



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

August 11, 2006

The Salvation Army  
Attn: Major Charles H. Smith, City Commander  
350 N Market  
Wichita KS 67202



**FILE COPY**

TF-3  
**Re: BZA2006-57: Zoning Adjustment to permit parking within the front setback but no closer than 8 feet to the property line in ~~"SF-5"~~ Single-family Residential zoning for reconfiguration and expansion of a parking lot, southeast of Everett and Dora (1928 S. Everett).**

**Lots 21, 23, 25, Block M, South University Place Addition, Wichita, Sedgwick County, KS.**

Dear Major Smith:

We have reviewed your request for a Zoning Adjustment to permit parking within the front setback but no closer than 8 feet to the property line on the above-referenced property. From reviewing your application we understand that you propose to reconfigure expand the parking lot to the south. Your site plan indicates a parking lot within the front setback, but no closer than 8 feet to the property line, therefore, you have requested a Zoning Adjustment to permit parking within the front setback.

Sec. V-I.2.1. of the Unified Zoning Code allows an adjustment to permit parking within the front setback but no closer than 8 feet to the property line when the conditions required by Sec. V-I.6. of the Code are met. We find that permitting parking within the front setback as proposed meets the four conditions required by Sec. V-I.6. of the Code as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed parking area should not have a detrimental impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area. Sufficient parking should be available for the anticipated need, and the parking does not interfere with public right-of-way.
- 2) Impact on existing uses in surrounding areas: The proposed parking area should not impact existing uses in surrounding areas, as all parking for this project should be adequately provided on the site, and the parking is screened per a landscape plan.

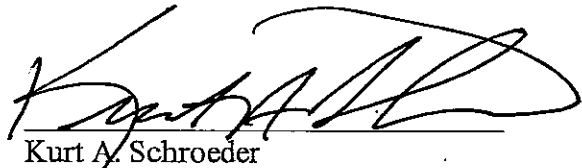
- 3) Compatibility with existing or permitted uses on abutting sites: The proposed parking area should not compromise existing or permitted uses on abutting sites, as all parking for this project should be adequately provided on the site, and the parking is screened per a landscape plan.
- 4) Effect on public health, safety or welfare: There will be no encroachment into public right of way or utility easements; therefore there should be no impact on the public's safety, health or welfare.

Our signatures below indicate that an administrative adjustment to permit parking within the front setback but no closer than 8 feet to the property line 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.
- 2) The parking area shall be developed in conformance with the approved landscape plan.
- 3) The parking area shall be paved and marked in accordance with City of Wichita standards.
- 4) Any violation of these conditions shall render the Administrative Adjustment null and void.

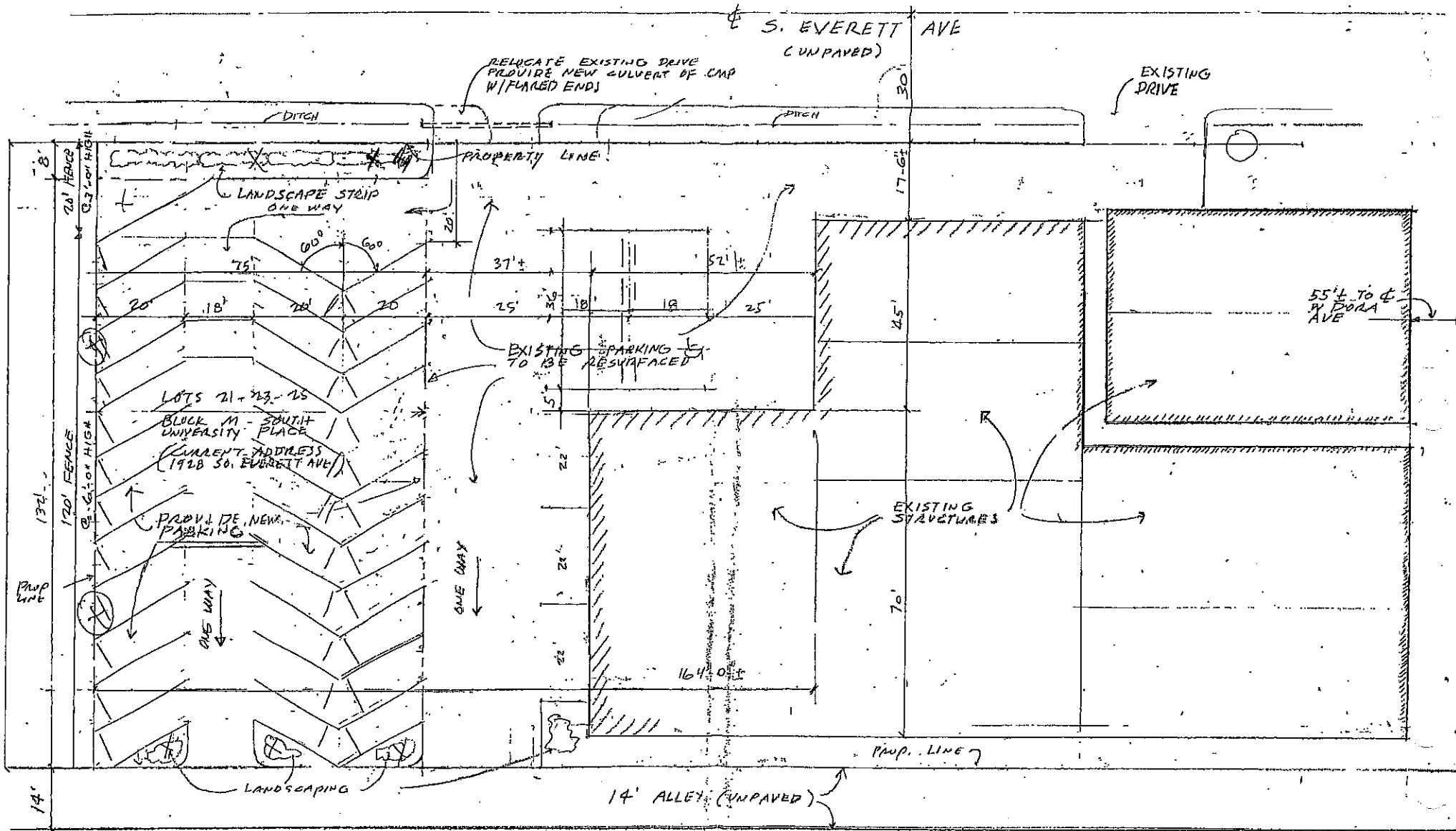
The "Development Application" sign should now be removed from the property.

  
John L. Schlegel  
Planning Director

  
Kurt A. Schroeder  
Superintendent of Central Inspection

Enclosure

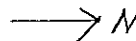
cc: Kurt Schroeder, OCI  
Paul Hays, OCI  
Randy Sparkman, OCI  
Herb Shaner, OCI



DATA BLOCK

OWNER CONTACT: 943-9893 Major James Mungai  
 DRAWN BY: MORRIS PERKINS - 685-7226  
 DATE: 06/25/04 REVISED: 07/01/04 - 04/03/06

SITE PLAN 1"=20'



SALVATION ARMY FACILITY

2151 W. DORA AVE  
 WICHITA KS