CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

Oct 9, 2008

The Upper Room Church
Attn: Pastor Reed
2036 N Pennsylvania
Wichita, KS 67214

Re: **BZA2008-54: An administrative adjustment to reduce the number of parking spaces from 58 to 52 spaces for a church addition in SF-5 Single-family Residential and B Multi-family Residential zoning.**

Legal Description: Lots 51, 53, 55, 57 and 59 on Hydraulic Avenue, Harvey's Walnut Grove Addition Wichita Sedgwick County, Kansas, except that part retained by Kansas Department of Transportation. A portion of lots 56, 58, 60, 62, 64 and 66 on Pennsylvania Avenue, Harvey's Walnut Grove Addition to Wichita, Sedgwick County, Kansas, described as beginning at the Southwest corner of said Lot 56, said point being 11.27 feet South of the Northeast corner of said lot 56; thence South along the East line of Lots 56, 58, 60, 62, 64 and 66 to the Southeast corner of lot 66; thence West along the South line to the point of beginning.

Lots 68,70,72,74,76 and 78 on Pennsylvania Avenue, Harvey's Walnut Grove Addtion to Wichita, Segwick County, Kansas.

Generally located southeast of the intersection of Pennsylvania and Missouri (2036 N Pennsylvania).

Dear Applicants,

We have reviewed your request for an Administrative Adjustment to reduce parking requirements from 58 to 52 spaces for the aforementioned property for a church expansion.

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 58 to 56 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 a church expansion. Sufficient parking should be provided on site to mitigate negative impacts on public vehicular and pedestrian circulation in the vicinity.

2) Impact on existing uses in surrounding areas: Sufficient parking should be provided on site to meet the parking needs of the church, on-street parking is available on surrounding residential streets.

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 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 a reduction in the parking requirements from 58 spaces to 52 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

Enclosure

cc: Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
Lavonta Williams, WCC District 1, mail stop 1-13
Lashonda Porter, District 1 DAB Assistant, mail stop 1-13

ADDITION to UPPER ROOM CHURCH of JESUS CHRIST of APOSTOLIC FAITH

2036 N. PENNSYLVANIA AVE

INDEX

A1 COVER SHEET–SITE PLAN
G1 GRADING PLAN
L1 LANDSCAPE PLAN
A2 FOUNDATION & ROOF FRAMING PLANS
A3 FLOOR PLAN & SCHEDULES
A4 ELEVATIONS
E1 ELECTRICAL PLAN
P1 PLUMBING PLAN
M1 HVAC PLAN

CODE INFORMATION

BUILDING CODE:----------INTERNATIONAL BUILDING CODE – (2006)
ZONING CLASIFICATION----------SF-5
CONSTRUCTION TYPE:----------V-B
OCCUPANCY:----------A-3
ALLOWABLE AREA:----------6000 S.F.
INCREASES:
$LF = \left|\frac{LF}{P} - .25\right| \frac{W}{30} = \frac{400}{400} - .25 \left|\frac{20}{30}\right| = .50 \times 6000 = 3000$ SF
ALLOW. AREA 9000 SF

ACTUAL AREA:----------A3 – EXIST'G BUILD'G – 5,858 SF
ADDITION --------1350 SF
TOTAL----------7208 SF

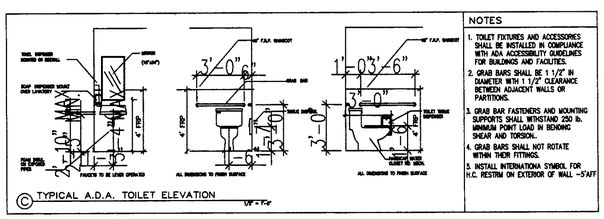
PARKING REQUIRED:

TOTAL SPACES----------SANCTUARY 194 OCCUP-/4 = 49 SPACES
PLATFORM –LESS MUSICAL EQUIP. SPACE– 500 SF/15 = 34/4 = 9 SPACES
TOTAL----------58 SPACES
HANDICAP:---------- 3 SP

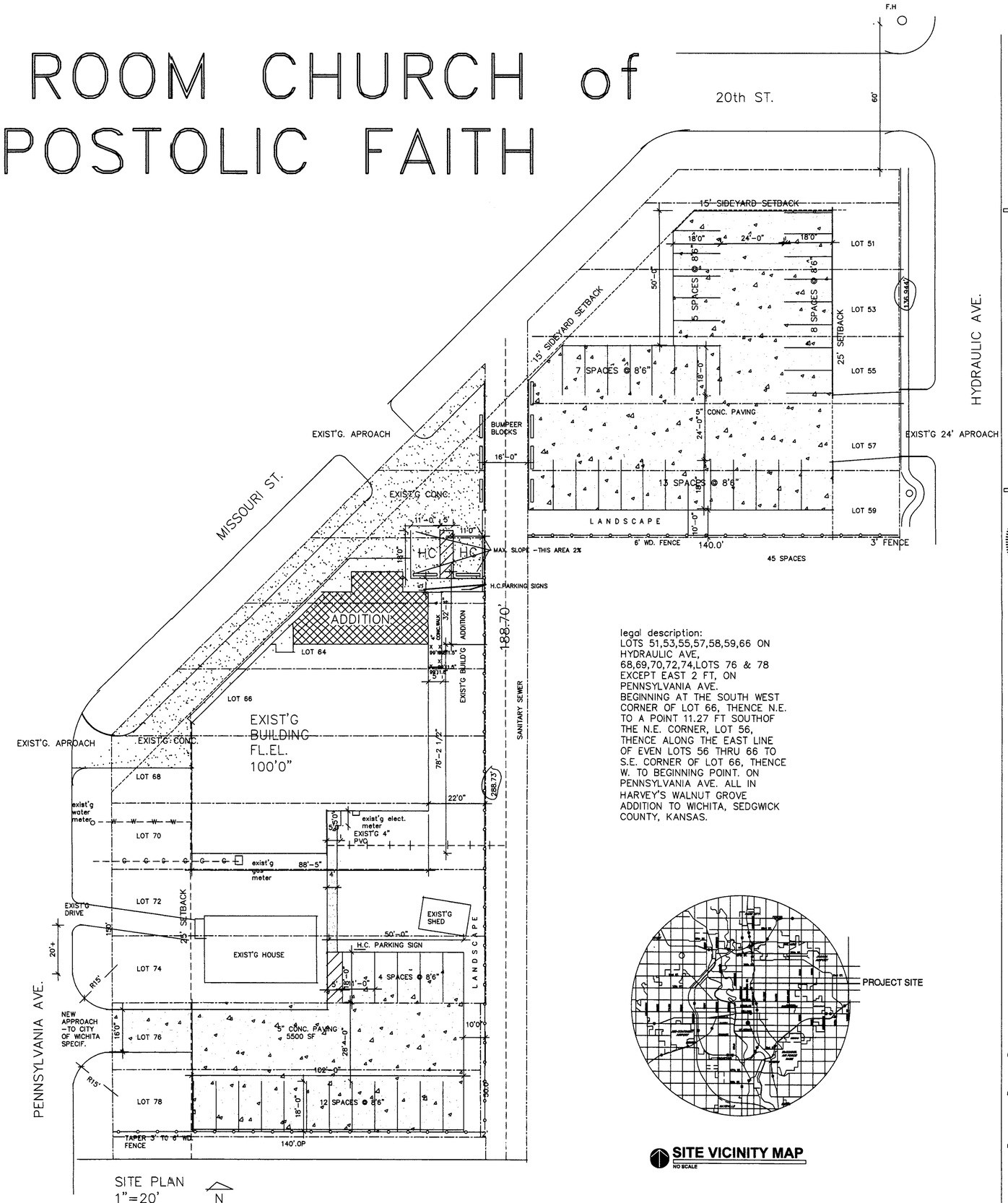
PARKING PROVIDED:

STANDARD----------49 SP
HANDICAP SPACES:----------2 SP
TOTAL----------51 SF

AREA OF PARCEL:----------44.683 SF
IMPERVIOUS AREA:
EXIST'G BUILDING & PAVING –PER PREV. PLANS---------11,656 SF
NEW PARKING LOTS------SO. LOT 5,500 SF–NO. LOT 9,900 SF
ADDITION----------1,350 SF
NEW SIDEWALKS----------160 SF
EXIST'G HOUSE----------920 SF
TOTAL----------29,488 SF



© TYPICAL A.D.A. TOILET ELEVATION



legal description:
LOTS 51,53,55,57,58,59,66 ON HYDRAULIC AVE, 68,69,70,72,74,LOTS 76 & 78 EXCEPT EAST 2 FT, ON PENNSYLVANIA AVE.
BEGINNING AT THE SOUTH WEST CORNER OF LOT 66, THENCE N.E. TO A POINT 11.27 FT SOUTHOF THE N.E. CORNER, LOT 56, THENCE ALONG THE EAST LINE OF EVEN LOTS 56 THRU 66 TO S.E. CORNER OF LOT 66, THENCE W. TO BEGINNING POINT. ON PENNSYLVANIA AVE. ALL IN HARVEY'S WALNUT GROVE ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

SITE VICINITY MAP
NO SCALE

SANDY ROBERTS ARCHITECT, REPRODUCTION WITHOUT WRITTEN APPROVAL IS PROHIBITED. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT FOR CORRECTION.

SANDY ROBERTS ARCHITECT
667 OAK FOREST LN. DERBY. KS. 67037 -
316-788-8699-M 2040482
FAX 316-788-3805

REGISTERED ARCHITECT SANDFORD ROBERTS JR. STATE OF KANSAS 9/15/08

ADDITION to 2036 N. PENNSYLVANIA AVE.
Upper Room Church of Jesus Christ of Apostolic Faith

DATE: 07/25/08

REVISED:
08/28/08
09/06/08
09/15/08

SHEET
A1
OF
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