



DATE: 03
 SHEET: WAD
 SITE PLAN

PRINTS ISSUED
 SEPTEMBER 18, 2004
 SEPTEMBER 20, 2004 REVISION

PARKING LOT

DATE & LOCATION
 Wichita, Kansas

When Donald Ham P.A.
 105 N. Washington, Wichita, Kansas 67202
 PH 316.262.6700 or 316.262.0002
 WWW.WDMDESIGN.COM



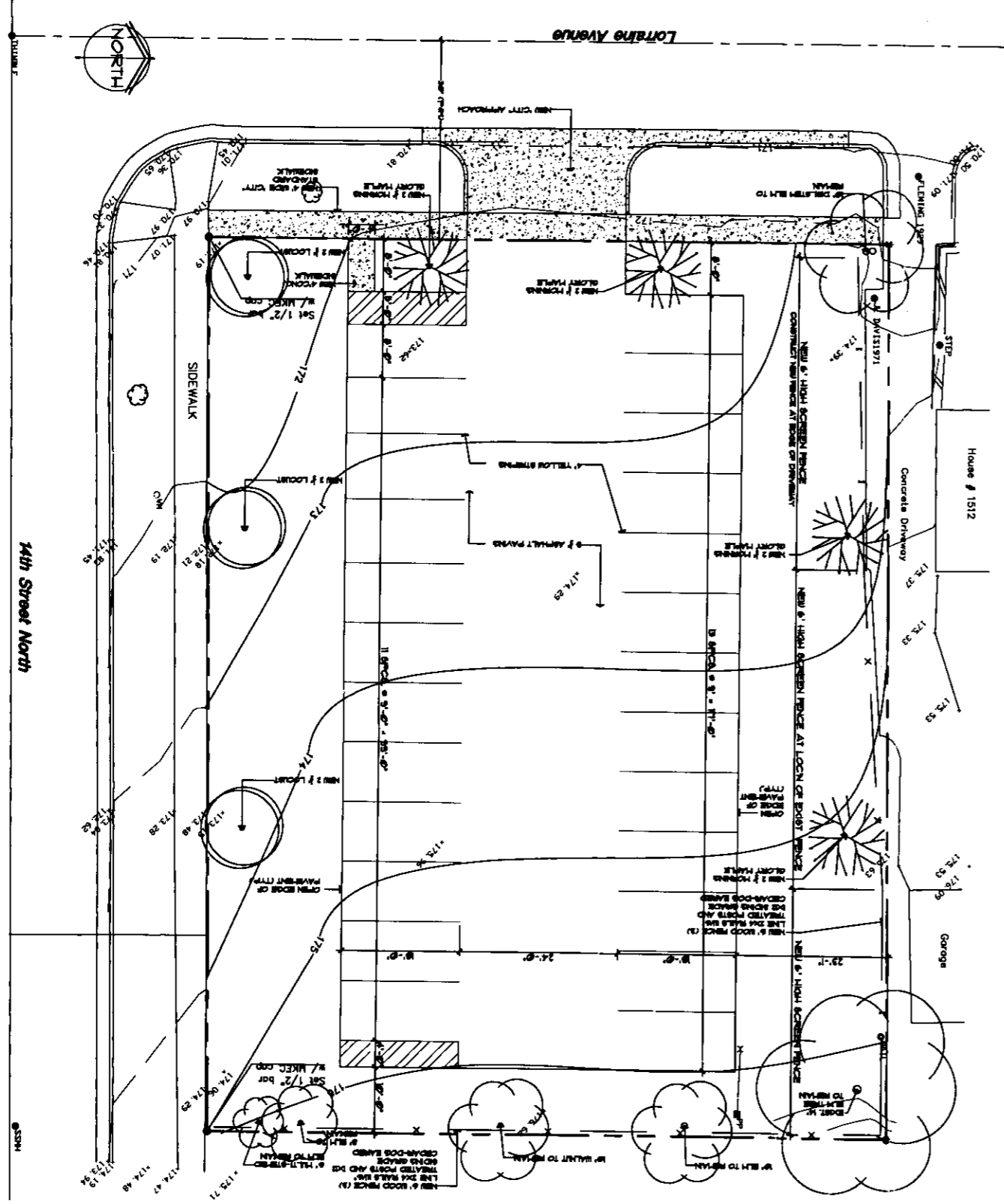
B2A2004-00072
SITE PLAN

APPROVED 9-29-04 BY *SK*

LEGAL DESCRIPTION
 Lots 50, 51 and 52, on Lotline Avenue in Grand
 Addition to Wichita, Sedgwick County, Kansas.

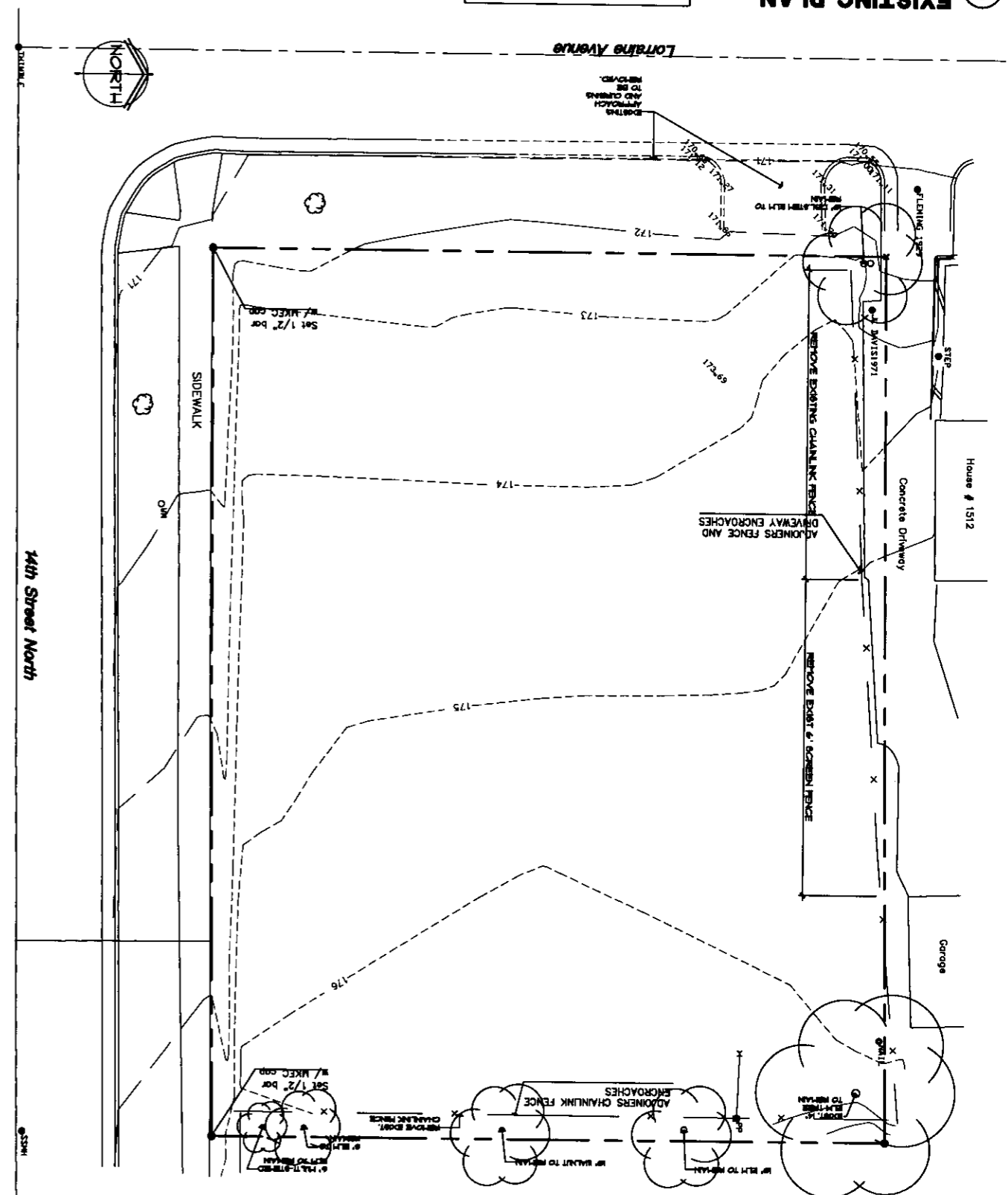
NOTE:
 DASHED CONTOURS TO
 REMAIN
 NEW CONTOURS

B SITE PLAN



NOTE:
 DASHED CONTOURS
 TO REMAIN
 EXISTING CONTOURS

A EXISTING PLAN

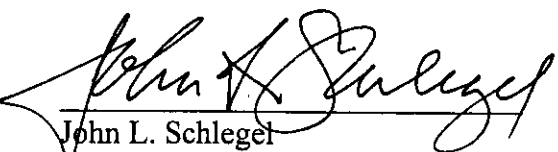


- 3) Compatibility with existing or permitted uses on abutting sites: Churches and associated accessory uses such as parking are permitted in residential zoning districts, and the allowance of a parking area within the setback should not compromise existing or permitted uses on abutting sites due to the minor nature of the encroachment into the 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.

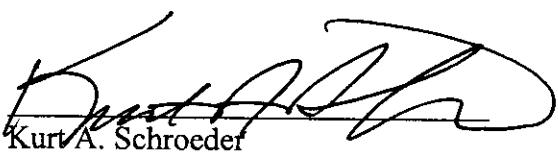
Our signatures below indicate that a Zoning Adjustment to permit a parking area to be located within the front setback in a residential zoning district but no closer than 8 feet from the property line is hereby granted, subject to the following conditions:

- 1) The parking area shall be developed in general conformance with the approved site plan.
- 2) The parking area shall be paved and marked.
- 3) The parking area shall be developed in general conformance with the landscape ordinance per a separate landscape plan to be approved prior to the issuance of a building permit.
- 4) 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.



John L. Schlegel
Planning Director



Kurt A. Schroeder
Superintendent of Central Inspection

cc: Wes Darnell, Wilson, Darnell, Mann, 105 N. Washington, Wichita, KS 67202
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



Wichita-Sedgwick County Metropolitan Area Planning Department

September 29, 2004

Harry B. Christian
Saint Mark United Methodist Church
1525 N. Lorraine
Wichita, KS 67214

Re: BZA2004-00072: Zoning Adjustment for a church to permit a parking area to be located within the front setback in a residential zoning district.

Legal Description: Lots 50, 52, 54, & 56, on Lorraine, Girard Addition, Wichita, Sedgwick County, Kansas. Generally located north of K-96 and east of Woodlawn (3104 E. 14th St. N.).

Dear Mr. Christian:

We have reviewed your request for a Zoning Adjustment to permit a parking area within the front setback in a residential zoning district. From reviewing your application, we understand that you propose to construct additional parking for your church. From reviewing your site plan, we understand that you propose to locate the additional parking area within the front setback along Lorraine. Therefore, you have requested an adjustment to permit the parking area within the front setback but no closer than eight feet from the property line.

Section V-I.2.1. of the Unified Zoning Code allows an adjustment to permit a parking area within the front setback in a residential zoning district but in no case closer than eight feet from the property line when the four conditions required by Section V-I.6. of the Unified Zoning Code are met. We find that allowing the parking area within the front setback meets the four conditions required by Section V-I.6. of the Unified Zoning Code as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposal should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity because sufficient separation between the parking area and the property line will remain to prevent the encroachment of vehicles onto the right-of-way.
- 2) Impact on existing uses in surrounding areas: There should be no negative impact on the existing uses in surrounding areas as a result of the adjustment, as the parking area is adjacent to a residential driveway, is separated from the nearest residence by approximately 30 feet, and screening and landscaping will be provided for the parking area.