

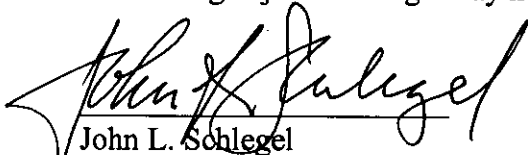
requirements is within allowable adjustments and will not detract from the existing manufacturing uses.

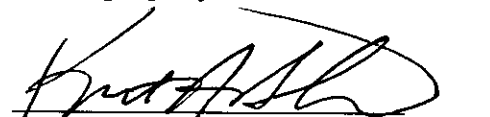
- 4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way, therefore, there should not be a negative impact on the public health, safety or welfare nor will properties or improvements in the vicinity be materially injured.

Our signatures below indicate that an Administrative Adjustment to allow the reduction in the parking requirements from 71 spaces to 65 spaces for the aforementioned property is hereby granted, subject to the following conditions:

- 1) The site shall be developed in general conformance with the site plan submitted to the Office of Central Inspection.
- 2) All parking areas shall be paved and marked.
- 3) Any violation of these conditions shall render the Administrative Adjustment null and void.

The zoning adjustment sign may now be removed from the property.


John L. Schlegel
Director of Planning


Kurt Schroeder
Superintendent of Central Inspection

MK/KS/lv

cc: Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection



Wichita-Sedgwick County Metropolitan Area Planning Department

December 10, 2004

David Firooz
116 North Chelmsford
Wichita, KS 67230

Re: Administrative Adjustment BZA2004-00092: An administrative adjustment to reduce the parking requirements from 71 spaces to 65.

Legal Description: Lot 1, Block 1, Constance M. Kenney Add. Generally located at the southeast corner of 21st Street and Waco, 355 West 21st Street.

Dear Mr. Firooz:

We have reviewed your request for an Administrative Adjustment to allow a reduction in the parking requirements for your retail center from 71 spaces to 65 spaces. This administrative adjustment is triggered due to the redevelopment and expansion of an existing site. With this redevelopment and expansion, your parking requirement for the site is 71 spaces. However, due to site constraints, 62 spaces are all that can be provided.

The Unified Zoning Code allows an Administrative Adjustment that would reduce the parking requirements by up to 25% for manufacturing and warehousing uses. We find that the reduction of parking requirements 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: This request is for the reduction of six off-street parking spaces than required by City Code. Public vehicular and pedestrian circulation will not be affected.
- 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 in parking spaces as there should be no overflow parking requirements for customers or employees at this location.
- 3) Compatibility with existing or permitted uses on abutting sites: The reduction in parking