CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

August 17, 2009

Bauer and Son Construction
415 S Zelta
Wichita, KS 67207

Re: **BZA2009-35: Administrative adjustment to reduce the number of parking spaces from 11 to 8.**

Legal Description: Lot 41, Linwood Acres Addition, Wichita Sedgwick County, Kansas; generally located north of Kellogg and west of Zelta (415 S Zelta).

We have reviewed your request for an Administrative Adjustment to reduce parking requirements from 11 to 8 spaces for the aforementioned property. We understand that you intend to expand the office facility on the site to a total of 2,577 square feet, which would require 11 parking spaces under the Zoning Code.

The Unified Zoning Code allows an Administrative Adjustment to reduce parking requirements by up to 25% for remodeling projects. We find that reducing the required parking from 11 to 8 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 the remodeling of an existing office facility. Sufficient parking should be provided on site. Improvements on the site do not affect public right of way and therefore will not affect vehicular and pedestrian circulation.

2) Impact on existing uses in surrounding areas: Sufficient parking should be provided on site to meet the parking needs of the facility, based on the applicants staffing information.

3) Compatibility with existing or permitted uses on abutting sites: The reduction in parking requirements is within allowable adjustments, and the proposed 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 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 allow a reduction in the parking requirements from 11 spaces to 8 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) The parking area shall be paved and marked in accordance with the site plan.

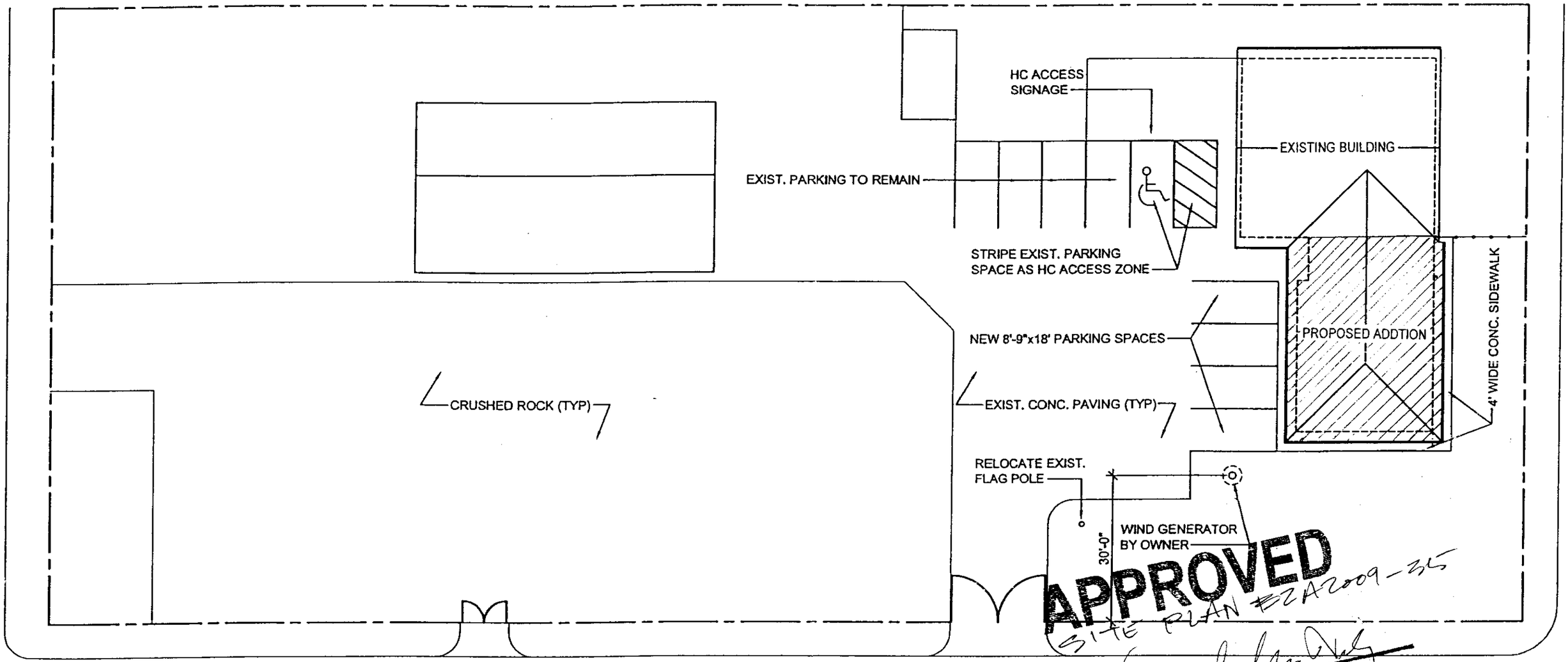
3) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.

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

John Schlegel
Planning Director

Kurt A. Schroeder
Superintendent of Central Inspection

cc: Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
J.R. Cox, Office of Central Inspection
Sue Schlapp, CM District 2



APPROVED
SITE PLAN EZA2009-35
William L. Lindsay
Date: 8-12-09

NEW SITE PLAN

0 10' 20' 40'

SCALE: 1" = 20'-0"

NORTH

BSC
BAUER & SON CONSTRUCTION
415 S. Zelta - Wichita, KS 67207
(316) 683-1492 Fax:(316) 684-1372