Our signatures below indicate that an administrative adjustment to reduce parking by 25%, from 26 spaces to 20 spaces is hereby granted for the aforementioned property subject to the following conditions:

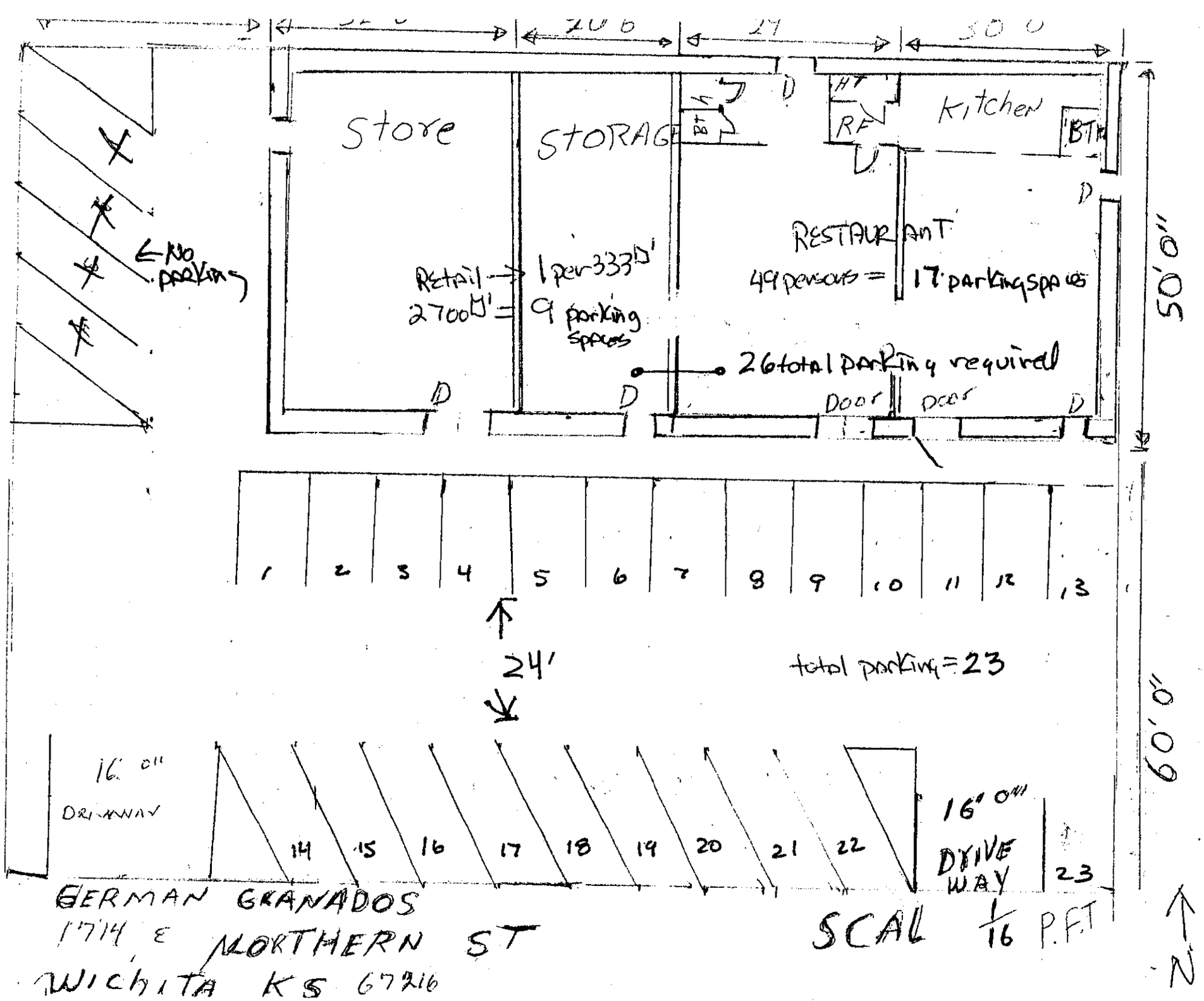
1) The site shall be developed in general conformance with the approved site plan.
2) All parking on the site shall be paved and marked in accordance with City standards.
3) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, the Zoning Administrator, 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 "Development Application" sign should now be removed from the property.

Dale Miller, Current Plans Manager
acting for John L. Schlegel Planning Director

Ricky Stubbs
Interim Co-superintendent of Central Inspection

cc: Rick Stubbs, Office of Central Inspection
J.R. Cox, Office of Central Inspection
Paul Hays, Office of Central Inspection
James Clendenin, CM District III
Janet Johnson, NA District III


Store
STORAGE
Kitchen
RESTAURANT
← NO PARKING
Retail → 1 per 333 SF
2700 SF = 9 parking spaces
49 persons = 17 parking spaces
26 total parking required
Door
Door
50'0"
1 2 3 4 5 6 7 8 9 10 11 12 13
≥ 24'
total parking = 23
16' 0" DRIVEWAY
14 15 16 17 18 19 20 21 22
16' 0" DRIVE WAY
23
60'0"
GERMAN GRANADOS
1714 E NORTHERN ST
WICHITA KS 67216
SCALE 1/16 P.F.T
N

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

November 21, 2012

German Granados
1714 E. Northern Street
Wichita, KS, 67204

BZA2012-60: City request for an Administrative Adjustment to reduce parking by 25% based on remodeling/expansion of a restaurant; generally located south of Wassel Street, east of Hydraulic Avenue on the north side of Northern Street (1714 E Northern Street)

Legal Description: The east 140 feet & south 110 feet, of Lot 1, Block A, Industrial Addition, Wichita, Sedgwick County, Kansas

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 are remodeling and expanding on an existing building on the property. Your site plan shows 23 parking spaces for the remodeled restaurant and retail. The Unified Zoning Code (UZC) requires a total of 26 parking spaces for the combination of a 49 seat capacity restaurant (per Fire) and 2,700-square feet of remodeled retail: one parking space per 3 seats for a restaurant and 1 parking space for 333 square feet of retail.

Sec. V-I.2.i of the Unified Zoning Code allows an adjustment to reduce the parking requirement by 25% 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 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 25% parking reduction 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; the public's safety, health and welfare should not be impacted.