



Wichita-Sedgwick County Metropolitan Area Planning Department

September 28, 2001

Vance A. Cauthon, Pastor
Evangel Assembly of God
1620 W. 21st St. N.
Wichita, KS 67203-2450

Re: BZA2001-00048: An administrative adjustment to allow parking in the 35-foot platted front building setback on property zoned "SF-5" Single-Family Residential.

Legal Description: Lot 1, Evangel Assembly of God Addition, Wichita, Sedgwick County, Kansas (11444 W. 21st Street N.).

Dear Rev. Cauthon:

We have reviewed your request for an administrative adjustment to allow parking in the 35-foot platted front building 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 development of a church.

The Unified Zoning Code allows an adjustment to permit parking in residential districts to be located within a required front building setback, but in no case closer to the property line than eight feet. Therefore, we find that allowance of parking within the 35-foot platted front building setback meets the four conditions required by Section V-1.6 of the Unified Zoning Code as set out below:

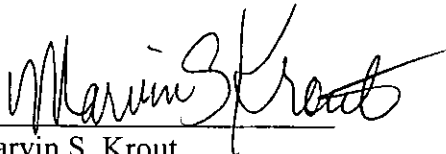
- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed encroachments would have no impact on safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area. The new development will generate more traffic on 21st Street North, but the adjustment to allow parking within the setback will not generate any additional traffic above what is expected for 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.

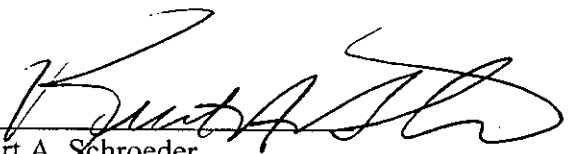
- 4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way, therefore, there should not be a negative impact on the public health, safety or welfare nor will properties or improvements in the vicinity be materially injured.

Our signatures below indicate that an administrative adjustment to allow parking in the platted 35-foot front building 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 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: Paul Hays, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
J.R. Cox, Office of Central Inspection
Russ Ewy, Baughman Company PA, 315 Ellis, Wichita, KS 67211

B. 24.01

Ptcl -
PLEASE FILE
ADMINISTRATIVE
ADJ.

THANK YOU

BZA 2001-00048

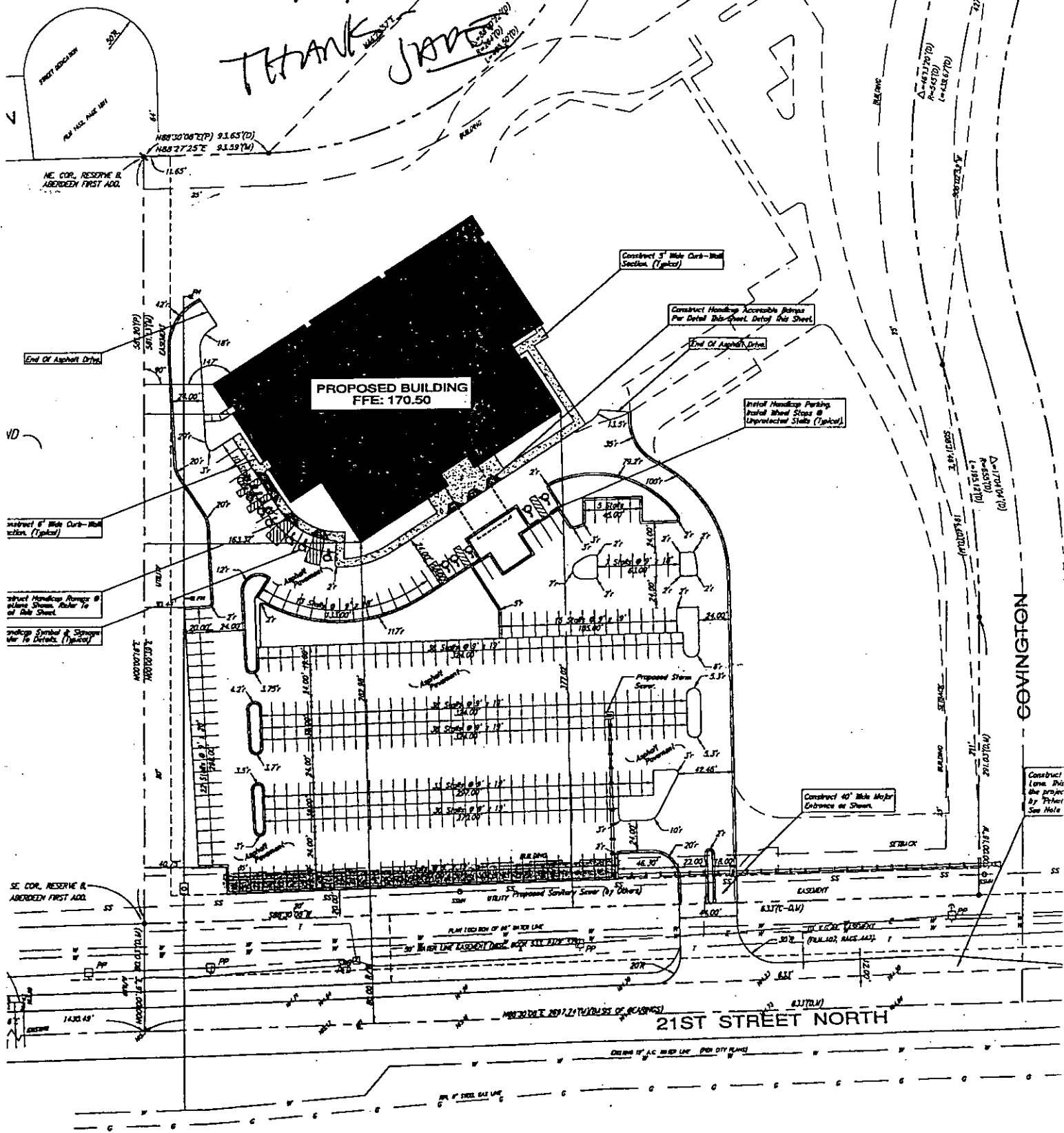
SITE PLAN

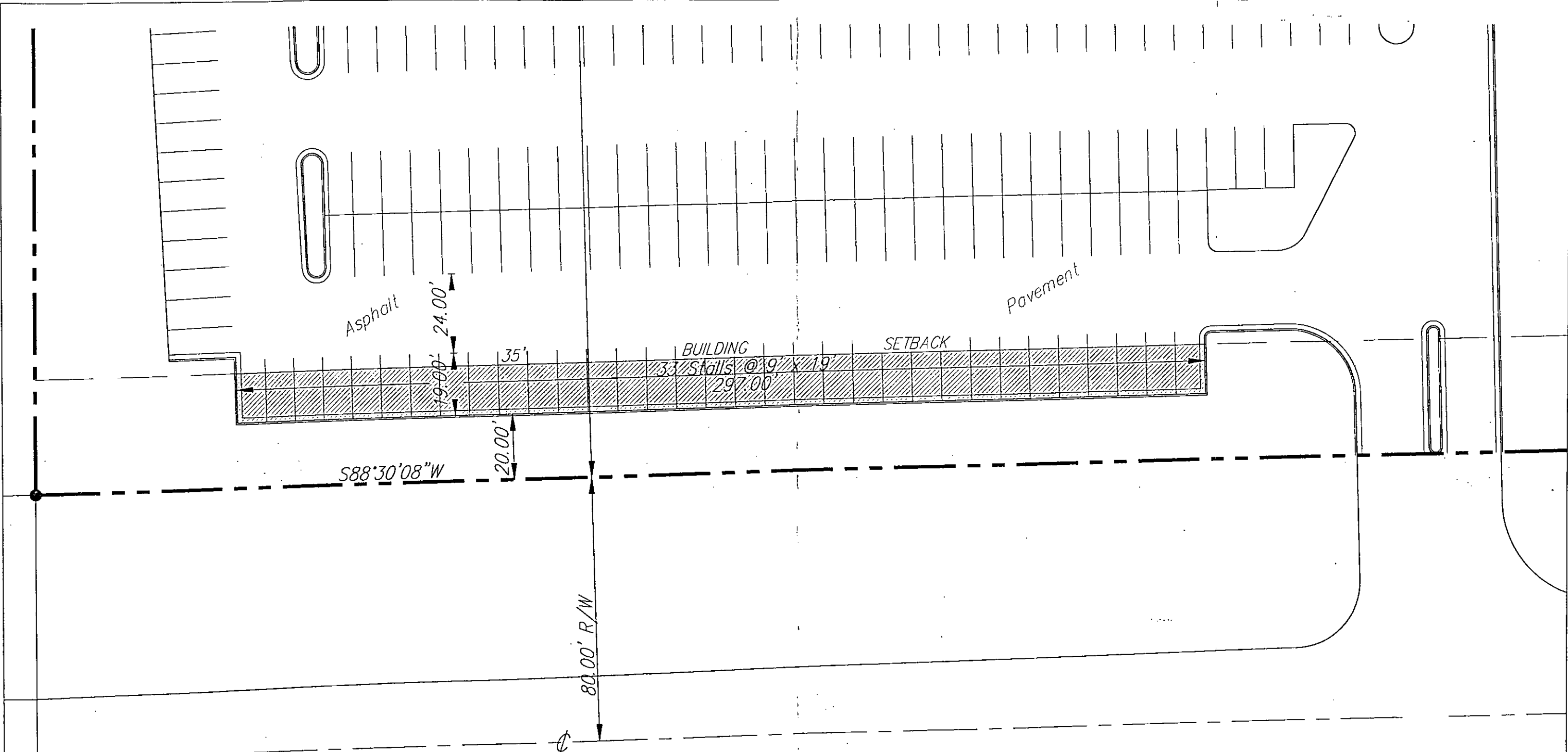
APPROVED

4-28-01

BY

SH





BZA2001-00048
SITE PLAN

21ST STREET NORTH

APPROVED 9-28-01 BY 



Parking within building setback



EXHIBIT A

**Evangel Assembly of God
Zoning Adjustment**

BAUGHMAN COMPANY P.A.
ENGINEERS AND ARCHITECTS