



FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

October 3, 2002

Leonda Cottrel, Secretary
Spiritual Assembly of the Bahá'ís of Wichita
P.O. Box 1979
Wichita, KS 67201-1979

Re: BZA2002-00062: Zoning Adjustment to waive the screening requirement along the south property line.

Legal Description: Lot 1, Bahá'í Addition, Wichita, Sedgwick County, Kansas. Generally located south of 33rd Street North and west of Amidon (3319 N. Amidon).

Dear Ms. Cottrell:

We have reviewed your request for a Zoning Adjustment to waive the screening requirement along the south property line of the aforementioned property. You state in your application that the residentially-zoned property abutting your property to the south is developed with a church, and that you desire not to provide screening between the two properties because there are numerous mature trees on the property line that would interfere with installing a screening fence.

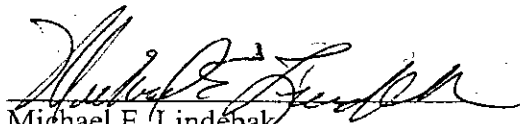
Sec. V-I.2.m. of the Unified Zoning Code allows an adjustment to waive the screening requirements specified in Sec. IV-B.3.(a) of the Code when the adjacent residential property is developed with an institutional or multi-family use and the location of improvements on one or both properties provides adequate screening and the conditions required by Section V-I.6 of the Code are met. We find that waiving the screening requirement along the south property line of the subject property meets the four conditions required by Section V-I.6 of the Unified Zoning Code as set out below:

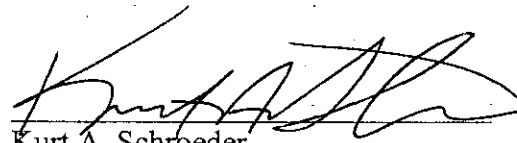
- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed elimination of screening requirements would have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area.
- 2) Impact on existing uses in surrounding areas: The existing use immediately south of the subject property is a church. A lack of screening between two institutional uses should not create negative impacts on other uses the surrounding area since the nearest residence from which the uses on the subject property will be visible is located approximately 600 feet to the south. Also,

both the subject property and the church property to south provide screening from the residential uses to the west.

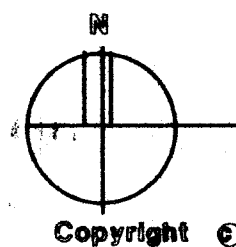
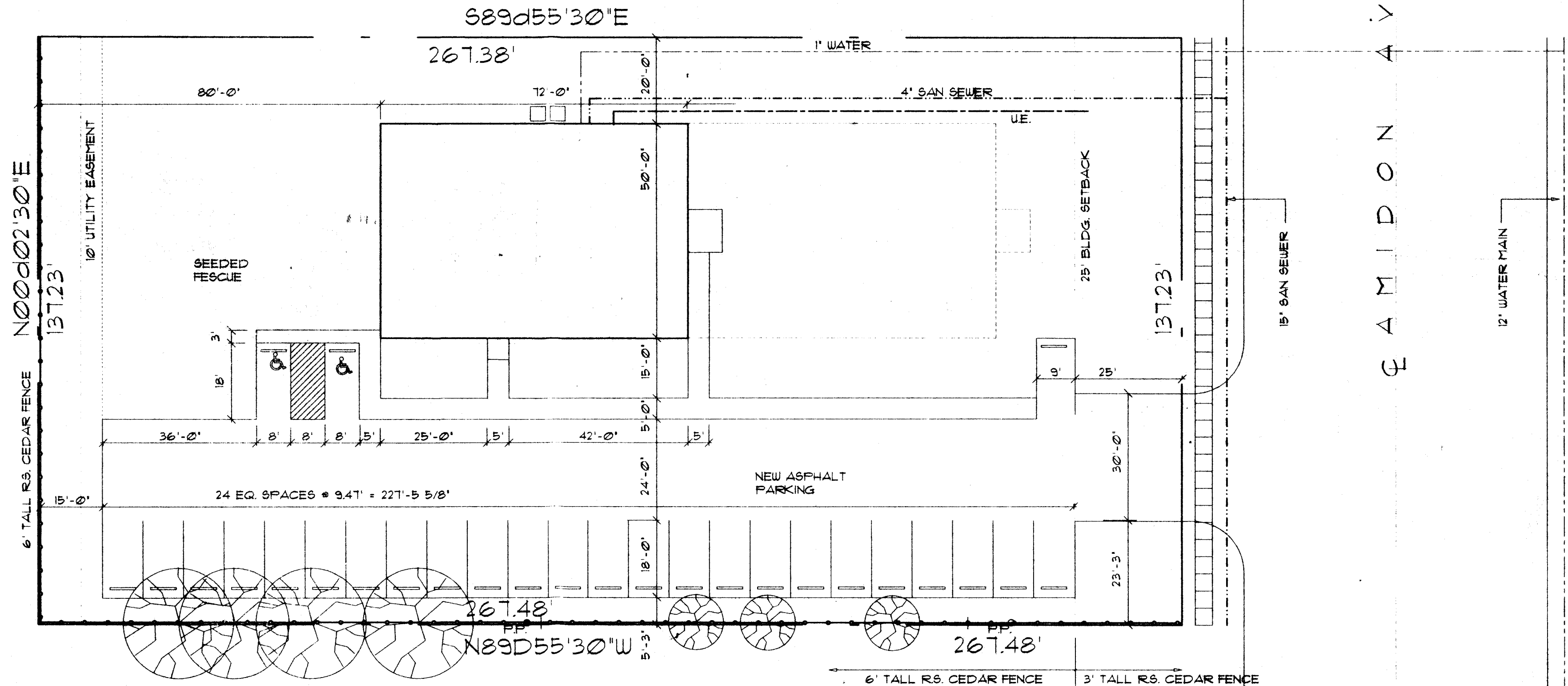
- 3) Compatibility with existing or permitted uses on abutting sites: The 600-foot distance from the subject property to the nearest residence to the south should ensure compatibility between uses on the subject property and residential uses in surrounding areas.
- 4) Effect on public health, safety 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 a Zoning Adjustment to waive the required screening on the south property line of the subject property is hereby granted. The zoning adjustment sign may now be removed from the property.


Michael E. Lindebak
Planning Director


Kurt A. Schroeder
Superintendent of Central Inspection

cc: Richard Vore, 4926 Portwest Ct., Wichita, KS 67204
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



S I T E P L A N

SCALE:

1"=20'-0"

BZA2002-00062

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