CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

Nov 17, 2008

Globe Engineering, Inc.
1539 S St. Paul
Wichita, KS 67213

Savoy Company, PA c/o Mark Savoy
433 S Hydraulic
Wichita, KS 67211

Re: BZA2008-59: Zoning Adjustment to reduce the front setback from 25 feet to 8 feet for parking only in TF-3 zoning for a parking lot.

Lots 158, 160, 162, 164, 166, 168, 170, 174, 176, 178, 180, and 182 even on St. Paul Richmonds 3rd Addition to Wichita, Kansas Sedgwick County. Generally located east of Southwest Boulevard, north of Harry Street, on the east side of Saint Paul Avenue.

Dear Applicant,

We have reviewed your request for a Zoning Adjustment to reduce the front setback for parking within 8 feet of the property line on the aforementioned property. From reviewing the application, we understand that you desire to construct a parking lot within 8 feet of the front property line, a 17 foot encroachment into the required 25 foot front building setback for the TF-3 zoning district. Therefore, you have requested an adjustment to reduce the required setback for parking.

Section V-I.2.1. of the Unified Zoning Code allows the front setback to be reduced to 8 feet for parking in residential zoning districts when the four criteria required by Section V-1.6. are met. We find that the reduction of the side setback as proposed meets the four criteria required by Section V-1.6. as set out below:

1) Impact on safety and convenience of vehicular and pedestrian circulation: The setback encroachment should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity as no public right-of-way is affected, nor is traffic visibility affected.

2) Impact on existing uses in surrounding areas: There should be no negative impact on the existing uses in surrounding areas as a result of the setback reduction, provided that code required screening and landscaping is maintained. The setback reduction is within allowable limits.

3) Compatibility with existing or permitted uses on abutting sites: The proposed parking lot is compatible with existing and permitted uses on abutting sites as demonstrated by an approved Conditional Use permit; the encroachment into the front setback should not reduce compatibility with abutting and adjacent sites.

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 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 reduce the front setback from 25 feet to 8 feet for parking in TF-3 zoning is hereby granted, subject to the following conditions:

1) The site shall be developed in general conformance with the approved site plan, the approved landscape plan, and the approved Conditional Use permit.

2) The site shall be developed in conformance with all applicable codes, including but not limited to building, fire, and health codes.

3) The setback reduction shall apply only to the front setback for parking as illustrated on the approved site plan. All other structures or additions on the subject property shall conform to the setbacks permitted by the Unified Zoning Code unless a separate Zoning Adjustment or Variance is granted.

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 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.

John L. Schlegel
Planning Director

Kurt A. Schroeder
Superintendent of Central Inspection

Enclosure

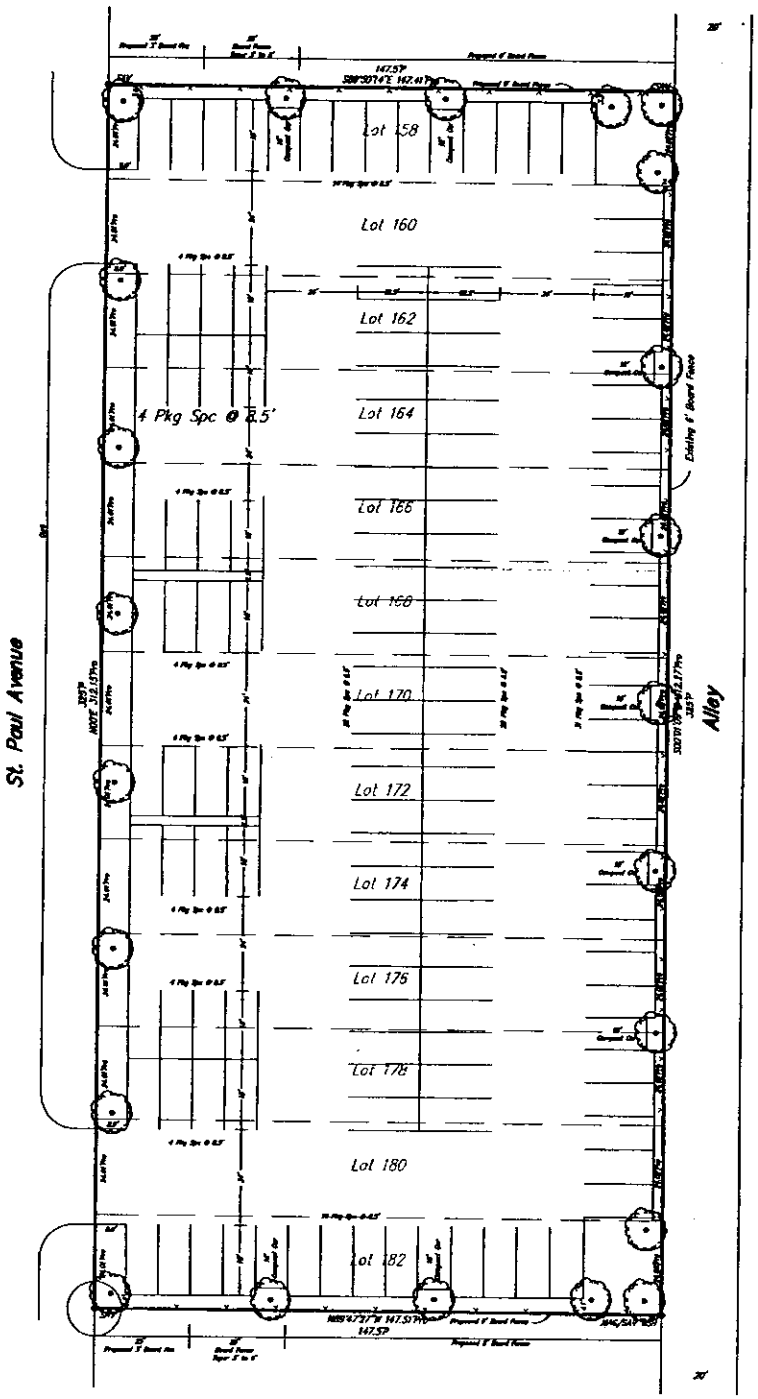
cc: Kurt Schroeder, OCI
Mike Gable, OCI
Herb Shaner, OCI
Paul Gray, District IV, mailstop 1-13

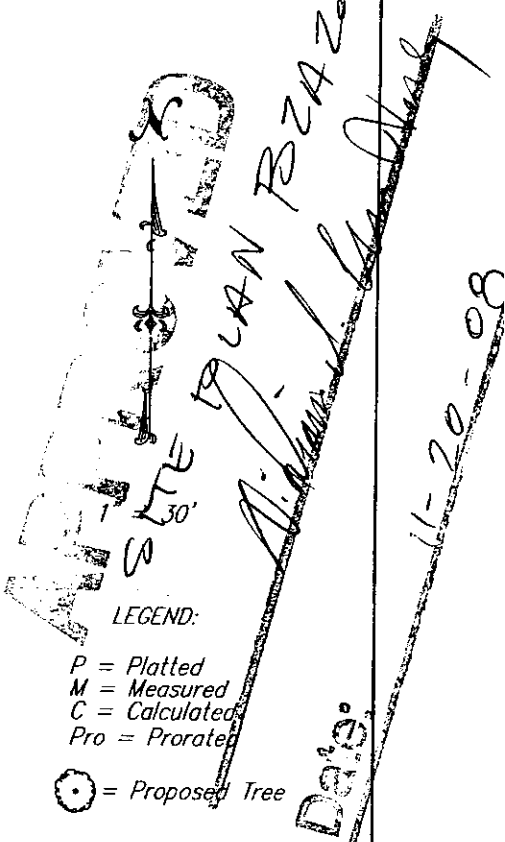
Exhibit

Conditional Use to Allow Parking on TF3 Zoning
Administrative Adjustment to Reduce Front Yard Setback to 8 feet

143 Parking Spaces

Legal Description:
Lots 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, and 182 on St. Paul, Richmonds 3rd Addition to Wichita, Sedgwick County, Kansas.





Zoning = TF3

Area
46038.90 Sq. Ft.
1.06 Acres

Owner: Globe Engineering Co., Inc.
Attn: Ronald T. Ross
1539 S. St. Paul
Wichita, KS 67213
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Agent: Design-Build Construction, Inc.
Attn: Lou Eflink
1330 E. 37th St North
Wichita, KS 67219
Ph: 722-8180

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Land Surveyors
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13 October 2008
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