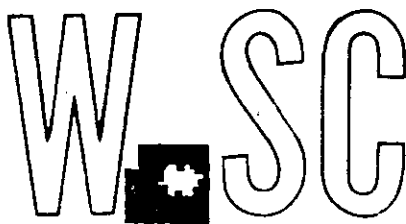


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

FILE COPY

December 27, 1999

Mr. James Bauer
Quality Granite & Marble
1616 S. Leonine
Wichita, KS 67213

Re: Administrative Adjustment 99-35: An administrative adjustment to reduce the parking requirements by 21 percent.

Legal Description: Lots 10, 12, 14, 16, 18 & 20, Block B, Isabella Addition to Wichita, Sedgwick County, Kansas. Generally located south of Harry Street and east of Leonine Street (1612 & 1616 North Leonine Street).

Dear Mr. Bauer:

We have reviewed your request for an Administrative Adjustment to allow the reduction in the parking requirements for the Quality Granite & Marble and Quality Floor Covering buildings on South Leonine. You state in your application that you wish to construct a new building south of the existing Quality Floor Tile for the purpose of cutting and polishing marble (Quality Granite & Marble). The parking requirement for these two buildings is 17 spaces, per the Unified Zoning Code, based on a manufacturing use. You state that you wish to combine the parking for both buildings into one lot and have obtained cross-access parking agreements from both owners. Although the parking requirement is for 17 spaces, you state that the total number of persons employed by both companies is 7 to 9. Your request is to reduce the required spaces to accommodate your employees and still provide for customer parking.

The Unified Zoning Code allows an Administrative Adjustment that would the reduce the parking requirements by up to 25% for manufacturing and warehousing uses as specified in Sec. III-D.7.f.(2). We find that the reduction of parking requirements meets the four conditions required by Section V-I.6 of the Unified Zoning Code as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: This request is for off-street parking in an industrial area for a business that employs fewer employees than the number of spaces required by City Code. Public vehicular and pedestrian circulation will not be affected.



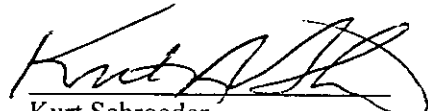
- 2) Impact on existing uses in surrounding areas: There should be no negative impact on the existing uses in surrounding areas as a result of the reduction in parking spaces as there should be no overflow parking requirements for the 7 to 9 employees are employed at this location.
- 3) Compatibility with existing or permitted uses on abutting sites The reduction in parking requirements is within allowable adjustments and will not detract from the existing industrial uses.
- 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 an Administrative Adjustment to allow the reduction in the parking requirements by 21% (from 17 spaces to 14 spaces) for the aforementioned property is hereby granted, subject to the following conditions:

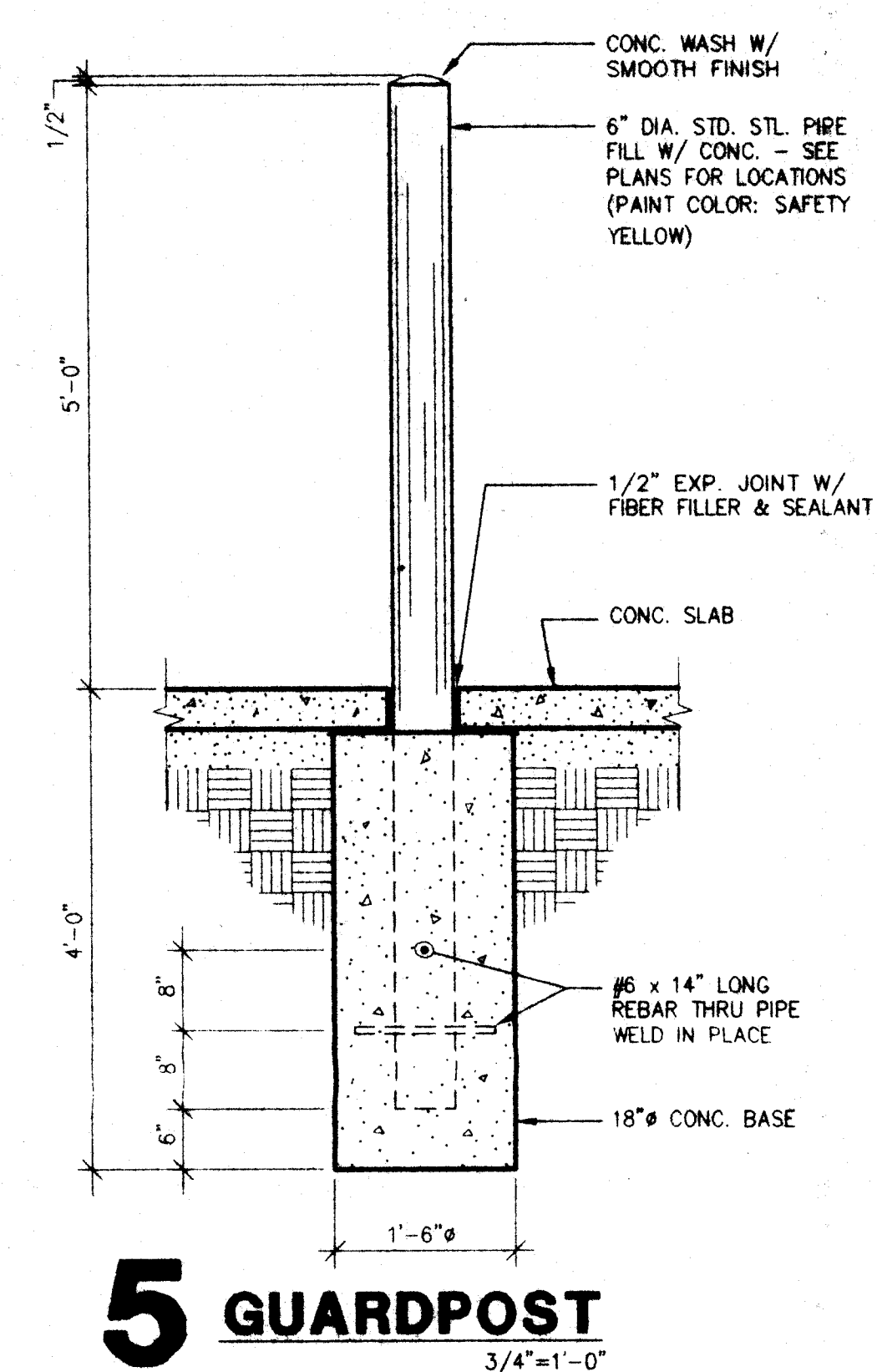
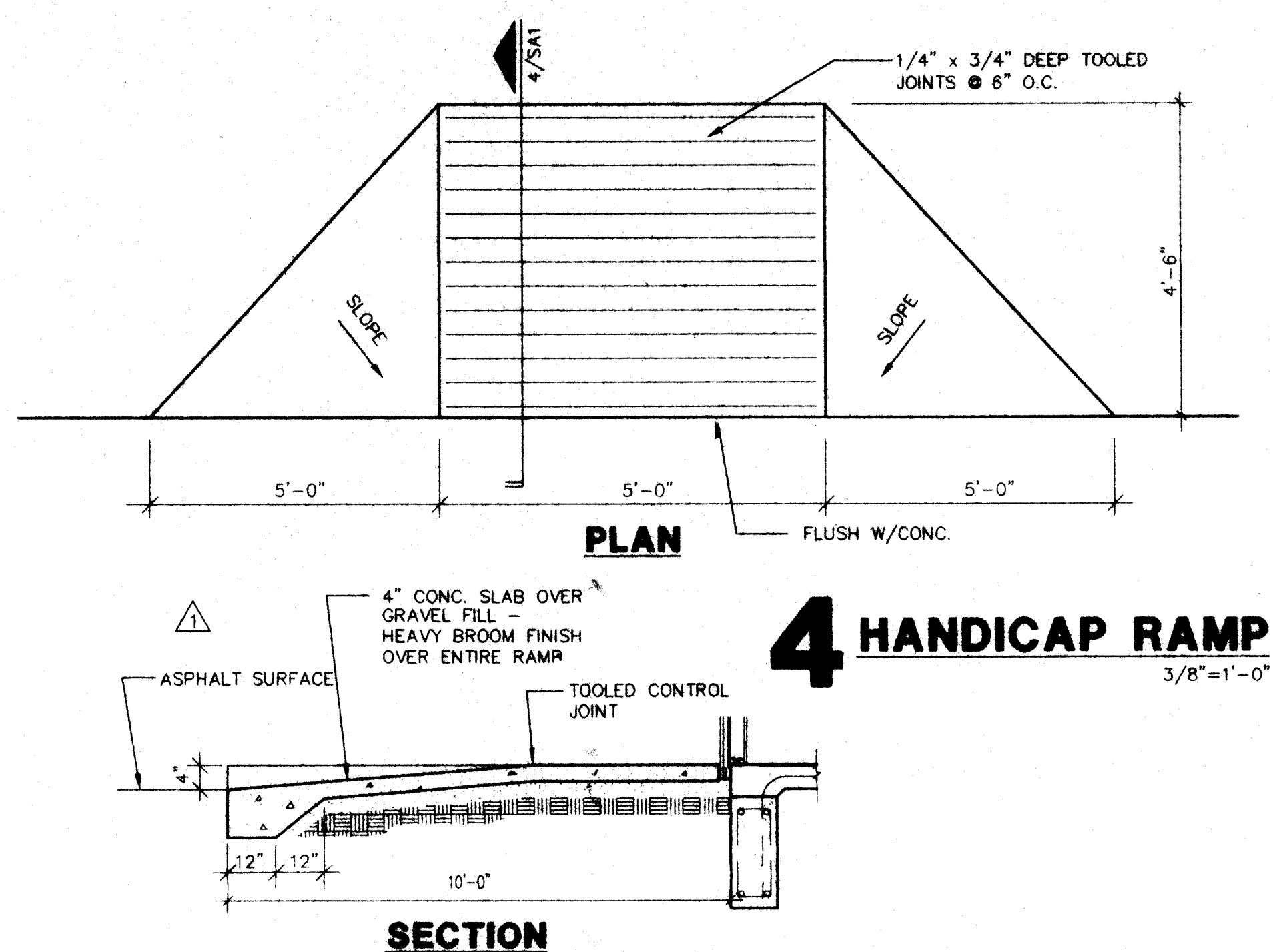
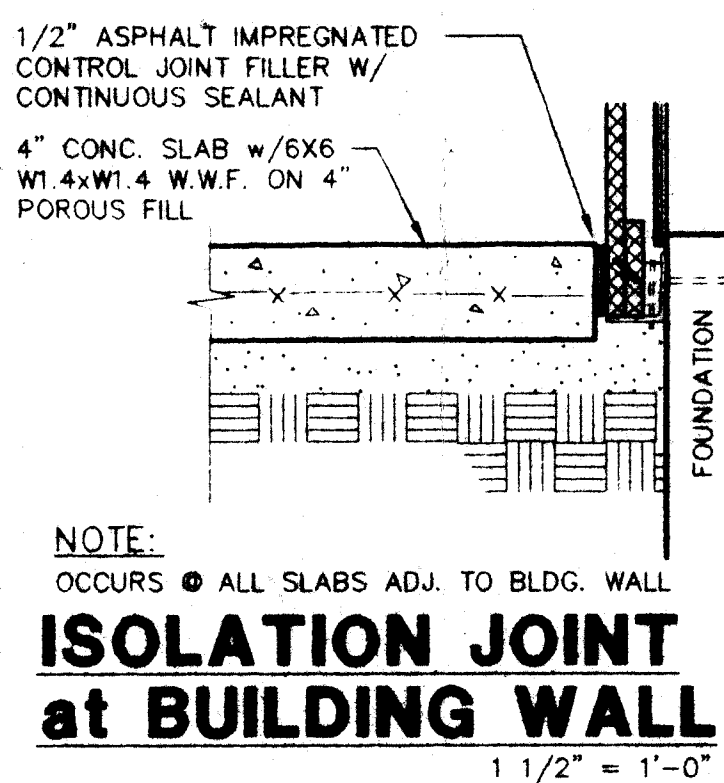
- 1) The site shall be developed in general conformance with the site plan submitted as part of this application.
- 2) The reduction from 17 to 14 spaces applies only to the two manufacturing buildings with a maximum of 8,115 square feet. All parking areas shall be paved and marked and available for use by occupants of both buildings.
- 3) The maximum number of employees permitted on-site shall not exceed 10 at any one time. If additional employees are required, additional parking spaces shall be provided.
- 4) Any violation of these conditions shall render the Administrative Adjustment null and void.

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


Marvin S. Krout
Director of Planning


Kurt Schroeder
Superintendent of Central Inspections

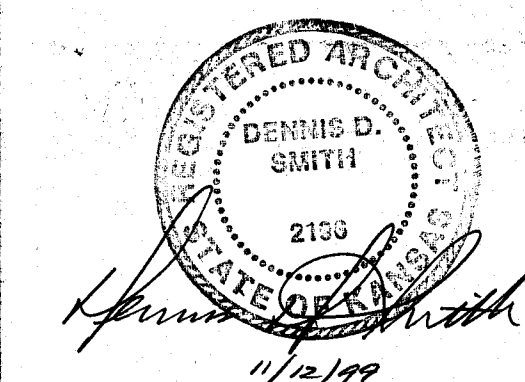
cc: Kurt Schroeder, Office of Central Inspections
Paul Hays, Office of Central Inspection
Law/Kingdom, Inc., Glen Bailey, AIA, 345 Riverview, Wichita, KS 67201
Angela & Scott Nienke Trust, 1612 S. Leonine, Wichita, KS 67213

[illegible]

FOR CONSTRUCTION:

[illegible]

LAW/KINGDON, INC.
ARCHITECTS & ENGINEERS
345 RIVERVIEW, WICHITA, KS 67203
Phone (316) 268-0230 Fax: (316) 268-0205
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DRAWN		CHECKED	
JGW GSB			
RELATED DRAWINGS			
SHELL			
DETAILS			
STRUCTURE			
MECHANICAL			
ELECTRICAL			
OTHER			
SEQUENCE NUMBER			
OF _____ SHEETS			

**QUALITY GRANITE
& MARBLE**
1616 S. LEONINE
WICHITA, KANSAS
PROJECT NUMBER 71620

<u>SITE UTILITY/ARCHITECTURAL</u> <u>PLAN & DETAILS</u> SHEET TITLE	
	SHEET NUMBER SUA1 OF _____ SHEETS

