



FILE COPY

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

March 19, 2020

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

**RE: BZA2020-00013: City Administrative Adjustment to reduce front yard setback from 25-feet to 9-feet – 8-inches to allow parking within the setback for an institutional use on property zoned TF-3 Two-Family Residential (TF-3).**

**Legal Description: LOT 1, BRYANT-HADLEY ADDITION to Wichita, Sedgwick County, Kansas. Generally located at the Southwest corner of West 11<sup>th</sup> Street and North Dougherty Avenue (1101 N. Dougherty Avenue)**

Dear Applicants:

We have reviewed your request for an Administrative Adjustment to reduce the front yard setback on N. Dougherty Avenue from 25-feet 9-feet – 8-inches. From reviewing your application, we understand that you propose to locate additional parking within the setbacks as indicated on the site plan.

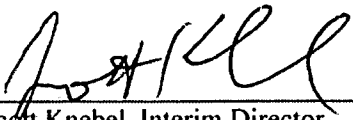
Section V-1.2(l) allows an adjustment to permit parking in residential districts to be located within a required front or street side yard, but in no case closer to a front or street side property line than eight feet. We find that allowing the additional parking meets the four conditions required by Section V-1.6 of the Unified Zoning Code as set out below:

- 1) Impact on safety and convenience of pedestrian and vehicular circulation: The location of the new parking area will have no impact on the safety and convenience of vehicular and pedestrian circulation.
- 2) Impact on existing uses in surrounding areas: Existing uses in the surrounding area are residential and institutional and the expanded parking will not impact existing uses.
- 3) Compatibility with existing or permitted uses on abutting sites: Allowing a new parking area to be located within 9-feet – 8-inches of the front yard setback should not reduce compatibility with surrounding residential and institutional uses.
- 4) Effect on public health, safety or welfare: There will be no encroachment into public right-of-way; therefore, there should be no impact on the public health, safety or welfare, nor will properties or improvements in the vicinity be materially injured.

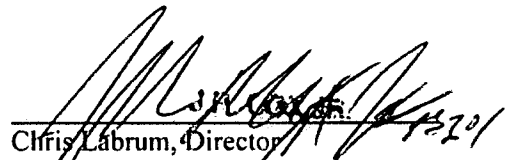
Our signatures below indicate that an Administrative Adjustment to permit expanded parking within 9-feet – 8-inches of the front property line on the aforementioned property is hereby granted, subject to the following conditions:

- 1) The administrative adjustment is for an expanded parking area only; all other improvements on the site shall otherwise conform to the Unified Zoning Code unless a separate adjustment or variance is approved.
- 2) The new parking area shall be in conformance with the approved site plan. The improvement shall be permitted and installed within one year from the date of approval.
- 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 the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.

The development application sign should now be removed from the property.

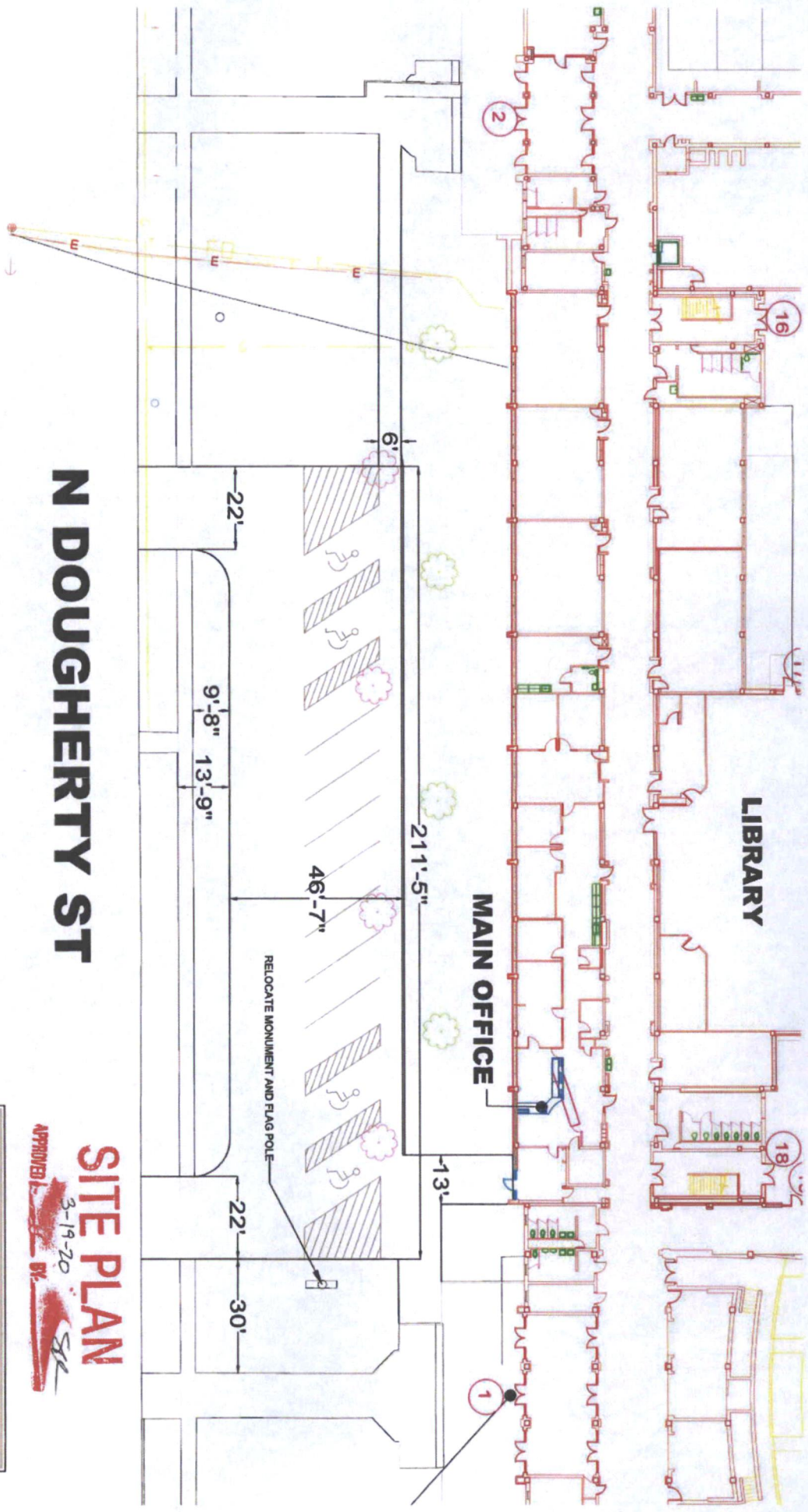


Scott Knebel, Interim Director  
Metropolitan Area Planning Department



Chris Labrum, Director  
Metropolitan Area Building and Construction  
Department

cc: MABCD  
Cindy Claycomb, Council Member District VI  
Ana Lopez, CSR District VI



**N DOUGHERTY ST**



**SITE PLAN**  
 3-19-20  
 APPROVED BY: [Signature]

  
**231 HADLEY**  
 Middle School  
 1101 Dougherty, WICHITA, KANSAS 67212