



Wichita-Sedgwick County Metropolitan Area Planning Department

August 2, 2000

USD #259
c/o Julie Hedrick
210 N. Oliver
Wichita, KS 67208

FILE COPY

Re: Administrative Adjustment BZA2000-00029: An administrative adjustment to allow parking in the 25-foot front building setback on property zoned "B" Multi-Family Residential and "SF-6" Single-Family Residential.

Legal Descriptions: Lots 7, 9, 10, 11, 12, 13, Block 6, East Boulevard Addition to Wichita, Sedgwick County, Kansas. Generally located at the northeast corner of 1st Street and Oliver (210 N. Oliver)

Dear Ms Hedrick:

We have reviewed your request for an administrative adjustment to allow parking in the 25-foot front yard setback on the aforementioned Lots for the purpose of parking. You have stated that you plan to use this area for required off-street parking, in conjunction with the addition of a Multipurpose Room for Hyde Elementary School.

The Unified Zoning Code allows an adjustment to permit parking in residential districts to be located within a required front yard, but in no case closer to the property line than eight feet. Therefore, we find that allowance of parking within the 25-foot front yard setback 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: The proposed encroachments would have no impact on safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area. The allowance of parking within the setback will not generate any additional traffic above what is expected use of the Multipurpose Room.
- 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 reduction of the setbacks. There are single-family homes to the north and east of this site. Parking will be intermittent with the school use and should not encroach or encumber any uses adjacent to this property.

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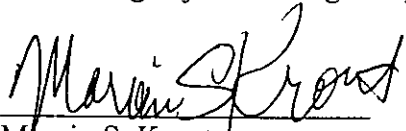
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- 3) Compatibility with existing or permitted uses on abutting sites: The allowance of parking within the setbacks should not compromise the residential homes in the area.
- 4) Effect on public health, safety or welfare: There will be no encroachment 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.

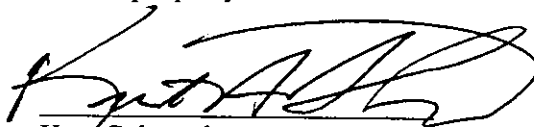
Our signatures below indicate that an administrative adjustment to allow parking in the 25-foot front building setback, but no closer than 8 feet to the property line, is hereby granted subject to the following condition:

- 1) The parking lots shall be developed in accordance with the submitted site plan.
- 2) The applicant shall be required to plant and maintain street trees and parking lot screening along Oliver. The applicant shall submit a landscape plan to the Planning Director for review and approval.

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



Marvin S. Krout
Director of Planning



Kurt Schroeder
Superintendent of Central Inspection

MK/KS/lv

cc: Paul Hayes, Office of Central Inspection
Kurt Schroeder, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
J.R. Cox, Office of Central Inspection
Donna Goltry, MAPD
Rachel Clark, Wilson Darnell Mann, 105 N. Washington, Wichita, KS 67202