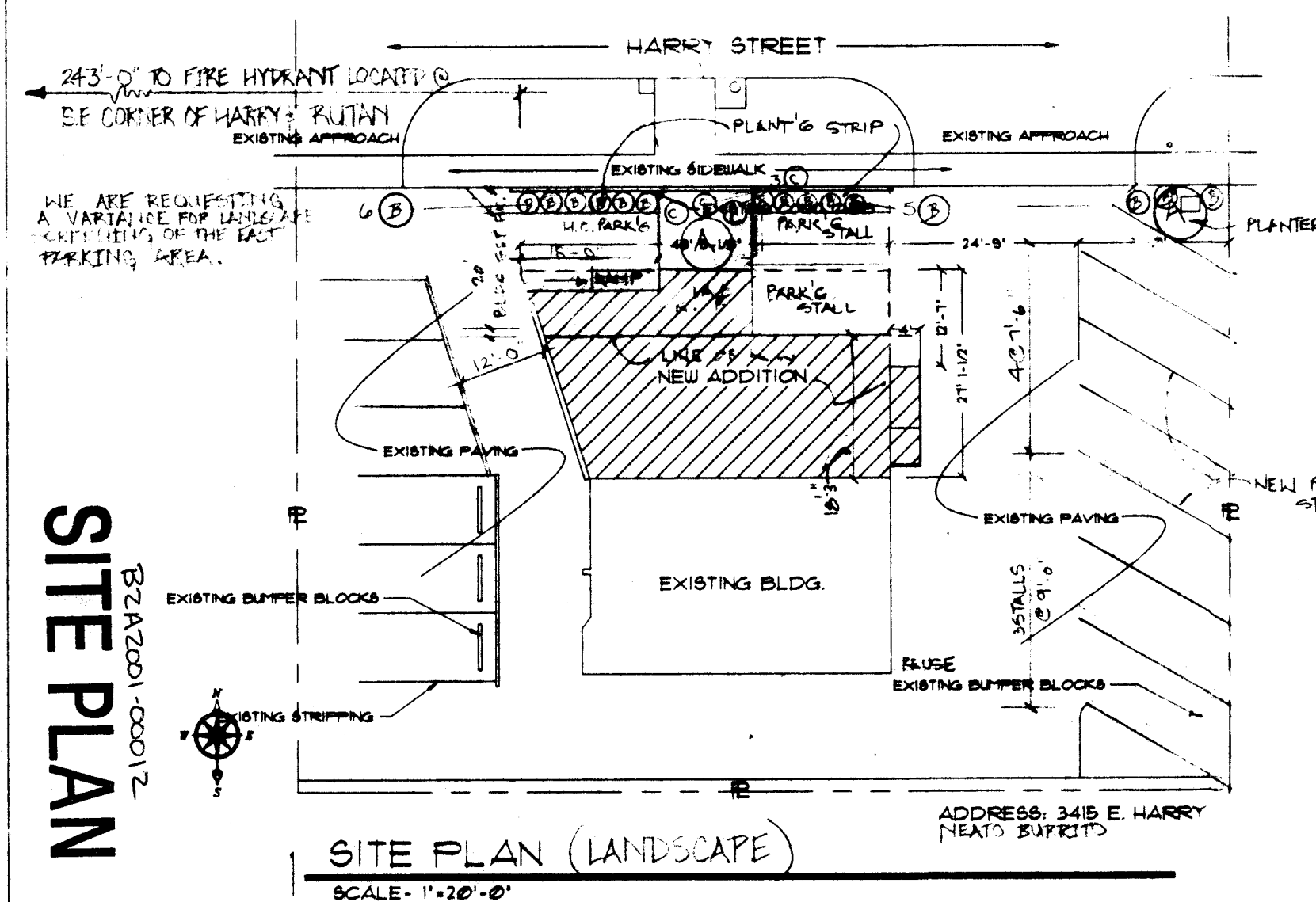
Marvin S. Krout
Planning Director



Kurt A. Schroeder
Superintendent of Central Inspection

MK/KS/sk

cc: William Morris, 114 E. 5th, August, KS 67010
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



SITE PLAN (LANDSCAPE)
SCALE - 1"=20'-0"

[illegible]

1. VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH ANY PHASE OF THE WORK, NOTIFY ARCHITECT OF ALL DISCREPANCIES.

"AREAS"
- OVERALL SITE AREA: 9,760'-0"
- EXISTING + NEW BLDG AREA: 1804'-11 1/2"
- ASPHALT AREA: 7,955'-0 1/2"

16 PARK'G STALLS 17 REQ'D
PLANT SCHEDULE

- A. WINTERBERRY EUONYMUS 2"
- B. EMERALD SALEY EUONYMUS 2 GAL.
- C. CHINESE FOUNTAIN GRASS DWARF 1 GAL
CYPRESS BARK MULCH



SHEET 1 OF 2