

FILE COPY



Wichita-Sedgwick County Metropolitan Area Planning Department

December 3, 2001

Joe Hoover
USD 259
3850 N. Hydraulic
Wichita, KS 67219

FILE COPY

Re: BZA2001-00066: An administrative adjustment to allow parking in the front setback on property zoned "SF-5" Single-Family Residential.

Legal Description: Beginning 604 feet north of the southeast corner of the Southeast Quarter, then west 660 feet, then north 1056 feet, then east 660 feet, then south to the point of beginning, except for street dedication, Section 17-27-2E (701 N. Webb).

Dear Mr. Hoover:

We have reviewed your request for an administrative adjustment to allow parking in the front setback on the aforementioned property. You state in your application that you plan to use this area for required off-street parking in conjunction with the expansion of Minneha Elementary School and that you desire to park in the front setback within 20 feet of the property line in order to preserve as much land as possible for use as a playground and to provide landscaping.

The Unified Zoning Code allows an adjustment to permit parking in residential districts to be located within a required front setback, but in no case closer to the property line than eight feet. Therefore, we find that allowance of parking within the front setback within 20 feet of the property line 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: Providing additional off-street parking may improve the safety and convenience of vehicular and pedestrian circulation in the area. Sufficient open space between the parking area and the property line will remain to prevent vehicles from encroaching upon the sidewalk.
- 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. Parking for the school should not encroach or encumber any uses adjacent to this property.

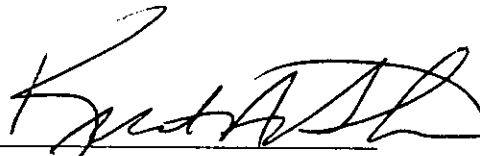
- 3) Compatibility with existing or permitted uses on abutting sites: The allowance of parking within the setbacks should not compromise existing or permitting uses on abutting sites due to the minor nature of the encroachment of the parking area into the front setback.
- 4) Effect on public health, 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 front setback, but no closer than 20 feet to the property line, is hereby granted subject to the following conditions:

- 1) The parking lot shall be developed in accordance with the approved site plan.
- 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

MK/KS/sk

Enclosure

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



Wichita-Sedgwick County Metropolitan Area Planning Department

December 3, 2019

Shane Schumacher
USD 259
3850 N. Hydraulic
Wichita, KS 67219

Jacob Prater
USD 259
3850 N. Hydraulic
Wichita, KS 67219

Re: REVISION to BZA2001-00066: Revise approved site plan to increase the number of parking spaces in the building setback at the northeast corner of the site and reduce the setback from 20 feet to 11 feet to allow parking in the setback.

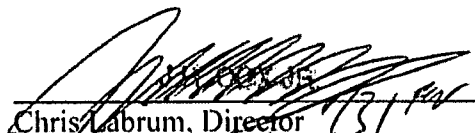
Legal Description: LOT 1 BLOCK 1 MINNEHA ELEMENTARY SCHOOL ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS. EXEMPT 6076-0 (701 N. Webb Rd)

Dear Applicant,

This letter confirms the approval of the revised site plan (BZA2001-00066) to include five (5) additional spaces at the northeast corner of the property and reduce the building setback from 20 feet to 11 feet to allow parking in the setback. Any other changes will require the applicant to submit an Administrative Adjustment Application.

Please submit a current site plan for the entire campus for the revised record.


Dale Miller, Director
Metropolitan Area Planning Department

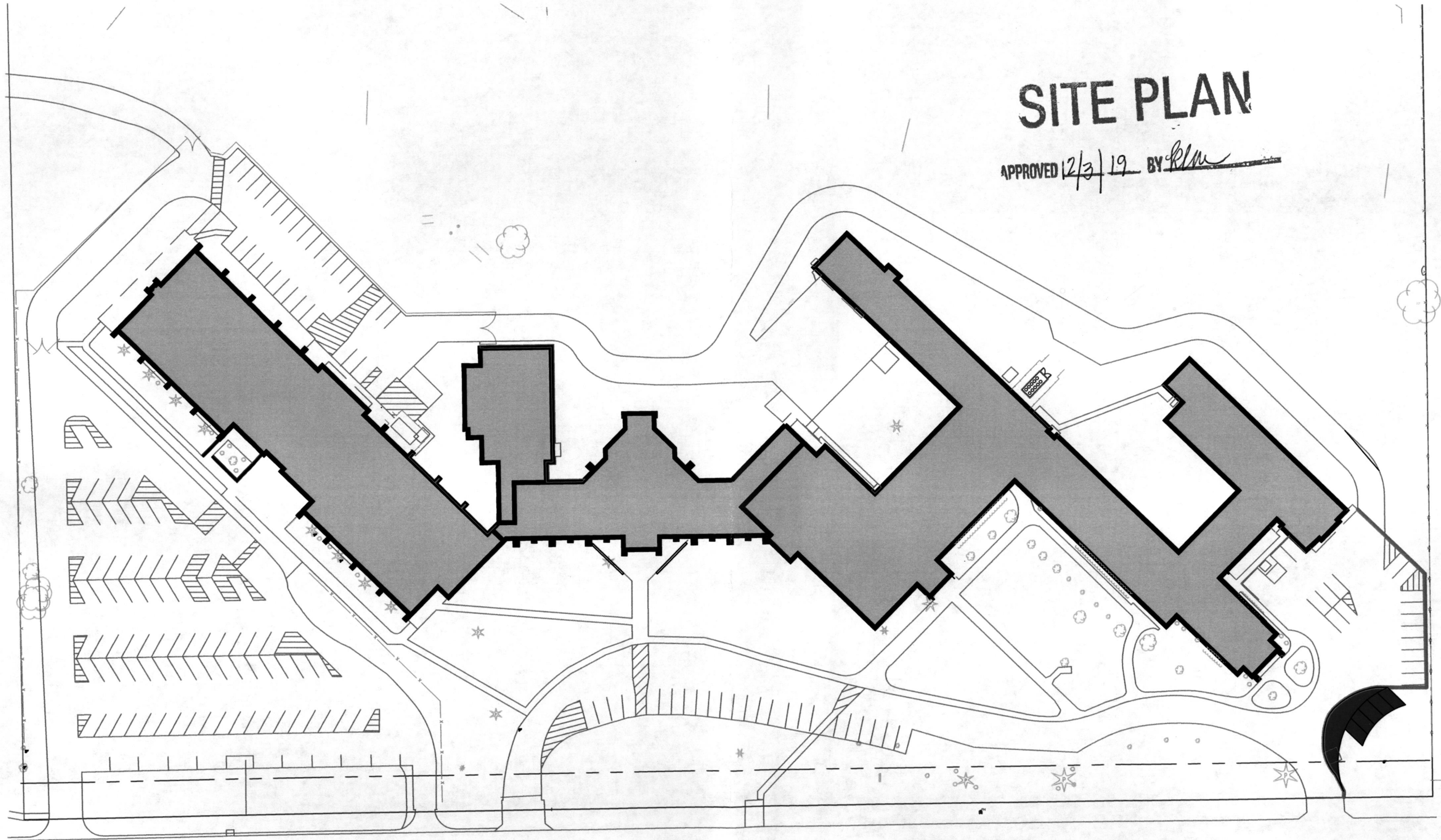

Chris Labrum, Director
Metropolitan Area Building and Construction
Department

cc: MABCD
Becky Tuttle, CM District II
Cory Buchta, Community Service Representative District II

Attached: approved site plan

SITE PLAN

APPROVED 12/3/19 BY *RLM*



● — N WEBB RD — ●



<p>WICHITA PUBLIC SCHOOLS</p>	<p>395 MINNEHA Core Knowledge Magnet Elementary School 701 Webb Rd, WICHITA, KANSAS 67206</p>
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