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 proposed use that would utilize parking provided for adjacent uses.

3) Compatibility with existing or permitted uses on abutting sites: Dance and rehearsal studios and accessory uses such as parking are permitted in the "LC" Limited 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 11 spaces to 9 spaces for the aforementioned property is hereby granted, subject to the following conditions:

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

2) 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
Herb Shaner, Office of Central Inspection

CITY OF WICHITA

FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

March 10, 2005

Seitz Properties LLC
c/o Timothy & Mary Seitz
4768 Portwest Ct.
Wichita, KS 67204

Re: **BZA2005-00009: Zoning Adjustment to reduce the parking requirement from 11 spaces to 9 spaces.**

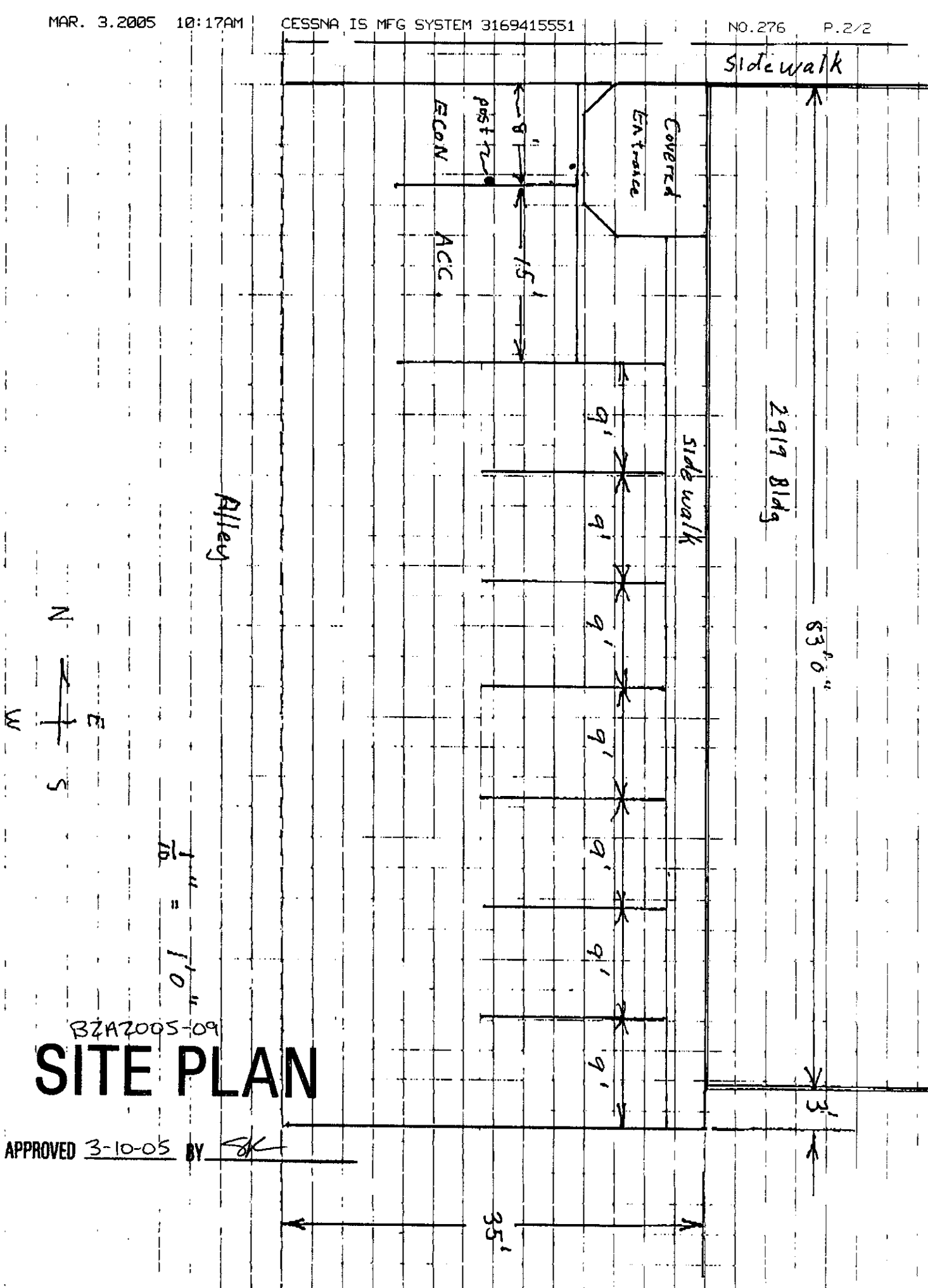
Legal Description: The west 60 feet of Lots 1, 3, 5, and 7, except the north 12 feet of said Lot 1 for street, Block 3, Sunny-Side Addition, Wichita, Sedgwick County, Kansas. Located on the south side of Kellogg Drive between Grove and Hillside (2919 E. Kellogg Dr.).

Dear Mr. & Mrs. Seitz:

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 an existing retail building into a dance and rehearsal studio. Your application indicates that the parking need for the proposed use of the property is less than the number of parking spaces required by the Unified Zoning Code and that the available space on the property for parking is limited; therefore, you have requested a Zoning Adjustment to reduce the parking requirement from 11 spaces to 9 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 redevelopment of existing sites 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 redevelopment of existing sites. 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 proposed use should not exceed the amount of on-street parking available.



BZA2005-09

SITE PLAN

APPROVED 3-10-05 BY