



Wichita-Sedgwick County Metropolitan Area Planning Department

January 5, 2001

Gene Vitarelli:
Cherrywood Construction
1822 Longfellow Circle
Suite 10
Wichita, KS 67207

FILE COPY

Re: BZA2000-00056: Administrative adjustment to permit parking in a residential district to be located within the required front yard.

Legal Description: Lot 19, Block C Tara Falls Addition to Wichita, Sedgwick County, Kansas. Generally located at the northeast corner of Tara Falls and Tara Falls Ct.

Dear Mr. Vitarelli:

We have reviewed your request for an Administrative Adjustment to permit parking in a residential district to be located within the required front yard. You state in your application that parking in the required front yard is requested to allow the drive aisle for a neighborhood pool parking lot to be located within the 25 front yard setback but no closer than eight feet from the front property line.

The Unified Zoning Code allows an Administrative Adjustment that would permit parking in a residential district within the required front yard, but in no case closer to a front property line than eight feet. We find that the reduction of parking requirements meets the four conditions required by Section V-1.6 of the Unified Zoning Code as set out below:

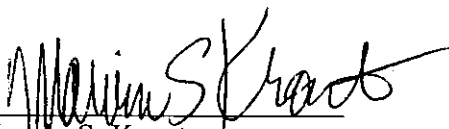
- 1) Impact on safety and convenience of vehicular and pedestrian circulation: This request is to allow the drive aisle for a parking lot to be located within the required front yard. Since two parking spaces in excess of the parking requirement are provided and since the parking lot will be located no closer than eight feet from the front property line, public vehicular and pedestrian circulation should not be affected.
- 2) Impact on existing uses in surrounding areas: There should not be a negative impact on the existing uses in the surrounding areas as a result of the parking lot drive aisle being located in the front setback, as the parking spaces will be located behind the 25 foot front setback

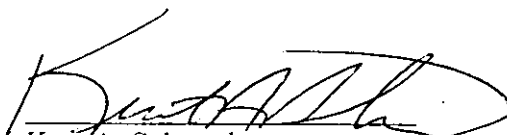
- 3) Compatibility with existing or permitted uses on abutting sites: The vehicles parked in the parking lot will be located in a similar configuration on the lot as vehicles parked in the driveway of single-family residences on lots to the north; therefore, the proposed use of the subject property is compatible with existing or permitted uses on abutting sites.
- 4) Effect on public health, safety or welfare: There will be no encroachment of structures 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 parking in a residential district within the required front yard, but in no case closer to a front property line than eight feet on the aforementioned property is hereby granted, subject to the following conditions:

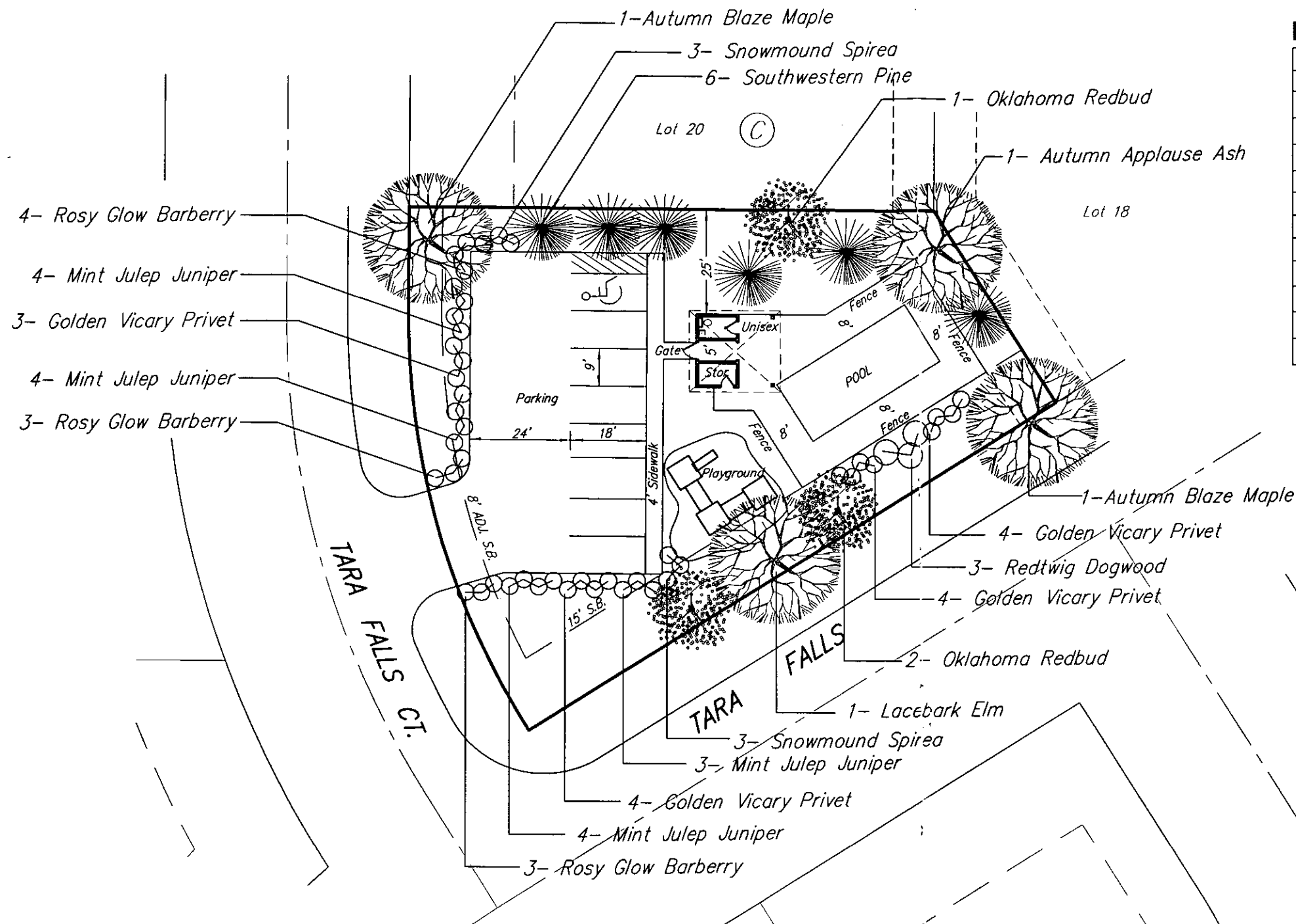
- 1) The site shall be developed in general conformance with the site plan submitted as part of this application and shall comply with all conditions of approval of Conditional Use CON2000-00056.
- 2) All parking areas shall be paved and marked.
- 3) Any violation of these conditions shall render the Administrative Adjustment null and void.

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


Marvin S. Krout
Planning Director


Kurt A. Schroeder
Superintendent of Central Inspection

cc: Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
J.R. Cox, Office of Central Inspection
Mark Savoy, Savoy, Ruggles & Bohm, 924 N. Main St., Wichita, KS 67203



PLANT LIST

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION
TREES				
1	AUTUMN APPLAUSE ASH	Fraxinus americana 'Autumn Applause'	2' to 2 1/2' cal.	BB
3	OKLAHOMA REDBUD	Cercis reniformis 'Oklahoma'	2' to 2 1/2' cal.	BB
2	AUTUMN BLAZE MAPLE	Acer Rubrum 'Autumn Blaze'	2' to 2 1/2' cal.	BB
1	LACEBARK ELM ATHENA	Ulmus parvifolia 'Athena'	2' to 2 1/2' cal.	BB
6	SOUTHWESTERN PINE	Pinus Strobliformis 'Southwestern White'	6-8'	BB
SHRUBS				
3	REDTWIG DOGWOOD	Cornus alba 'Siberica'	2 Gal.	Cont.
6	SNOWMOUND SPIREA	Spiraea nipponica 'Snowmound'	2 Gal.	Cont.
9	ROSY-GLOW BARBERRY	Berberis thunbergii var. atropurpurea 'Rose Glow'	2 Gal.	Cont.
15	GOLDEN VICARY PRIVET	Ligustrum x vicaryi	2 Gal.	Cont.
15	MINT JULEP JUNIPER	Juniperus chinensis 'Monlep'	2 Gal.	Cont.

NOTE: WATERING WILL BE ACCOMPLISHED BY EITHER A HOSE-BIB SYSTEM, OR AN AUTOMATIC SYSTEM, TO BE DETERMINED AT A LATER DATE.

TABULATIONS

STREET YARD REQUIRED: 1600 1600 / 500 = 3.5 TREES (3.5 SHOWN)
 STREET YARD TREES REQUIRED:
 BUFFER TREES REQUIRED: 5 TREES (8 SHOWN)
 PARKING LOT SCREENING SHOWN BY SHRUBS
 TOTAL TREES SHOWN = 11.5

LANDSCAPE PLAN Tara Falls Pool

LOT 19, BLOCK C
 TARA FALLS ADDITION

Revised Site Plan for
 CON 2000-00056 + BZA 2000-00056
SITE PLAN

APPROVED 10-18-01 BY SK

1"=30'
 DEC. 29, 2000
 OCT. 18, 2001