3) Compatibility with existing or permitted uses on abutting sites: Offices, retail, warehousing and accessory uses such as parking are permitted in the "GC" General Commercial zoning district, and reducing the parking requirement should not compromise existing or permitted uses on abutting sites due to the minor nature of the reduction of the parking requirement.

4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way; therefore, there should not be a 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 parking requirement from 24 spaces to 19 spaces for the aforementioned property is hereby granted, subject to the following conditions:

1) All parking areas shall be paved and marked in general conformance with the approved site plan.

2) The Zoning Adjustment is for a parking requirement reduction only for a maximum of 3,250 square feet of office/retail uses and a maximum of 11,000 square feet of warehouse uses. If an increase in building square footage and/or a change in use increases the parking requirement of the Unified Zoning Code for the property, then additional parking spaces over and above 19 shall be provided

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

Kurt A. Schroeder
Superintendent of Central Inspection

Enclosure

cc: Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
J.R. Cox, Office of Central Inspection

CITY OF WICHITA

FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

August 26, 2004

Betty Unruh
Zachary House, Inc.
7703 W. 2nd St. N.
Wichita, KS 67212

Re: BZA2004-00065: Zoning Adjustment to reduce the parking requirement from 24 spaces to 19 spaces.

Legal Description: Odd Lots 137-147, on Seneca, McCormick's 3rd Addition, Wichita, Sedgwick County, Kansas. Located on the southwest corner of 3rd St. N. and Seneca (463 N. Seneca).

Dear Ms. Unruh:

We have reviewed your request for a Zoning Adjustment to reduce the parking requirement on the above-referenced property. From reviewing your application, we understand that you propose to remodel a portion of an existing commercial building for an office. Your application indicates that the parking need for the office and the other businesses located in the building is less than the number of parking spaces required by the Unified Zoning Code; therefore, you have requested a Zoning Adjustment to reduce the parking requirement from 24 spaces to 19 spaces.

Sec. V-I.2.i. of the Unified Zoning Code allows an adjustment to reduce the parking requirement by up to 25 percent for remodeling/expansion projects 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: Flexibility is provided within the Code to allow for minor reductions of the parking requirement to encourage reuse of existing buildings. The extent of the parking requirement reduction is within allowable limits; therefore, sufficient on-site parking should be provided such that on-street parking for the building should not exceed the amount of on-street parking available.

2) Impact on existing uses in surrounding areas: There should be no negative impact on uses in surrounding areas as a result of the reduction of the parking requirement, as sufficient parking should be provided on-site with no resulting off-site parking need being generated by the building that would utilize parking provided for adjacent businesses.

80 s.f.	580 / 1000	.58 x 4 =	3 CARS
,896 s.f.	3,896 / 1000	=	4 CARS
585 s.f.	1,585 / 1000	=	2 CARS
,413 s.f.	5,413 / 1000	=	6 CARS
,131 s.f.	2,131 / 1000	= x 4 =	9 CARS
	TOTAL PARKING REQUIRED		24 CARS
	TOTAL PARKING PROVIDED		19 CARS