



Wichita-Sedgwick County Metropolitan Area Planning Department

May 24, 2002

Frank D. Powers
Glorious Bible Church
1001 N. West St.
Wichita, KS 67203

FILE COPY

Re: BZA2002-00030: An administrative adjustment to allow parking in the front setbacks on property zoned "SF-5" Single-Family Residential.

Legal Description: Lots 9-18 inclusive, except for the west 30' of Lot 18, Block D, E.B. Clark Addition, Wichita, Sedgwick County, Kansas. Located at the northwest corner of 9th Street North and West Street (1001 N. West St.).

Dear Mr. Powers:

We have reviewed your request for a Zoning Adjustment to allow parking in the front setbacks on the aforementioned property. You state in your application that the existing church parking lot is paved to the property line and that you intend to remove the pavement within 8 feet of the property lines from the existing parking lot and pave an addition to the parking lot to within 8 feet of the property lines. Therefore, you have requested a Zoning Adjustment to permit parking within the front setbacks on residentially-zoned property.

Sec. V-I.2.1. of the Unified Zoning Code allows an adjustment to permit parking in residential districts to be located within the front setback, but in no case closer to the property line than 8 feet, when the conditions required by Sec. V-I.6. of the Code are met. We find that permitting parking within the front setbacks no closer than 8 feet from the property lines meets the four conditions required by Section V-I.6 of the Code as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: Providing additional off-street parking may improve the safety and convenience of vehicular and pedestrian circulation in the area by reducing the number of vehicles parking along the streets in the area. Sufficient open space between the parking area and the property line will remain to prevent vehicles from encroaching upon the sidewalk.
- 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 parking within the setbacks. Parking for the church should not encroach or encumber any uses adjacent to this property and will be appropriately screened by landscaping from residential uses across the streets and buffered by a landscaped open space from the adjoining residential properties to the west.

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

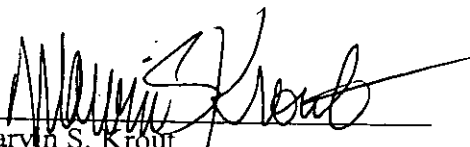
www.wichitagov.org

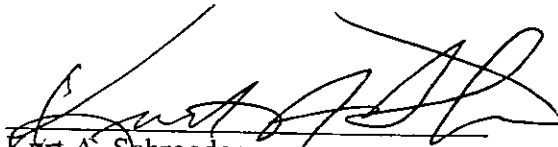
- 3) Compatibility with existing or permitted uses on abutting sites: Churches and associated accessory uses such as parking are permitted in residential zoning districts, and the allowance of parking within the setback should not compromise existing or permitted uses on abutting sites due to the minor nature of the encroachment of the parking area into the front setbacks and the provision of landscaping for the parking lot.
- 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 allow parking in the front setbacks, but no closer than 8 feet from the property line, is hereby granted subject to the following conditions:

- 1) The parking lot shall be developed in accordance with the approved site plan.
- 2) All parking areas shall be paved and marked.
- 3) The parking lot shall be screened and landscaped per an approved landscape plan.
- 4) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is 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: W. Alan Smith, Smith Const. Co. Inc., P.O. Box 13213, Wichita, KS 67213
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

