



FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

March 17, 2003

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

Re: BZA2003-00008: Zoning Adjustment to allow parking in the front setback on property zoned "SF-5" Single-Family Residential.

Legal Description: Lots 1-14, Block F, Gene Douglas Matlock Addition, Wichita, Sedgwick County, Kansas. Located on the northwest corner of 31st Street South and Millwood (3143 S. Millwood).

Dear Mr. Hoover:

We have reviewed your request for a Zoning 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 construction of an addition to Kelly Elementary School and that you desire to park in the front setback no closer than 8 feet from the property line in order to preserve as much land as possible for use as a playground.

Sec. V-1.2.1. of the Unified Zoning Code allows an adjustment to permit parking in residential districts to be located within required front and street side setbacks, but in no case closer to the property line than 8 feet, when the conditions required by Sec. V-1.6. of the Code are met. We find that allowance of parking within the front setback no closer than 8 feet from the property line meets the four conditions required by Section V-1.6 of the Unified Zoning Code as set out below:

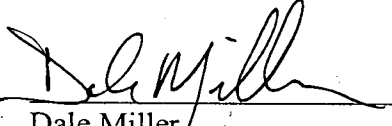
- 1) Impact on safety and convenience of vehicular and pedestrian circulation: Sufficient open space between the parking area and the property line will remain to prevent vehicles from encroaching upon the sidewalk; therefore, the safety and convenience of vehicular and pedestrian circulation should not be negatively impacted.
- 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 parking within the setback as no residential front yards are located adjacent to the parking area, and the parking area will be appropriately screened from residential uses located across the street.

- 3) Compatibility with existing or permitted uses on abutting sites: Schools and associated accessory uses such as parking are permitted in residential zoning districts, and the allowance of parking within the setback should not compromise existing or permitted uses on abutting sites due to the minor nature of the encroachment of the parking area into the setbacks and the provision of landscaping for the parking lot.
- 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 a Zoning Adjustment to allow parking in the front setback, but no closer than 8 feet from the property line, is hereby granted subject to the following conditions:

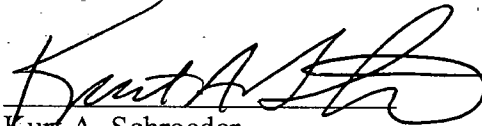
- 1) The parking lot shall be developed in accordance with the approved site plan.
- 2) All parking areas shall be paved and marked.
- 3) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.

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



Dale Miller

Dale Miller
Acting Planning Director



Kurt A. Schroeder

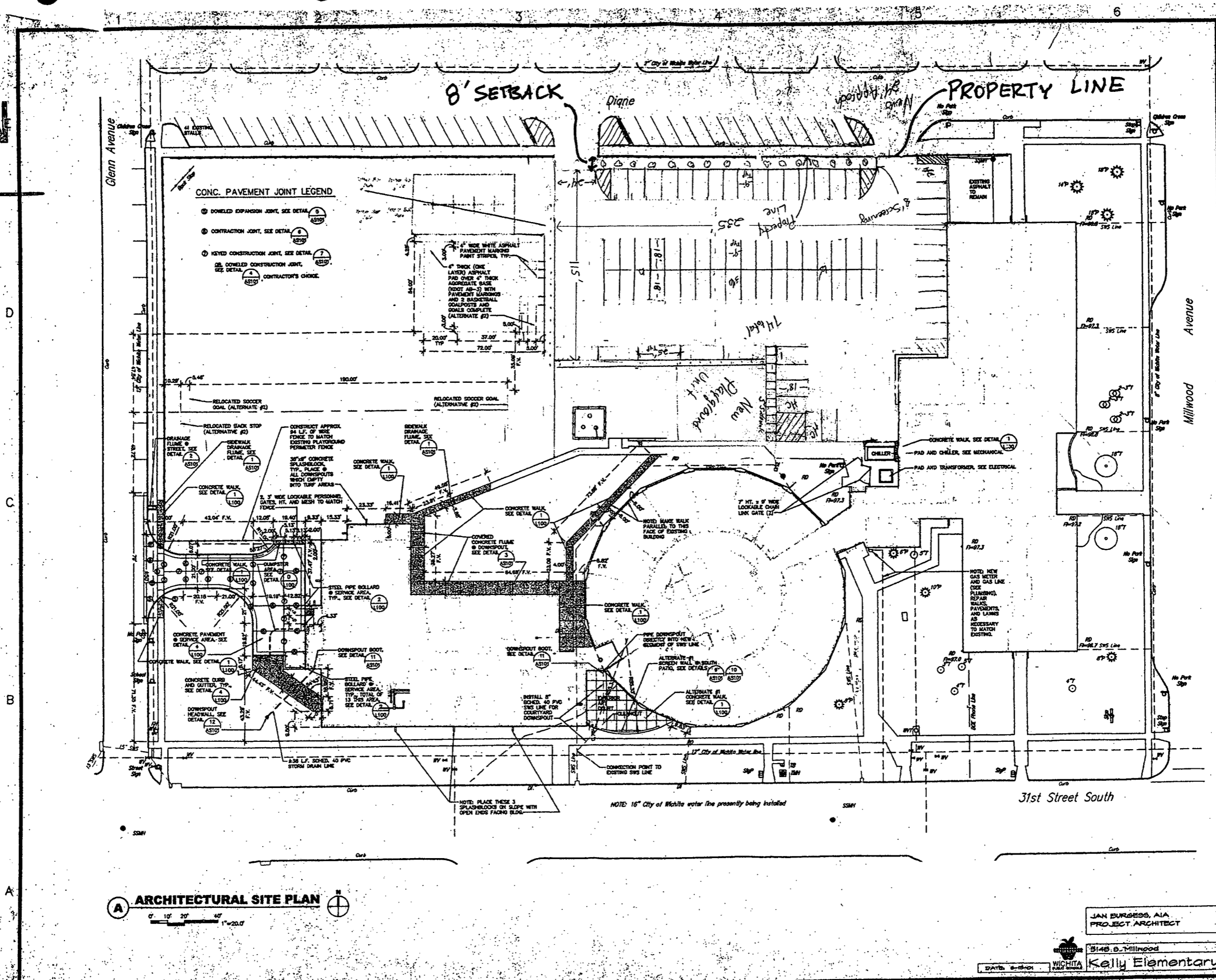
Kurt A. Schroeder
Superintendent of Central Inspection

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

BZA2603-00008
SITE PLAN

APPROVED 3-17-03 BY *SK*




A ARCHITECTURAL SITE PLAN


0' 10' 20' 40' 1"=20.0'

JAN BURGESS, AIA
 PROJECT ARCHITECT

5148 S. Millwood
 Kelly Elementary



Gessen Livingston
 Architects
 420 South Empress
 Wichita, KS 67202
 Tel: (316) 255-8367
 Fax: (316) 255-3546
 Email: gessen@gl.com



2001 Gessen Livingston Associates, Inc.
 All work herein is the exclusive property of Gessen Livingston Associates, Inc. It is not to be copied or used in any way without the express written consent of Gessen Livingston Associates, Inc. All drawings, specifications, notes, schedules and contracts appearing herein constitute the contract and shall govern the work.

**KELLY ELEMENTARY
 USD 259-Bldg. #338
 WICHITA, KANSAS**

Rev	Date	Description

ARCHITECTURAL SITE PLAN

Job No. 1023.000	AS100
Date 06/15/01	
Drawn S.D.	
Checked J.P.	69