



Wichita-Sedgwick County Metropolitan Area Planning Department

March 3, 2014

USD 259 Wichita Public Schools
Shane Schumacher
3850 N. Hydraulic
Wichita, KS 67219

Russ Ewy
Baughman Company
315 Ellis
Wichita, KS 67211

RE: BZA2014-00013: City Administrative Adjustment to reduce front yard setback to eight feet to allow parking within the front yard setback for an institutional use on property zoned TF-3 Two-Family Residential.

Legal Description: NORTH 12 FT LOT 276, LOT 278, LOT 280, LOT 282 AND THE SOUTH ½ OF LOT 284, MAIN STREET, HYDE & FERRELL'S ADDITION to Wichita, Sedgwick County, Kansas. Generally located north of 11th Street North between Main and Market Streets (1243 N. Market Street).

Dear Applicant:

We have reviewed your request for an Administrative Adjustment to reduce the front yard setback on North Main Street from 25-feet to 8-feet. From reviewing your application, we understand that you propose to locate additional parking within the setback and amending the site plan for BZA2003-67.

Section V-1.2(l) allows an adjustment to permit parking in residential districts to be located within a required front yard, but in no case closer to a front property line than eight feet. We find that allowing the additional parking meets the four conditions required by Section V-1.6 of the Unified Zoning Code as set out below:

- 1) **Impact on safety and convenience of pedestrian and vehicular circulation:** The location of the new parking area will have no impact on the safety and convenience of vehicular and pedestrian circulation.

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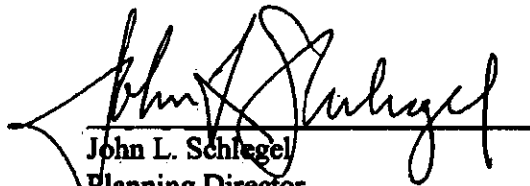
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- 2) Impact on existing uses in surrounding areas: Existing uses in the surrounding area are residential, institutional and industrial and the expanded parking will not impact existing uses.
- 3) Compatibility with existing or permitted uses on abutting sites: Allowing a new parking area to be located within eight feet of the front property line should not reduce compatibility with surrounding residential and institutional uses.
- 4) Effect on public health, safety or welfare: There will be no encroachment into public right-of-way; therefore, there should be no 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 permit expanded parking within eight feet of the front property line on the aforementioned property is hereby granted, subject to the following conditions:

- 1) The administrative adjustment is for an expanded parking area only; all other improvements on the site shall otherwise conform to the Unified Zoning Code unless a separate adjustment or variance is approved.
- 2) The new parking area shall be in conformance with the approved site plan. The improvement shall be permitted and installed within one year from the date of approval.
- 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.


John L. Schlegel
Planning Director


Tom J. Stolz
MABCD Director

cc: JR. Cox, MABCD
Janet Miller, CM District VI
Martha Sanchez, NA District VI

