



Wichita-Sedgwick County Metropolitan Area Planning Department

REVISED

June 13, 2018

Whole Truth Tabernacle
Attn: Michael L. Tyson, Sr.
2932 E. 21st Street North
Wichita, KS 67214

RE: BZA2017-00029: City Administrative Adjustment to reduce front and street side yard setbacks to eight feet to allow parking within the setback, reduce required parking for an institutional use and reduce compatibility setback to 10'3" on property zoned SF-5 Single-Family Residential (SF-5) and LC Limited Commercial.

Legal Description: The west 140 feet of Lot 59, except the west 30 feet thereof for street; together with Lot 64 except the south 10 feet and except the west 5 feet thereof for street, Hillside Gardens Addition AND Lot 1, R.L. Mitchell Addition, Wichita, Sedgwick County, Kansas. Generally located at the northeast corner of North Erie Avenue and East 21st Street North (2932 E. 21st Street)

Dear Applicants:

We have reviewed your request for an Administrative Adjustment to reduce the front and street side yard setbacks on North Erie Avenue and East 21st Street North from 25-feet to 8-feet; reduce the required parking from 50 to 44 spaces; and reduce the compatibility setback along the east property line to 10'-3". The site plan submitted with the application shows the setback reduction and the reduction of the required parking spaces.

Section V-I.2 (d) (i) and (l) allows a reduction or waiver of the compatibility setback; permits parking in residential districts to be located within a required front or street side yard, but in no case closer to a front or street side property line than eight feet; and allows a reduction in required parking of up to 25%. We find that allowing the additional parking 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 pedestrian and vehicular circulation: The location of the new parking area will have no impact on the safety and convenience of vehicular and pedestrian circulation.
- 2) Impact on existing uses in surrounding areas: Existing uses in the surrounding area are residential, institutional and commercial. The expanded parking, parking setbacks and compatibility setbacks will not impact existing uses.
- 3) Compatibility with existing or permitted uses on abutting sites: Allowing a new parking area to be located within eight feet of the front and street side property lines and reduction

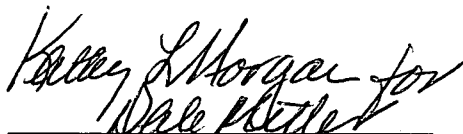
of compatibility setbacks should not reduce compatibility with surrounding residential, commercial and institutional uses.

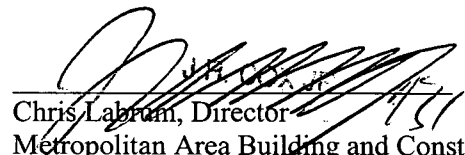
- 4) Effect on public health, safety or welfare: There will be no encroachment into public right-of-way; therefore, there should be no impact on the public health, safety or welfare, nor will properties or improvements in the vicinity be materially injured.

Our signatures below indicate that an Administrative Adjustment to permit expanded parking within eight feet of the front and street side property lines, reduce required parking from 50 to 44 spaces and reduce the compatibility setback on the east property line to 10'-3" on the aforementioned property is hereby granted, subject to the following conditions:

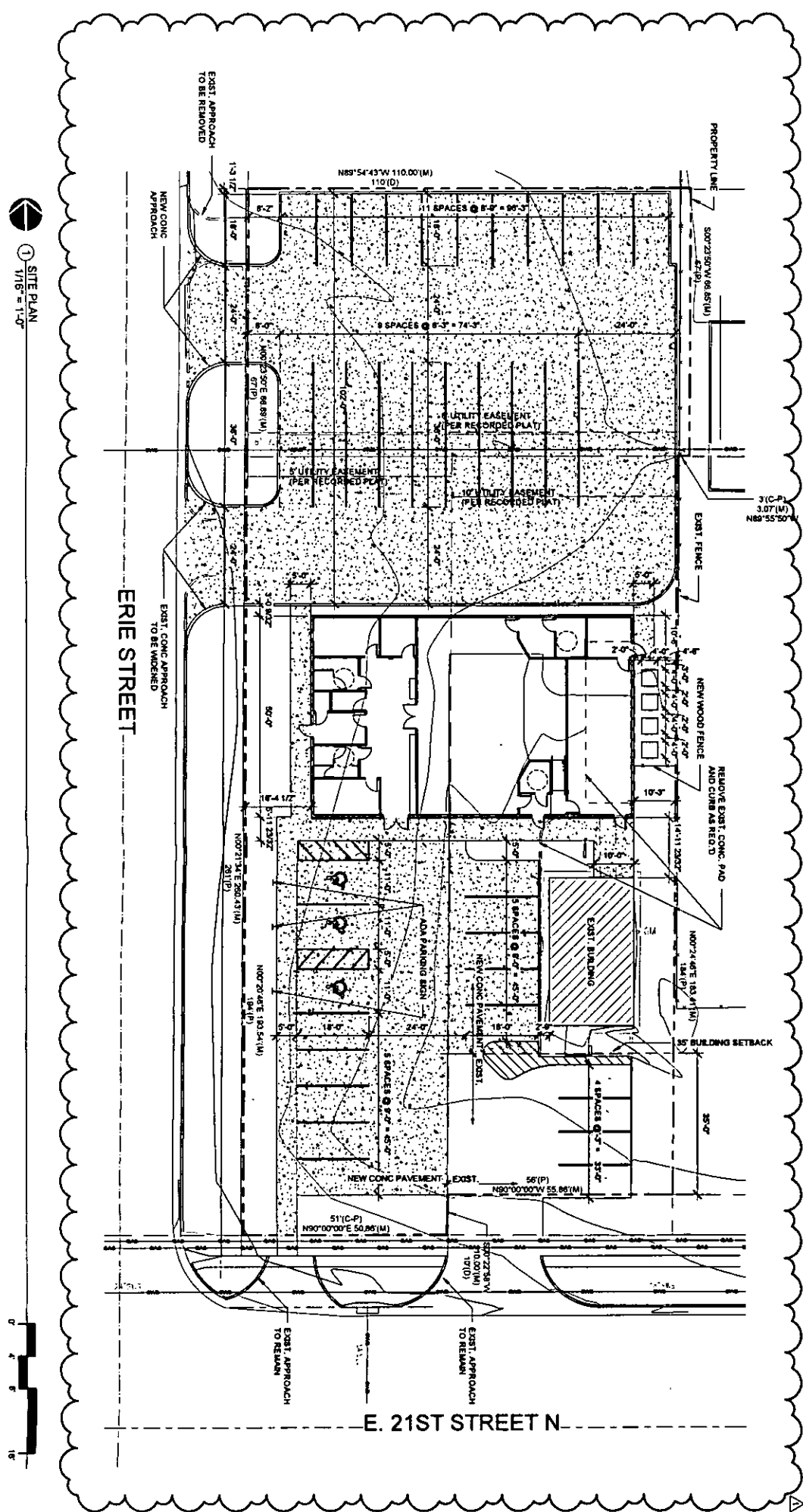
- 1) The administrative adjustment is for an expanded parking area, reduction of required parking and reduction of compatibility setback only; all other improvements on the site shall otherwise conform to the Unified Zoning Code unless a separate adjustment or variance is approved.
- 2) The property shall be in conformance with the approved site plan. The improvement shall be permitted and installed within one year from the date of approval.
- 3) 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 the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.

The development application sign should now be removed from the property.


Dale Mfiller, Director
Metropolitan Area Planning Department


Chris Labrum, Director
Metropolitan Area Building and Construction
Department

cc: MABCD
Brandon Johnson, Council Member District I
Kameelah Alexander, CSR District I



LEGAL DESCRIPTION

PARCEL 1:
THE WEST 140.00 FEET OF LOT 29, EXCEPT THE WEST 30.00 FEET THEREOF FOR STREET, TOGETHER WITH LOT 14 EXCEPT THE SOUTH 40.00 FEET AND EXCEPT THE WEST 80.00 FEET THEREOF FOR STREET, IN THE GARDENS ADDITION, WICHITA, KANSAS, SEDGWICK COUNTY, KANSAS.

PARCEL 2:
LOT 1, R.L. WITCHELL ADDITION, WICHITA, KANSAS, SEDGWICK COUNTY, KANSAS.

SITE PLAN

ANNALS

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AS101

Project #: PWTC16100
Date: 2018-04-27
Sheet Title: SITE PLAN

Drawn By: RCS
Checked By: RCS

No.	Description	Date
1	OCI COMMENTS	4/10/17
2	OCI COMMENTS 2	5/9/17

**WHOLE TRUTH TABERNACLE
WORSHIP CENTER**
2932 E 21ST ST. N, WICHITA, KS 67214

