PROJECT DATA:

DESCRIPTION: NEW MULTI-PURPOSE ROOM FOR CHILD CARE & WORSHIP CENTER.

ADDRESS: 933 NORTH OLIVER

LEGAL DESCRIPTION: LOTS 7,8,9,10,11 IN BELMONT PARK ADDITION TO CITY OF WICHITA, SEDGWICK COUNTY, KANSAS

ZONING: B-MULTI-FAMILY

CONSTRUCTION TYPE: V-B

OCCUPANCY GROUP: A-3 WORSHIP CENTER (MOST RESTRICTIVE)

BUILDING AREA: 50' X 60' = 3000 SQ. FT.

- ALLOWABLE: 6000 SQ. FT.
- NEW BLDG: 3,000 SQ. FT.
- EXIST BLDG: 4,055 SQ. FT.
- LAND AREA: 137.17' X 125' = 17,146.25 SQ. FT.

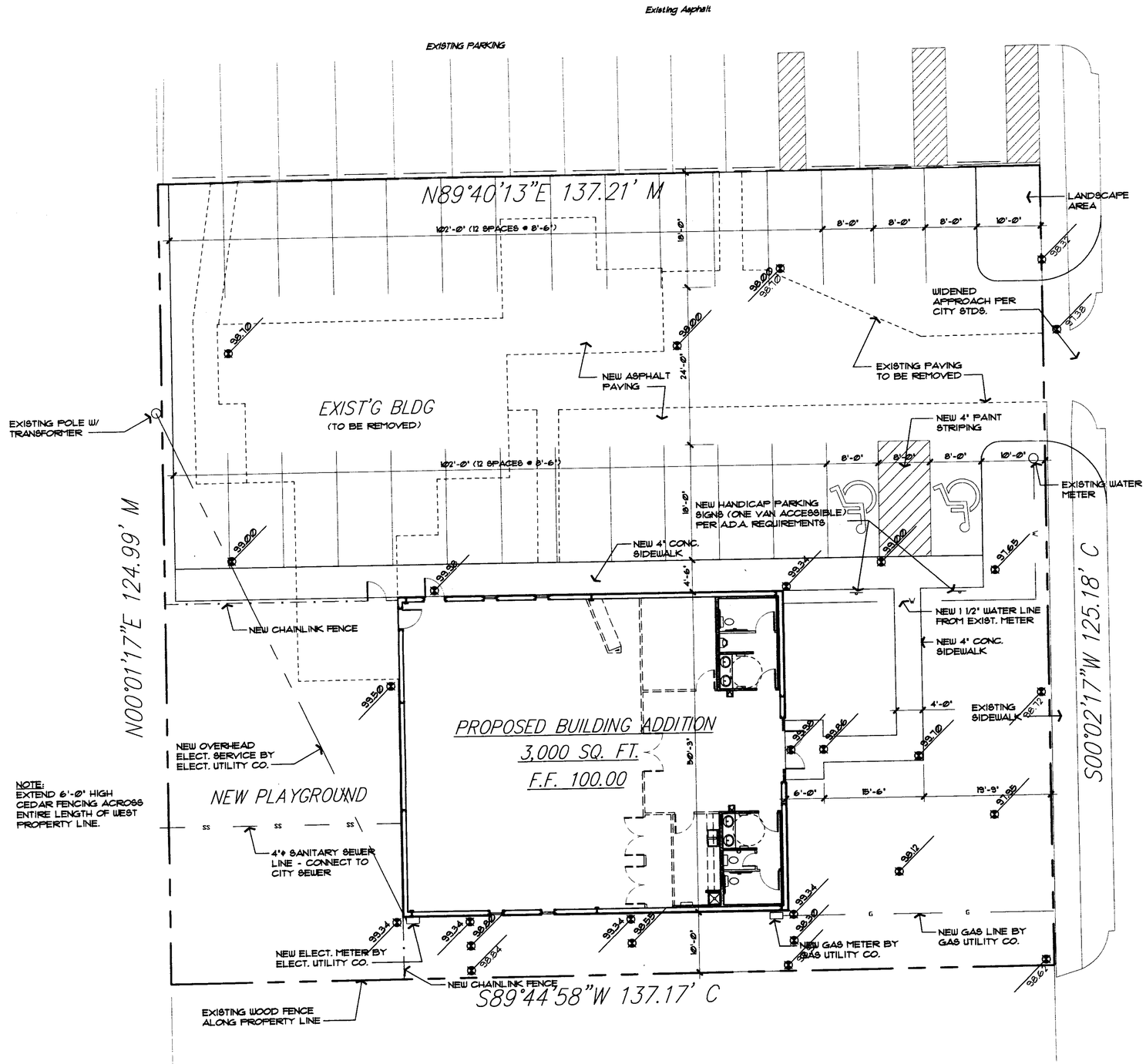
PERERMEABLE AREA: 8,727.25 SQ. FT.

LANDSCAPE AREA REQUIRED: 1,000 SQ. FT.(WITHIN CONSTRUCTION LIMITS ONLY)

IMPERMEABLE AREA: 8,419 SQ. FT.

PARKING CALCULATIONS:

122 SEATS
122 / 4 = 31 PARKING SPACES REQUIRED BY ZONING
29 SPACES PROVIDED (INCLUDING 2 H.C.)
(REDUCTION ALLOWED BY ADMINISTRATIVE ADJUSTMENT)



NOTE:
EXTEND 6'-0" HIGH CEDAR FENCING ACROSS ENTIRE LENGTH OF WEST PROPERTY LINE.

SITE PLAN

1" = 10' - 0"

NORTH

BZA2004-00045

SITE PLAN

APPROVED 6-18-04 BY SK

MAPD Copy

requested adjustments should not compromise existing or permitted uses on abutting sites due to the minor nature of the adjustments and compliance with screening and landscaping requirements.

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 Zoning Adjustments to allow a parking area in the front setback no closer than 10 feet from the property line and to reduce the parking requirement from 31 to 29 spaces, are hereby granted subject to the following conditions:

1) The parking area shall be developed in general conformance with the approved site plan.

2) The parking area shall be paved and marked.

3) The church and parking area shall be developed in general conformance with the screening requirements of the Unified Zoning Code and the landscaped street yard, buffer landscaping, and parking lot screening requirements of the Landscape Ordinance.

4) 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

Wichita-Sedgwick County Metropolitan Area Planning Department

June 18, 2004

Pastor Mitchell
Calvary Hill Pentecostal Church
933 N. Oliver
Wichita, KS 67208

Re: **BZA2004-00045: Zoning Adjustments to allow a parking area in the front setback no closer than 10 feet from the property line and to reduce the parking requirement from 31 to 29 spaces.**

Legal Description: Lots 7, 8, 9, 10, & 11 on Oliver, Belmont Park Addition, Wichita, Sedgwick County, Kansas. Located south of 9th Street North and west of Oliver (933 N. Oliver).

Dear Pastor Mitchell:

We have reviewed your request for the Zoning Adjustments to allow parking within the front setback and to reduce the parking requirement. You state in your application that you plan to construct a new church and that the requested Zoning Adjustments are needed due to very small size of the church property. We further understand that compliance with all parking requirements would entail acquisition of additional property and encroachment into an established residential neighborhood.

Sec. V-I.2. of the Unified Zoning Code allows the requested Zoning Adjustments when the conditions required by Sec. V-I.6. of the Unified Zoning Code are met. We find that the requested Zoning Adjustments meet 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 vehicular and pedestrian circulation: The reduction in the number of parking spaces requested is only two spaces; therefore, sufficient parking should be provided to ensure the safety and convenience of vehicular and pedestrian circulation in the area.

2) Impact on existing uses in surrounding areas: Requiring the church to comply with all parking requirements would entail further encroachment into an established residential neighborhood and the demolition of at least one residence. Therefore, allowing the requested adjustments will reduce the impact of the church on existing uses in surrounding areas.

3) Compatibility with existing or permitted uses on abutting sites: Churches and associated accessory uses such as parking areas are permitted in residential zoning districts, and the allowance of the