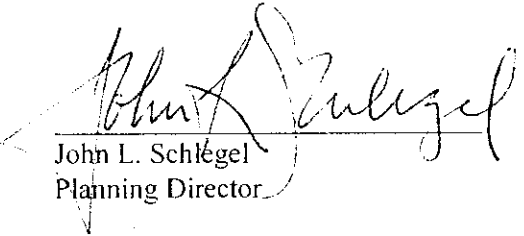


utility easements; the public's safety, health and welfare should not be impacted.

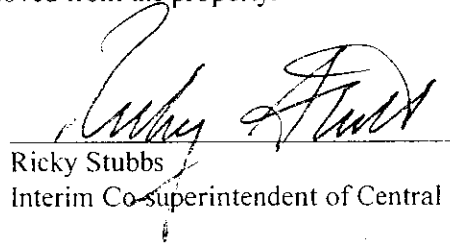
Our signatures below indicate that an administrative adjustment to reduce parking by 21%, from 19 spaces to 15 spaces is hereby granted for the aforementioned property subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site plan.
- 2) All parking on the site shall be paved and marked in accordance with City standards.
- 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.



John L. Schlégel
Planning Director



Ricky Stubbs
Interim Co-superintendent of Central Inspection

cc: Rick Stubbs, Office of Central Inspection
J.R. Cox, Office of Central Inspection
Paul Hays, Office of Central Inspection
Janet Miller, CM District I
Terri Dozal, NA District I



Wichita-Sedgwick County Metropolitan Area Planning Department

August 8, 2012

Erica Torres
3923 Sullivan
Wichita, KS 67204

Max Christensen
6519 Marjorie
Wichita, KS 67206

Re: BZA2012-45: Administrative adjustment to reduce the parking requirement by 21% from 19 spaces to 15 spaces for a restaurant, generally located west of North Broadway and north of 27th Street North (2801 N. Broadway) in GC General Commercial zoning.

Legal Description: Lots 41 - 59, Block E, Montrose Park Addition, Wichita, Sedgwick County, Kansas

Dear Applicants,

We have reviewed your Zoning Adjustment request to reduce the parking requirement on the above-referenced property. From reviewing your application we understand that you propose a new building on the property. Your site plan indicates 15 parking spaces for the new building, a 21% reduction of the 19 spaces required by the Unified Zoning Code (UZC) for a restaurant.

Sec. V-1.2.i of the Unified Zoning Code allows an adjustment to reduce the parking requirement when the conditions required by Sec. V-1.6 of the Code are met. We find that the reduction of the parking requirement as proposed meets the four conditions required by Sec. V-1.6 of the Code as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed reduction in parking requirement should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area. Sufficient parking should be available for the anticipated need, and the parking does not interfere with public right-of-way.
- 2) Impact on existing uses in surrounding areas: The proposed reduction in parking should not impact existing uses in surrounding areas, as all parking for this project should be adequately provided on the site.
- 3) Compatibility with existing or permitted uses on abutting sites: A 21% parking reduction should not compromise existing or permitted uses on abutting sites, as all parking for this project should be adequately provided on the site.
- 4) Effect on public health, safety or welfare: There will be no encroachment into public right of way or

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