FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

January 23, 2007

John Belford
Waterman Properties
600 E Waterman
Wichita, KS 67202

Re: **BZA2007-01: Zoning Adjustment to reduce the parking requirement by 25%, from 19 to 14, in "LI" Limited Industrial zoning, generally located west of Rock Island and north of E 3rd Street N** (800 E 3rd Street N).

Legal Description: BEG 661 FT W & 630 FT S NE COR NW1/4 N 125 FT E 137.02 FT S 125 FT W TO BEG. SEC 21-27-1E

Dear Applicant,

We have reviewed your Zoning Adjustment request to reduce the parking requirement on the above-referenced property. From reviewing your application we understand that you propose to redevelop the site for a business. Your plan indicates 14 parking spaces, a 25% reduction of the 19 spaces required by the Unified Zoning Code (UZC).

Sec. V-I.2.i. of the Unified Zoning Code allows an adjustment to reduce the parking requirement when the conditions required by Sec. V-I.6. of the Code are met. We find that the reduction of the parking requirement as proposed meets the four conditions required by Sec. V-I.6. of the Code as set out below:

1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed reduction in parking requirement should not have a detrimental impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area. Sufficient parking should be available for the anticipated need, and the parking does not interfere with public right-of-way.

2) Impact on existing uses in surrounding areas: The proposed reduction in parking should not impact existing uses in surrounding areas, as all parking for this project should be adequately provided on the site.

3) Compatibility with existing or permitted uses on abutting sites: A reduction of 5 parking spaces should not compromise existing or permitted uses on abutting sites, as all parking for this project should be adequately provided on the site.

4) Effect on public health, safety or welfare: There will be no encroachment into public right of way or utility easements; therefore there should be no impact on the public's safety, health or welfare.

Our signatures below indicate that an administrative adjustment to reduce parking by 5 spaces, from 19 to 14 is hereby granted for the aforementioned property 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.
3) Any violation of these conditions shall render the Administrative Adjustment null and void.

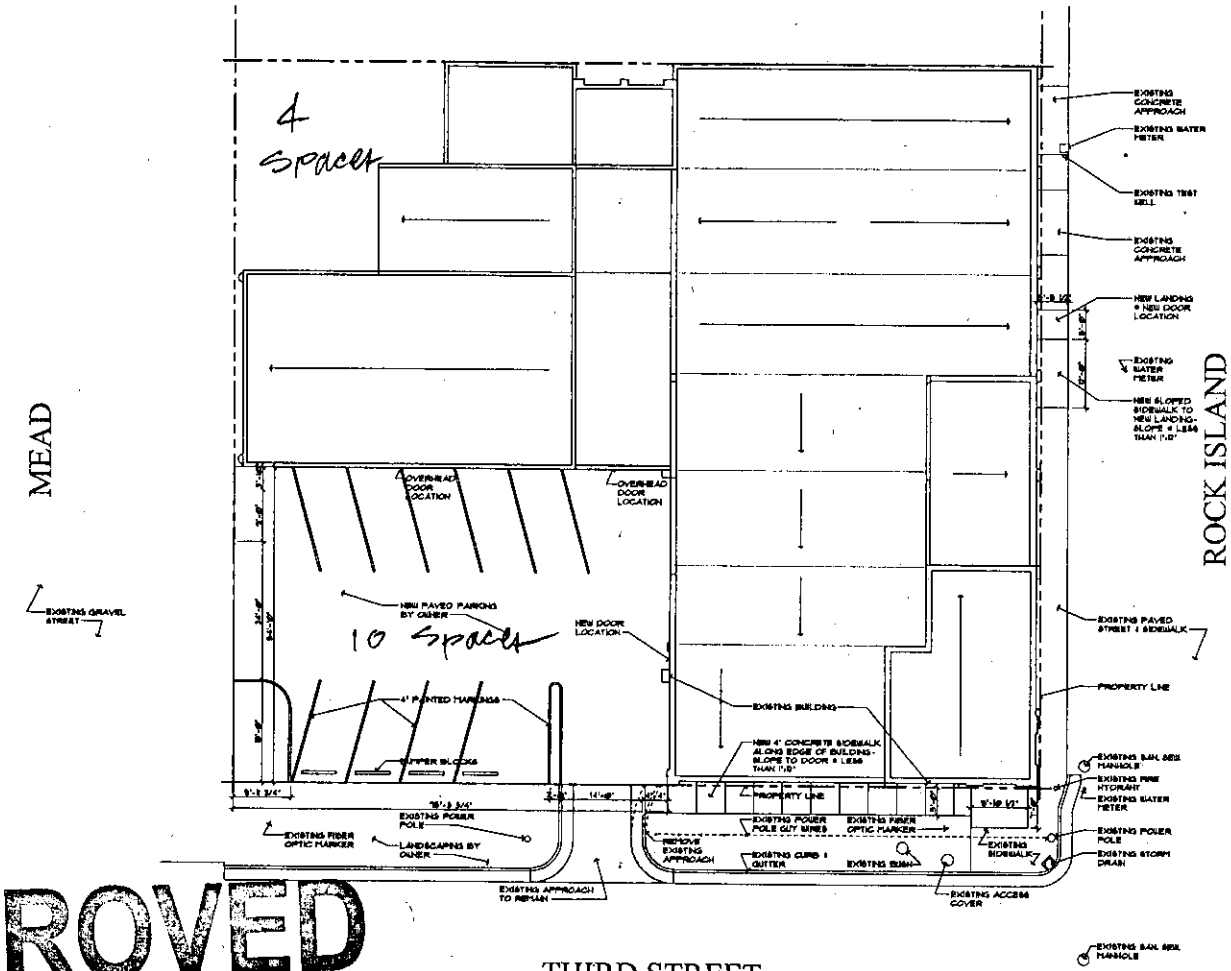
The "Development Application" sign should now be removed from the property.

John L. Schlegel
Planning Director

Kurt A. Schroeder
Superintendent of Central Inspection

Enclosure

cc: Kurt Schroeder, OCI
Paul Hays, OCI



SITE PLAN
1" = 10' - 0"

APPROVED
SITE PLAN BZA2007-01

Date: 1-23-07

Wilson Darnell Mann P.A.
105 N. Washington Wichita, Kansas 67202
ph 316.262.4700 fx 316.262.8082
www.wdmdesign.com

An Historic Building Remodel for Waterman Properties, L.L.C.

401 East Third Street North
Wichita, Kansas 67202

PERMIT ISSUED
OCT. 30, 2006 - FOR REVIEW
NOV. 16, 2006 FOR PERMIT
NOV. 20, 2006 REVISION

Work No. 06148 drawn GLT checked WDM

FIRST & SECOND FLOOR PLANS

SAI.0

© copyright 2006 Wilson Darnell Mann P.A.