



FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

June 20, 2001

Lorraine Avenue Mennonite Church
655 S. Lorraine
Wichita, KS 67211

Re: BZA2001-00033: Administrative adjustment to allow parking in the front setback on property zoned "TF-3" Two-Family Residential.

Legal Description: Lots 77, 79, 81, 83, 85, 87, 89, 91, 93, & 95, Block 7, Sunnyside Addition, Wichita, Sedgwick County, Kansas. Located at the northwest corner of Gilbert and Lorraine (655 S. Lorraine).

We have reviewed your request for an administrative adjustment to allow parking in the front setback on property zoned "TF-3" Two-Family Residential. The application states that additional off-street parking is needed because the current 47 parking spaces are insufficient to meet parking needs for Sunday services. The application also states that an additional 14 parking spaces can be provided if parking can be located within the front setback.

The Unified Zoning Code allows an adjustment to permit parking in residential districts to be located within a required building setback, but in no case closer to the property line than eight feet. We find that the allowance of parking within the platted building 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 should not have any detrimental impacts on the safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area. The adjustment to allow parking within the building setback area will not generate any additional traffic and no pedestrian circulation areas are being eliminated. In fact, providing additional off-street parking may improve vehicular circulation on the streets in the area since fewer cars will be parking along the narrow residential streets.
- 2) Impact on existing uses in surrounding areas: With the exception of two parking spaces in the northeast corner of the property, locating parking spaces closer to the property line should not change the impact of the off-street parking area on existing uses in surrounding areas. However, the two parking spaces in the northeast corner of the property would be located in close proximity (15 feet) from a single-family residence on the abutting property to the north.

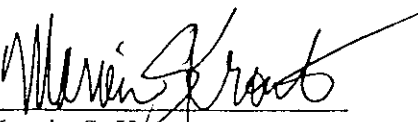
Since these two parking spaces would detrimentally impact the residential use on the abutting property, they are not being permitted with this administrative adjustment.

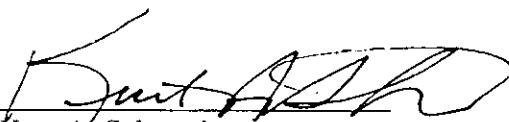
- 3) Compatibility with existing or permitted uses on abutting sites: With the exception of two parking spaces in the northeast corner of the property, the allowance of parking within the front setback should not compromise existing or permitting uses on abutting sites due to the separation of the parking area from abutting sites to the east by a street. The two parking spaces in the northeast corner of the property would be incompatible with the existing residential use; therefore, they are not being permitted with this administrative adjustment.
- 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 front setback, but in no case closer than 8 feet to the property line, is hereby granted for the aforementioned property subject to the following conditions:

- 1) The front setback reduction shall apply only to off-street parking and shall not apply to the north 19 feet of the subject property.
- 2) The parking area shall be developed in general conformance with the approved site plan.
- 3) The parking area shall be paved and marked.
- 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
Planning Director


Kurt A. Schroeder
Superintendent of Central Inspection

Enclosure

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
Places Architects, c/o Chiaw-Weai Loo, 100 E. Waterman, Wichita, KS 67202

Site plan showing building layout, setbacks, and dimensions. The plan includes a large building on the left, a parking area with three cars, and a new building footprint on the right. Dimensions include 12'-0" setbacks, 30'-0" setbacks, and various building dimensions like 18'-0" and 19'-0". A "NEW SETBACK LINE" is indicated, and a "NO SETBACK REDUCTION" area is highlighted with diagonal hatching.

LORRAINE AVE.

SITE PLAN

SITE PLAN

655 SOUTH LORRAINE
WICHITA, KANSAS

PLACES
ARCHITECTS
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