



Wichita-Sedgwick County Metropolitan Area Planning Department

May 30, 2000

Islamic Society of Wichita
c/o Fadel Alsoudi
3104 E. 17th Street
Wichita, KS 67214

FILE COPY

Re: Administrative Adjustment BZA2000-00012: An administrative adjustment to allow parking in the 25-foot front building setback on property zoned "TF-3" Two-Family Residential.

Legal Descriptions: Lot 1, Block 2, Killarny West Residential Addition to Wichita, Sedgwick County, Kansas (6655 E. 34th Street North)

Dear Mr. Alsoudi:

We have reviewed your request for an administrative adjustment to allow parking in the 25-foot front yard setback on the aforementioned Lot for the purpose of parking. You have stated that you plan to use this area for required off-street parking, in conjunction with the development of a new facility on this property.

The Unified Zoning Code allows an adjustment to permit parking in residential districts to be located within a required front yard, but in no case closer to the property line than eight feet. Therefore, we find that allowance of parking within 25-foot front yard setback meets the four conditions required by Section V-1.6 of the Unified Zoning Code as set out below:

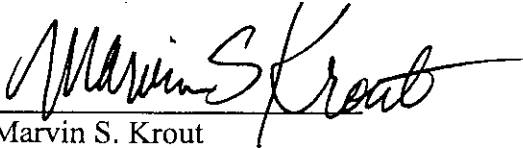
- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed encroachments would have no impact on safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area. The new development will generate more traffic along 34th Street North, but the adjustment to allow parking within the setback will not generate any additional traffic above what is expected for the new facility.

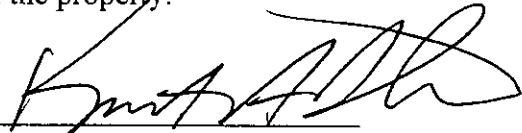
- 2) Impact on existing uses in surrounding areas: There should not be a negative impact on the existing uses in the surrounding areas as a result of the reduction of the setbacks. Parking will be intermittent with the facility use and should not encroach or encumber any uses adjacent to this property.
- 3) Compatibility with existing or permitted uses on abutting sites: The allowance of parking within the setbacks should not compromise any of the existing 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 parking in the 25-foot front building setback, but no closer than 8 feet to the property line, is hereby granted subject to the following condition:

- 1) The parking lots shall be developed in accordance with the submitted site plan.
- 2) The applicant shall be required to plant and maintain parking lot screening along 34th Street North as required by the Landscape Ordinance. The applicant shall submit a landscape plan to the Planning Director for review and approval.

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


Marvin S. Krout
Director of Planning


Kurt Schroeder
Superintendent of Central Inspection

MK/KS/lv

cc: Paul Hayes, Office of Central Inspection
Kurt Schroeder, Office of Central Inspection
Fadel Alsoudi, 1225 S. Stoneybrook Circle, Wichita, KS 67207
Evans Building Co., Inc., 9801 W. York, Wichita, KS 67215

