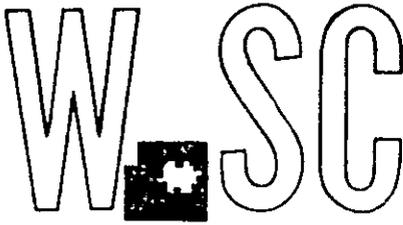


WICHITA — SEDGWICK COUNTY



FILE COPY

METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

November 7, 1999

Donald R. Willaims, Elder
Pleasant Valley Baptist Church
2302 Bonn
Wichita, KS 67213

Re: Administrative Adjustment 99-30: Administrative Adjustment to screening requirements per Sec. IV-B.3.a for property zoned "SF-6" Single Family

Legal Description: Pleasant Valley Baptist Church Addiiton, Sedgwick, Kansas. Generally located on the west side of Coolidge Avenue, south of 31st Street North (3101 Coolidge Avenue)

Dear Mr. Williams:

We have reviewed your request for an administrative adjustment to waive the screening fence on the southern boundary of your property extending from Coolidge Avenue westward. We understand that the adjacent property also is zoned "SF-6" Single-Family and is in non-residential use as the driveway and playground area serving the elementary school for the Church of St. Jude. The church has indicated that it does not desire a screening fence in this location.

We find that the requested adjustment meets the four conditions required by Section V-1.6 of the Unified Zoning Code, as set out below

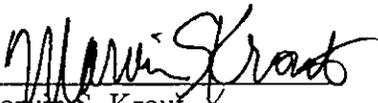
- 1) Impact on safety and convenience of vehicular and pedestrian circulation: This adjustment should not impact vehicular or pedestrian circulation since it does not affect the location or volume of traffic generated by the property. It will allow a less obstructed view from the driveway of the property as well as for the adjacent non-residential (school) use.
- 2) Impact on existing uses in surrounding areas: The screening fence would not have directly reduced the visibility of the church parking lot to the nearby residences since these residences are located across the street or to the north, rather than to the south of the parking lot.



- 3) Compatibility with existing or permitted uses on abutting sites: The waiver of the screening fence should not affect the compatibility with abutting uses since it would have separated similar non-residential uses.
- 4) Effect on public health, safety or welfare: The Administrative Adjustment should not affect the public health, safety or welfare of school children on the playground to an extent greater than that of the driveway of the church. A more appropriate location for a safety barrier would be between the driveway and the playground.

Our signatures below indicate that an administrative adjustment to waive the screening requirement hereby is granted.

The zoning adjustment sign should now be removed.


Marvin S. Krout
Director of Planning


Kurt Schroeder
Superintendent of Central Inspection

cc: Kurth Schroeder, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
Paul Hays, Office of Central Inspection
J. R. Cox, Office of Central Inspection