



Wichita-Sedgwick County Metropolitan Area Planning Department

November 27, 2006

Northwest Free Methodist Church
2424 N Maize
Wichita, KS 67205

Tim Austin
Poe and Associates
5940 E Central Ste. 2
Wichita, KS 67208

Re: BZA2006-83: Zoning Adjustment to permit parking within the front setback but no closer than 8 feet to the property line in "SF-5" Single-family Residential zoning for a church, generally located north of 29th Street N and east of Tyler (3224 N Tyler).

Lot 1, Block 1, Northwest Methodist Addition to Wichita, Sedgwick County, Kansas.

Dear Applicants,

We have reviewed your request for a Zoning Adjustment to permit parking within the front setback but no closer than 8 feet to the property line on the above-referenced property. From reviewing your application we understand that you propose to build a church and associated parking on this site. Your site plan indicates a parking lot within the front setback, but no closer than 8 feet to the property line, therefore, you have requested a Zoning Adjustment to permit parking within the front setback.

Sec. V-I.2.1. of the Unified Zoning Code allows an adjustment to permit parking within the front setback but no closer than 8 feet to the property line when the conditions required by Sec. V-I.6. of the Code are met. We find that permitting parking within the front setback as proposed meets the four conditions required by Sec. V-I.6. of the Code as set out below:

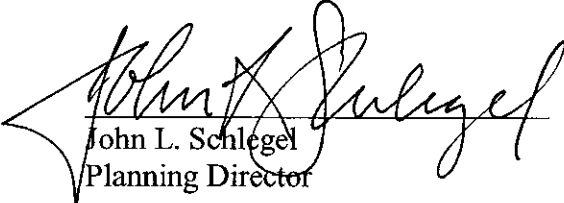
- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed parking area should not have a detrimental impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area. Sufficient parking should be available for the anticipated need, and the parking does not interfere with public right-of-way.

- 2) Impact on existing uses in surrounding areas: The proposed parking area should not impact existing uses in surrounding areas, as all parking for this project should be adequately provided on the site, and a landscape plan will be required for the project.
- 3) Compatibility with existing or permitted uses on abutting sites: The proposed parking area should not compromise existing or permitted uses on abutting sites, as all parking for this project should be adequately provided on the site, and a landscape plan will be required for the project.
- 4) Effect on public health, safety or welfare: There will be no encroachment into public right of way or utility easements; therefore there should be no impact on the public's safety, health or welfare.

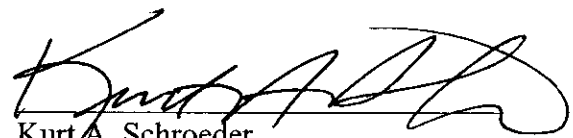
Our signatures below indicate that an administrative adjustment to permit parking within the front setback but no closer than 8 feet to the property line is hereby granted for the aforementioned property subject to the following conditions:

- 1) The parking area shall be developed in general conformance with the approved site plan.
- 2) The site shall be developed with an approved landscape plan.
- 3) The parking area shall be paved and marked in accordance with City of Wichita standards.
- 4) Any violation of these conditions shall render the Administrative Adjustment null and void.

The "Development Application" sign should now be removed from the property.



John L. Schlegel
Planning Director



Kurt A. Schroeder
Superintendent of Central Inspection

Enclosure

cc: Kurt Schroeder, OCI
Paul Hays, OCI
Michael Eidem, 635 N Main, Kingman, KS 67068

