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CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

July 30, 2007

Allpack Battery
1617 S Seneca
Wichita, KS 67213

Evans Building Company
901 W York Street
Wichita, KS 67215

Re: **BZA2007-32**: Zoning Adjustment to reduce the parking requirement by 25%, from 8 to 6, in LC zoning, generally located west of S Seneca and north of Merton (1645 S. Seneca).

Legal Description: Lots 41, 43, 45, and 47, Block A, Princess Addition to Wichita, Sedgwick County, Kansas.

Dear Applicants,

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 add a 50'x80' building on the site. Your plan indicates 6 parking spaces, including an ADA space, a 25% reduction of the 8 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 have no 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 25% of the parking requirement 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 25%, from 8 to 6 spaces 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) 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 the Zoning Adjustment null and void.

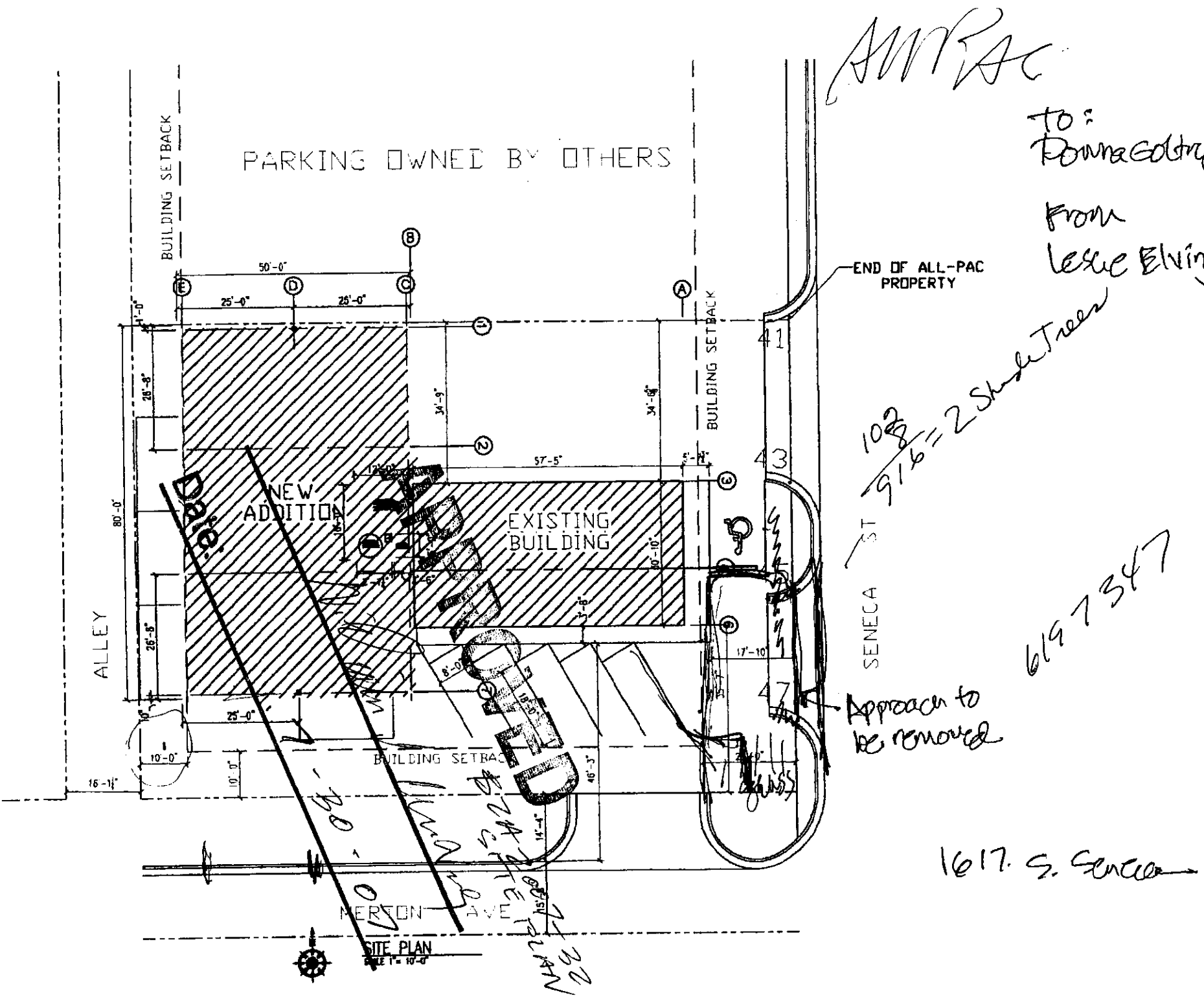
The "Development Application" sign should now be removed from the property.

John L. Schlegel
Planning Director

Kurt A. Schroeder
Superintendent of Central Inspection

Enclosure

cc: Kurt Schroeder, OCI
Paul Hays, OCI
Jason Jantz, OCI



FAX

To: Donna Goldring

From Leslie Elving

1028/916 = 2 Shade Trees

619 347

1617 S. Seneca