

METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
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FILE COPY

September 28, 1999

Word of Life Ministries, Inc.  
3811 N. Meridian  
Wichita, KS 67204

**Re: Administrative Adjustment 99-25: An administrative adjustment to allow a parking lot eight feet from the property line in the "MF-18" zoning district located north of 37<sup>th</sup> Street North and west of Meridian.**

**Legal Description: A portion of Lot 1, Block 1 Cherokee Sunrise West.**

Dear Mr. Rotola:

We have reviewed and received your request for an administrative adjustment to allow parking in the front setback on property zoned "MF-18." This adjustment is necessary to allow the construction of a parking lot. The Unified Zoning Code only allows parking in the front yard setback on property zoned "MF-18" through an administrative adjustment. The UZC allows staff to administrative adjust this setback to within eight feet of the property line. The attached site plan proposes the parking lot be located eight feet from the property line.

We find that permitting parking in the front setback meets the four conditions required by Section V-1.6 of the Unified Zoning Code, as set out below:

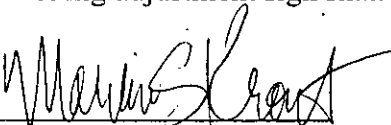
- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed encroachment would have no impact on safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area. The applicant's ownership surrounds the application area as well as the request is 245 feet north of 37<sup>th</sup> Street North and therefore if there is an impact it would be on the applicant's property and no other property owners would be impacted.
- 2) Impact on existing uses in surrounding areas: The applicant owns the property which surrounds the request and it is 245 feet north of 37<sup>th</sup> Street North, therefore, it should not impact the surrounding properties.

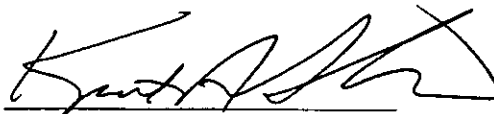
- 3) Compatibility with existing or permitted uses on abutting sites: The property which surrounds the application area is proposed to be used as a church, school or a parking lot associated with this use and the request is compatible with the possible uses.
- 4) Effect on public health, safety or welfare: There will be no encroachments into public utility easements or right-of-way and 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 an administrative adjustment to allow parking within eight feet of the property line on a lot zoned "MF-18" is hereby granted subject to the following condition:

- 1) The site shall be developed in general conformance with the approved site plan and shall meet all other zoning and landscaping requirements.

The zoning adjustment sign shall now be removed from the property.

  
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Marvin S. Krout  
Director of Planning

  
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Kurt Schroeder  
Superintendent of Central Inspection

cc: Spangenberg Phillips Architecture, c/o Brad Teeter, 224 E. Douglas, Fifth Floor, Wichita, KS 67202  
Kurt Schroeder, Office of Central Inspection  
Randy Sparkman, Office of Central Inspection  
Paul Hayes, Office of Central Inspection

