

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
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January 20, 1998

Prentice F. Lewis
Urban League of Wichita, Inc.
1802 E. 13th St. N.
Wichita, KS 67214

Re: Administrative Adjustment 98-1: Administrative Adjustment to allow parking within 8 feet of the front property line. The property is zoned "TF-3" Two-Family Residential and is located 200 feet north of 9th Street on the west side of Poplar.

Legal Description: Lots 12, 14, 16, and 18, Block 1, Esterbrook Park Addition, Wichita, Sedgwick County, Kansas.

Dear Mr. Lewis:

We have reviewed your request for an administrative adjustment to allow parking within 8 feet of a front property line of platted lots in the "TF-3" Two-Family Residential District. As indicated on your site plan, only parking spaces would be constructed into the 25-foot building setback to within 8 feet of the property line and there will be no structures on the site.

You have indicated that the parking lot is being constructed to support the expansion of your agency's Community Learning Center located at 2418 E. 9th Street.

We find that allowing parking within 8 feet of the front property line 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:** The proposed parking to within 8 feet of the property line should have no negative impact on safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area. There is sufficient space remaining for a sidewalk and landscaping which will provide separation between vehicles and pedestrians.

- 2) Impact on existing uses in surrounding areas: There should not be a negative impact on the existing uses in surrounding areas as a result of parking being permitted to within 8 feet of the property line. The parking area will be separated from the residential property to the north and west by a solid fence and required landscape screening will be installed along the north, west and east property line thus reducing the impact of the reduced setback for parking purposes only.
- 3) Compatibility with existing or permitted uses on abutting sites: Allowing parking to within 8 feet of the property line would be compatible with uses on abutting sites inasmuch as the uses on the application area are not changing. The site will continue to be used as a training facility with associated parking.
- 4) Effect on public health, safety or welfare: There will be no encroachments into public utility easements and there should not be a negative impact on the public health, safety or welfare nor will the reduce parking setback be materially injurious to properties or improvements in the vicinity.

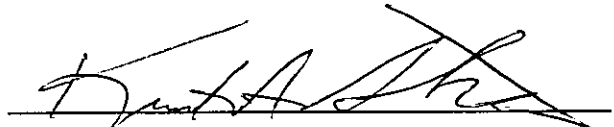
Our signatures below indicate that an administrative adjustment to allow parking within 8 feet of the front property line is hereby granted subject to the following conditions:

- 1) Landscaping shall be provided in accordance with the City's landscape code.
- 2) All required building permits shall be obtained prior to any construction and all work shall be performed in compliance with those permits.

If the zoning adjustment sign is still posted, it should be removed from the property.



Marvin S. Krout
Director of Planning



Kurt Schroeder
Superintendent of Central Inspection

LPM/sah

