



**Wichita-Sedgwick County Metropolitan Area Planning Department**

October 26, 2001

Rev. Daniel Spexarth  
St. Thomas Aquinas Church  
1315 Stratford  
Wichita, KS 67206

**FILE COPY**

**Re: BZA2001-00056: An administrative adjustment to allow parking in the front setback on property zoned "SF-5" Single-Family Residential.**

**Legal Description: Lot 9, Block 3, Pine Valley Estates 4th Addition, Wichita, Sedgwick County, Kansas (1315 Statford).**

Dear Rev. Spexarth:

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 to expand the amount of off-street parking for the church.

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 meets the four conditions required by Section V-1.6 of the Unified Zoning Code as set out below:

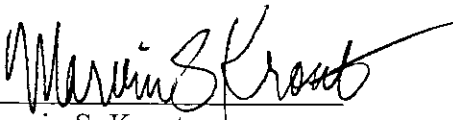
- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed encroachments should not have negative impacts on the safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area. In fact, additional off-street parking may improve vehicular and pedestrian circulation during times of peak activity at the church.
- 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 church 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 encroachments of the parking area into the front building setback.

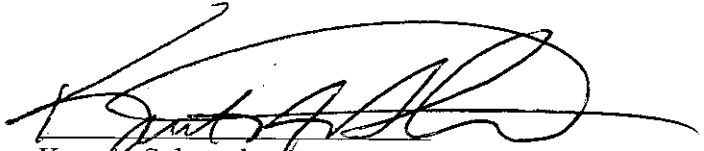
- 4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way, therefore, there should not be a negative impact on the public health, safety or welfare nor will properties or improvements in the vicinity be materially injured.

Our signatures below indicate that an administrative adjustment to allow parking in the front setback, but no closer than 8 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 plans.
- 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

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

EXISTING 8" WATER LINE

Alley

8" VCP SS

R/W

10' BUILDING SETBACK

8'

9

③

190,180.75

25' BUILDING SETBACK

13th Street North

# BZA2001-00056 SITE PLAN

APPROVED 10-26-01 BY SRB



SCALE: 1" = 40'

Church Building # 1321

Flume  
AC Unit  
Flume

ST. THOMAS AQUINAS PARISH  
PROPOSED PARKING EXHIBIT  
FOR ADMINISTRATIVE ADJUSTMENT

|     |                      |                     |
|-----|----------------------|---------------------|
| SRB | 924 NORTH MAIN       | 316-264-8008        |
|     | WICHITA KANSAS 67203 | FAX 264-4821        |
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