



Wichita-Sedgwick County Metropolitan Area Planning Department

September 6, 2001

U.S.D. #259
c/o Julie Hedrick
3850 N. Hydraulic
Wichita, KS 67219

Re: BZA2001-00045: Administrative adjustment to allow parking in the front setback on property zoned "TF-3" Two-Family Residential and to reduce screening requirements.

Legal Description: Lots 9, 10, 15, & 16, Block D, Brown's Subdivision of College Hill Addition, Wichita, Sedgwick County, Kansas (4615 E. Orme).

We have reviewed your request for an administrative adjustment to allow parking in the front setback on property zoned "TF-3" Two-Family Residential and to waive the screening requirement where vegetation provides a natural screen. The application indicates that parking within the front setback is desired to preserve as much of the site as possible for playground use. The application also indicates that existing vegetation along the south and east property lines, where adjacent to residential zoning, provide a natural screen; therefore, the requirement to provide screening in the form of a solid fence or a 15-foot wide landscape buffer is requested to be waived.

The Unified Zoning Code allows the requested adjustments when the four conditions required by Section V-1.6 of the Unified Zoning Code are met. We find that the requested adjustments meet 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 encroachment of the parking lot into the front setback should not have any detrimental impacts on the safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area. In fact, providing additional off-street parking may improve vehicular circulation on the streets in the area since fewer cars will be parking along the narrow residential streets. Pedestrian and vehicular circulation will not be impacted by reducing the screening requirement.
- 2) Impact on existing uses in surrounding areas: Locating parking spaces closer to the property line should not change the impact of the off-street parking area on existing uses in surrounding areas since there are no residential structures with front yards facing the parking on the north side of Orme. With the exception of a 75-foot wide area along the south property line, existing

vegetation provides a natural screen from existing uses in surrounding areas and should limit any negative impacts on those uses.

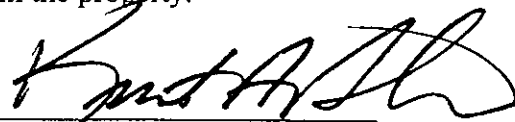
- 3) Compatibility with existing or permitted uses on abutting sites: The allowance of parking within the front setback should not compromise existing or permitted uses on abutting sites due to the separation of the parking area from abutting sites by a street and a large school yard. With the exception of a 75-foot wide area along the south property line, existing vegetation provides a natural screen from abutting sites and should limit any incompatibilities those sites.
- 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 in no case closer than 8 feet to the property line, and to reduce the screening requirement along the south and east property lines is hereby granted for the aforementioned property subject to the following conditions:

- 1) The parking area shall be developed in general conformance with the approved site plan and shall be paved and marked.
- 2) The screening requirement along the south and east property line where adjacent to residential zoning is reduced to require screening pursuant to Sec. IV-B.3.a. *only* along the west 75 feet of Lot 16, Block D, Brown's Subdivision of College Hill Addition where existing vegetation does not provide a natural screen.
- 3) Screening pursuant to Sec. IV-B.3.a. shall be required along the south or east property line where adjacent to residential zoning if the vegetation that provides the natural screen is removed or dies.
- 4) 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

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
David Londagin, PBA Architects, 1133 E. 2nd St. N., Wichita, KS 67214

BZA 2001-00045 SITE PLAN

APPROVED 9-6-01 BY SK

