



Wichita-Sedgwick County Metropolitan Area Planning Department

July 16, 2001

Bradford Homeowner's Association
C/o Robert C. Timmons
2667 N. Keith Ct.
Wichita, KS 67205

FILE COPY

Re: BZA2001-37: Administrative Adjustment to permit parking within the front set back and to approve a modified site plan approval for a neighborhood swimming pool.

Legal Description: Reserve A and B, Bradford North 2nd Addition, Wichita, Sedgwick County, Kansas. Generally located east of the intersection of Keith and Ryan.

Dear Mr. Timmons:

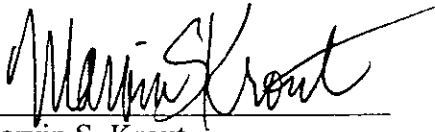
We have reviewed your request for an Administrative Adjustment to permit parking within the front set back and to approve a modified site plan for BZA2001-37. You state in your application that the purpose of the request is to allow for parking within the front setback of Reserve A and B.

The Unified Zoning Code allows an Administrative Adjustment to permit parking in residential districts to be located within a required front yard, no closer to the front property line than eight feet. We find that the request for parking within the required front yard, and the request for a modified site plan meets the four conditions required by Section V-I.6 of the Unified Zoning Code as set out below:

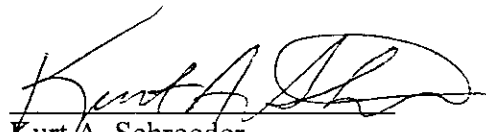
- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The modified site plan reconfigures the parking area, but does not affect public vehicular and pedestrian circulation. Proposed parking within the required front yard does not affect public vehicular and pedestrian circulation.
- 2) Impact on existing uses in surrounding areas: The modified site plan should not change the impact of these facilities on existing uses in surrounding areas. The impacts of these facilities were considered by the Metropolitan Area Planning Commission and the Board

- 3) of Zoning Appeals when they granted approval to locate these facilities on residentially-zoned property.
- 4) Compatibility with existing or permitted uses on abutting sites: The modified site plan should not change the compatibility of these facilities with existing or permitted uses in surrounding areas. The compatibility of these facilities was considered by the Metropolitan Area Planning Commission and the Board of Zoning Appeals when they granted approval to locate these facilities on residentially-zoned property.
- 5) Effect on public health, safety or welfare: There will be no encroachment of structures into public utility easements or right-of-way, therefore, there should be no negative impact on public health, safety, or welfare.

Our signatures below indicate that an Administrative Adjustment to approve parking within a required front yard, and a modified site plan for BZA2001-00008 is hereby granted. The granting of this Administrative Adjustment is subject to the requirement that the neighborhood pool be constructed in accordance with the plans submitted with your application on June 19, 2001. The zoning adjustment sign may now be removed from the property.



Marvin S. Krout
Planning Director



Kurt A. Schroeder
Superintendent of Central Inspection

Cc: Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
J.R. Cox, Office of Central Inspection

