



FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

June 6, 2001

Blessed Sacrament Parish
3810 E. Douglas
Wichita, KS 67218

Re: BZA2001-00027: Administrative Adjustment to reduce the front setback.

Legal Description: Lot 4 and the south 22 feet of Lot 5, Block 4, College Hill Addition. Lots 15, 17, 19, 21, and the south 16 feet of Lot 13, Wallingford Addition. Lot 9, 11, 13, 15, 17, 19, and 21 Chas W. Myers Subdivision of Lot 5 in Block 4, College Hill Addition (3810 E. Douglas).

We have reviewed your request for an Administrative Adjustment to reduce your front setback. From reviewing your application, we understand that you desire to construct an addition to the existing church and school located on the aforementioned property. We further understand that you desire for the addition to contain a regulation 84 foot long basketball court, which results in a need for a 3'5" encroachment into the required 25 foot front setback.

The Unified Zoning Code allows an adjustment to reduce the front setback by up to 20 percent. We find that the reduction of the front setback from 25 feet to 21'7" 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 encroachment should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity because the front yard provides no vehicular access and sufficient walkways will be provided for pedestrian access.
- 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 of the front setback, as the addition will encroach into the front yard to a similar extent as the existing structure.
- 3) Compatibility with existing or permitted uses on abutting sites: The proposed addition is compatible with existing and permitted uses on abutting sites, and the additional 3'5" encroachment into the front setback should not reduce the compatibility of the addition with abutting sites.

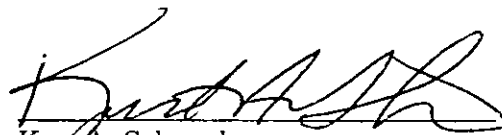
- 4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way, therefore, there should not be a negative impact on the public health, safety or welfare nor will properties or improvements in the vicinity be materially injured.

Our signatures below indicate that an Administrative Adjustment to reduce the front setback for the aforementioned property from 25 feet to 21'7" is hereby granted, subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site plan.
- 2) 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

cc: Brett Prather, Architectural Innovations, 7701 E. Kellogg Ste. 850, Wichita, KS 67207
Kurt Schroeder, Office of Central Inspection
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