



Wichita-Sedgwick County Metropolitan Area Planning Department

November 30, 2017

Catholic Diocese of Wichita
Attn: Bryan Coulter
424 N. Broadway
Wichita, KS 67202

Our Lady of Perpetual Help
Attn: Fr. Jose Machado
2351 N. Market Street
Wichita, KS 67219

Russ Ewy
Baughman Company
315 Ellis
Wichita, KS 67211

RE: BZA2017-00055: City Administrative Adjustment to reduce front yard setback to eight feet to allow parking within the front yard setback for an institutional use on property zoned B Multi-Family Residential.

Legal Description: LOTS 2, 4, 6, & 8, on MARKET STREET, WALTER MORRIS & SONS ADDITION to Wichita, Sedgwick County, Kansas. Generally located north of East 21st Street on the east side of North Market Streets (2330-34 N. Market Street)

Dear Applicants:

We have reviewed your request for an Administrative Adjustment to reduce the front yard setback on North Main Street from 25-feet to 8-feet. From reviewing your application, we understand that you propose to locate additional parking within the setback as indicated on the site plan.

Section V-I.2(l) allows an adjustment to permit parking in residential districts to be located within a required front yard, but in no case closer to a front property line than eight feet. We find that allowing the additional parking 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 pedestrian and vehicular circulation: The location of the new parking area will have no impact on the safety and convenience of vehicular and pedestrian circulation.
- 2) Impact on existing uses in surrounding areas: Existing uses in the surrounding area are residential and institutional and the expanded parking will not impact existing uses.

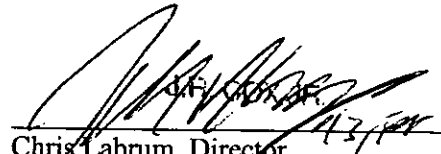
- 3) Compatibility with existing or permitted uses on abutting sites: Allowing a new parking area to be located within eight feet of the front property line should not reduce compatibility with surrounding residential and institutional uses.
- 4) Effect on public health, safety or welfare: There will be no encroachment into public right-of-way; therefore, there should be no 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 permit expanded parking within eight feet of the front property line on the aforementioned property is hereby granted, subject to the following conditions:

- 1) The administrative adjustment is for an expanded parking area only; all other improvements on the site shall otherwise conform to the Unified Zoning Code unless a separate adjustment or variance is approved.
- 2) The new parking area shall be in conformance with the approved site plan. The improvement shall be permitted and installed within one year from the date of approval.
- 3) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.

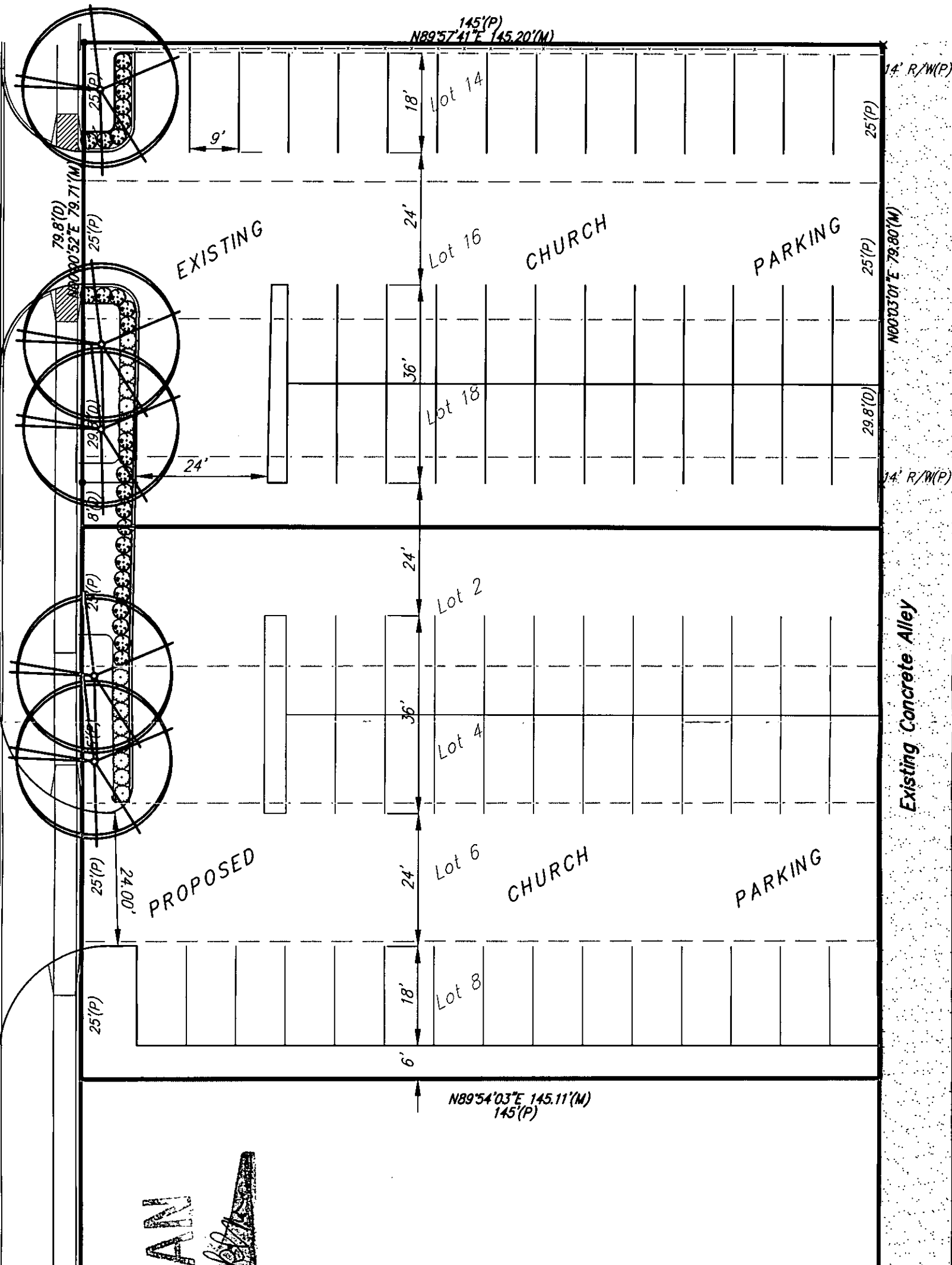
The development application sign should now be removed from the property.


Dale Miller, Director
Metropolitan Area Planning Department


Chris Labrum, Director
Metropolitan Area Building and Construction
Department

cc: MABCD
Janet Miller, CM District VI
Brandon Findley, CSR District VI
Cindy Claycomb

MARKET STREET



SLATE

55
BZA2017-~~22~~ SITE PLAN
2330 & 2334 N MARKET STREET



SCALE: 1" = 20'



BAUGHMAN