

ACTION

BZA 56-88 Approved 1-24-89
DATE

200' Sec ✓
Checked LO
Start 4-1589 ✓
Record ✓

BZA 56-88 - Barbara Palmer requests an exception to permit the establishment of off-street parking on prop. zoned "AA" One-Family Dwelling Dist., located on north side of Jennie in an area east

POSTED 12-20-88
KCO

ACTION

B.Z.A. 56-88 Approve 1-24-89
DATE

200'4 Sec ✓
Checked LO
Sheet 4-1389
Record ✓

BZA 56-88 - Barbara Palmer requests an exception to permit the establishment of off-street parking on prop. zoned "AM" One-Family Dwelling Dist., located on north side of Jennie in an area zoned

DATA SHEET

MAP NO.: 4947 A

CASE NO. BZA 56-88

(CPO 5A, 1/18/89)

REQUEST: Exception to permit the establishment of off-street parking.

EXISTING ZONING: "AA" One-Family Dwelling District

GENERAL LOCATION: North side of Jennie in an area east of Woodchuck (7912 Jennie).

APPLICANT: Barbara A. Palmer
 ADDRESS: P. O. Box 9450
 Wichita, KS 67277

PHONE: 722-9132

AGENT: None
 ADDRESS:

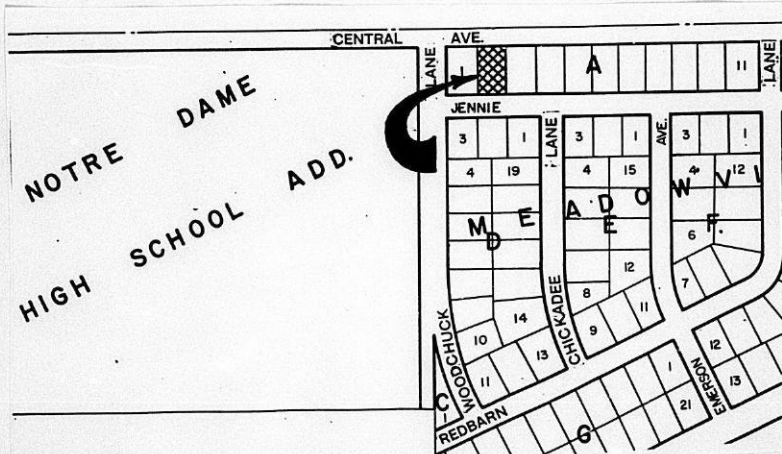
PHONE:

AREA DATA

Acres: 130 ft. by 75 ft.

Adjacent Zoning and Land Use:

North "AA" *single-family*
 South "AA" "
 East "AA" "
 West "BB" *Office building*



D-9340 complete access central to Central from lot 2
 BCC accepted 11-9-76
 recorded 11-16-76 on Film 218 Pg 88

LOS ANGELES, CHICAGO, LOAN, OK
 HOUSTON, TX, JACKSONVILLE, GA
 U.S.A.

Sprind
 No. 2-153C

BZA INSPECTION SHEET

MAP NO.: 4947A

CASE NO. BZA 56-88

REQUEST: Exception to permit the establishment of off-street parking.

EXISTING ZONING: "AA" One-Family Dwelling District

GENERAL LOCATION: North side of Jennie in an area east of Woodchuck (7912 Jennie).

APPLICANT: Barbara A. Palmer
ADDRESS: P. O. Box 9450
Wichita, KS 67277

PHONE: 722-9132

AGENT: None
ADDRESS:

PHONE:

HEARING DATE: 1/24/89

BZA ACTION: *Approve subject to conditions including a revised site plan, a landscape plan; and closing two driveways*

FOLLOW-UP DATES: *Revised site plan and landscape plan to be submitted by March 24, 1989. All required improvements to be completed by January 24, 1990 or prior to use of the new parking lot, whichever occurs first.*

RESPONSE BY MAPD: *Revised site plan and landscape plan submitted and approved March 7, 1989.*

RESPONSE BY CID:

BZA RESOLUTION NO. 56-88

WHEREAS, Barbara A. Palmer, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit the establishment of off-street parking on property zoned the "AA" One-Family Dwelling District and legally described as follows:

Lot 2, Block A, Meadowview Estates, an Addition in Sedgwick County, Kansas. Generally located on the north side of Jennie in an area east of Woodchuck (7912 Jennie).

WHEREAS, proper notice as required by ordinance and by the rules of the Board of Zoning Appeals has been given; and

WHEREAS, the Board of Zoning Appeals did, at the meeting of January 24, 1989, consider said application; and

WHEREAS, the Board of Zoning Appeals has proper jurisdiction to consider said request for an exception under the provisions of Section 2.12.590.C, Code of the City of Wichita; and

WHEREAS, the Board of Zoning Appeals has authority to permit the establishment of off-street parking on property zoned the "AA" One-Family Dwelling District, subject to the conditions outlined in Section 28.04.145, Code of the City of Wichita.

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that this application be approved to permit the establishment of off-street parking on property zoned the "AA" One-Family Dwelling District and legally described as follows:

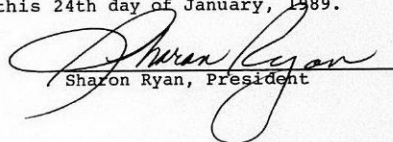
Lot 2, Block A, Meadowview Estates, an Addition in Sedgwick County, Kansas. Generally located on the north side of Jennie in an area east of Woodchuck (7912 Jennie).

subject to the following conditions:

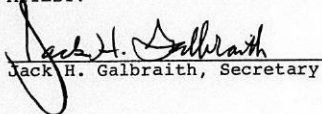
1. The parking spaces, driveway, and all circulation aisles shall be surfaced with concrete or asphalt and marked in conformance with the site plan submitted with this application.
2. Access to this parking lot shall be through Lot 1, Block A, Meadowview Estates, as shown on the site plan submitted with this application. The existing driveway from Woodchuck on Lot 1 and the existing driveway from Jennie on Lot 2 shall be removed and the curbs reconstructed at the time the parking area on Lot 2 is paved.
3. A 6-foot-high solid wood fence shall be erected along the east and north sides of the proposed parking lot and shall be continued into the northwest corner of the parking lot so that the fence is connected with the office building to provide screening of the parking lot as viewed from eastbound Central traffic. The south side of the parking lot shall also be fenced with a 3- to 4-foot-high solid wood fence at the 25-foot setback line, except for the area occupied by the circulation aisle. The site plan shall be revised to include all the required fences and shall note their height and material, as well as location.
4. The 25-foot front yard and the 15-foot east side yard shall be landscaped with grass, trees and shrubs. Three copies of a landscape plan shall be submitted to the Secretary for review and approval. The landscape plan shall include the names and quantities of all plant materials, as well as their size when installed, and shall state the method of watering the plants (i.e., underground irrigation system, hose bibs, etc.). Existing plant materials which are to remain shall be noted and identified.

5. The revised site plan showing the fences and the landscape plan shall be submitted to the secretary of the Board within 60 days following approval of the parking exception and prior to release of the resolution, or this application shall be considered denied and closed.
6. The parking lot shall be used only for the parking of passenger vehicles owned or operated by employees and clients of the office building located on Lot 1, Block A, Meadowview Estates.
7. Only such signs as are necessary for the operation of the parking lot shall be permitted and shall not exceed the size set forth in 28.04.139.C.1 of the Zoning Ordinance.
8. If lights are provided, they shall be so arranged as to deflect or direct light away from any adjacent dwelling district.
9. The paved areas, fences and landscaping shall be maintained in good condition at all times and shall be repaired or replaced when necessary.
10. Prior to use of the property as a parking lot, and in no case later than 12 months after approval by the Board, all conditions of this resolution and of Section 28.04.145 of the Zoning Ordinance shall be complied with or the resolution shall become null and void.

ADOPTED AT WICHITA, KANSAS, this 24th day of January, 1989.


Sharon Ryan, President

ATTEST:


Jack H. Galbraith, Secretary

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4551

March 9, 1989

Barbara A. Palmer
P. O. Box 9450
Wichita, KS 67277

Re: BZA 56-88 - Exception to permit the establishment of off-
street parking at 7912 Jennie.

Dear Ms. Palmer:

Enclosed is a signed copy of the above-referenced BZA resolution adopted by the Board of Zoning Appeals on January 24, 1989. This resolution reflects the official action of the Board to grant your request and sets out the conditions of approval. It is forwarded to you for your information and files now that the landscape plan and revised site plan have been submitted and approved.

If you have questions concerning this matter, please call our office.

Sincerely,

Louise Olivarez
Louise Olivarez
Assistant Secretary
Board of Zoning Appeals

LO:jcm
Enclosure

cc: Monty Robson, Superintendent of Central Inspection
Joe Donnelly, Zoning Administrator, CID
Dale Rea, Deputy City Clerk

SEDGWICK COUNTY
SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 288-4561

January 26, 1989

Ms. Barbara A. Palmer
P.O. Box 9450
Wichita, KS 67277

Re: BZA 56-88 - Exception to permit the establishment of
off-street parking in the "AA" district. (7912 Jennie)

Dear Ms. Palmer:

At the regular meeting of the Board of Zoning Appeals on January 24, 1989, your request for an exception was considered. It was the action of the Board to grant the request, subject to the following conditions:

1. The parking spaces, driveway, and all circulation aisles shall be surfaced with concrete or asphalt and marked in conformance with the site plan submitted with this application.
2. Access to this parking lot shall be through Lot 1, Block A, Meadowview Estates, as shown on the site plan submitted with this application. The existing driveway from Woodchuck on Lot 1 and the existing driveway from Jennie on Lot 2 shall be removed and the curbs reconstructed at the time the parking area on Lot 2 is paved.
3. A 6-foot-high solid wood fence shall be erected along the east and north sides of the proposed parking lot and shall be continued into the northwest corner of the parking lot so that the fence is connected with the office building to provide screening of the parking lot as viewed from eastbound Central traffic. The south side of the parking lot shall also be fenced with a 3- to 4-foot-high solid wood fence at the 25-foot setback line, except for the area occupied by the circulation aisle. The site plan shall be revised to include all the required fences and shall note their height and material, as well as location.
4. The 25-foot front yard and the 15-foot east side yard shall be landscaped with grass, trees and shrubs. Three copies of a landscape plan shall be submitted to the Secretary for review and approval. The landscape plan shall include the names and quantities of all plant materials, as well as

their size when installed, and shall state the method of watering the plants (i.e., underground irrigation system, hose bibs, etc.). Existing plant materials which are to remain shall be noted and identified.

- Approved
3-8-89*
5. The revised site plan showing the fences and the landscape plan shall be submitted to the secretary of the Board within 60 days following approval of the parking exception and prior to release of the resolution, or this application shall be considered denied and closed.
 6. The parking lot shall be used only for the parking of passenger vehicles owned or operated by employees and clients of the office building located on Lot 1, Block A, Meadowview Estates.
 7. Only such signs as are necessary for the operation of the parking lot shall be permitted and shall not exceed the size set forth in 28.04.139.C.1 of the Zoning Ordinance.
 8. If lights are provided, they shall be so arranged as to deflect or direct light away from any adjacent dwelling district.
 9. The paved areas, fences and landscaping shall be maintained in good condition at all times and shall be repaired or replaced when necessary.
 10. Prior to use of the property as a parking lot, and in no case later than 12 months after approval by the Board, all conditions of this resolution and of Section 28.04.145 of the Zoning Ordinance shall be complied with or the resolution shall become null and void.

The resolution setting forth the official action of the Board will be released upon compliance with condition five. The revised site plan and landscape plan must be submitted to our office no later than March 24, 1989.

This is a reminder that the zoning adjustment sign should now be removed from the property. If you have any questions, please call our office.

Sincerely,

Louise Olivarez
Louise Olivarez
Assistant Secretary
Board of Zoning Appeals

LO:sm

cc: Monty Robson, Superintendent of Central Inspection
Joe Donnelly, Zoning Administrator
Dale Rea, Deputy City Clerk

REASONS FOR APPROVING BZA 56-88

The conditions of approval as set out in Section 28.04.145 of the Zoning Ordinance are found to exist;

Although the general character of the neighborhood is single-family residential, the subject lot would be suitable for parking (upon removal of the house) associated with the adjacent office building and will be screened and access limited to the extent that it should be beneficial for the neighborhood by reducing the amount of on-street parking;

There will be no significant impact on community facilities as a result of this parking lot;

The recommendation of approval by staff and the CPO Council.

THE CITY OF WICHITA

DATE: January 19, 1988

TO: Louise Oliverez, Principal Planner

FROM: Barry L. Carroll, Administrative Aide III *BLC*

SUBJECT: BZA 56-88: North side of Jennie in
an area east of Woodchuck (7912
Jennie)

On Wednesday, January 18, 1989, CPO West Side Neighborhood Council 5A considered the captioned request for an exception to permit the establishment of off-street parking on property zoned the "AA" One-Family Dwelling District. Council members were provided the notice to adjoining property owners, a map of the area and MAPD staff comments. After extensive discussion, the voted 7-0 to recommend approval of the request, subject to staff comments.

The agent, Bill Goodwin, was present to explain the specifics of the request and respond to questions from the members. Mr. Goodwin displayed a site plan which indicated additional space for 28 parking slots. Additionally, Mr. Goodwin stated that should the exception be granted, the applicant plans to expand the existing building as well.

There were no area residents to express either support or opposition to the request.

It was the consensus of the members that the initial zoning request should not have been granted due to the lack of parking provisions. However, members agreed to recommend approval of the exception so that vehicles could now be parked off-the-street.

Please provide the CPO Council's recommendation to the Board of Zoning Appeals when case BZA 56-88 is considered.

BLC:blc

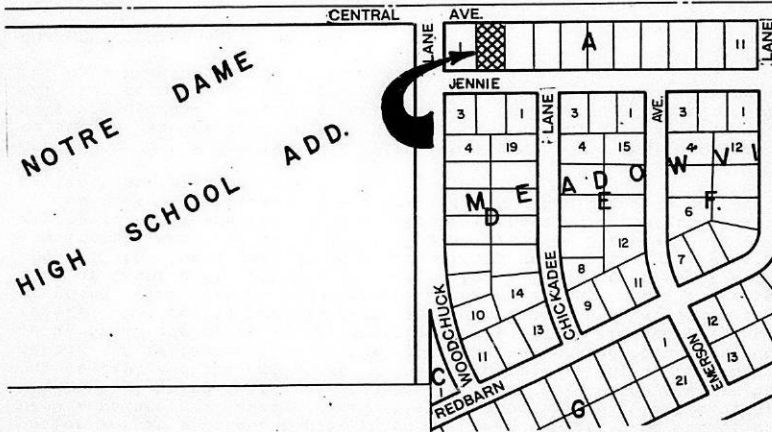
BOARD OF ZONING APPEALS
WICHITA, KANSAS

AGENDA ITEM NO. 4

January 24, 1989

SECRETARY'S REPORT

CASE NUMBER: BZA 56-88
OWNER/APPLICANT/AGENT: Barbara A. Palmer (owner/applicant)
REQUEST: Exception to permit the establishment of off-street parking.
CURRENT ZONING: "AA" One-Family Dwelling District
SITE SIZE: 75 ft. x 130 ft.
LOCATION: North side of Jennie in an area east of Woodchuck (7912 Jennie).



JURISDICTION: The Board has jurisdiction to consider this request under the provisions outlined in Section 2.12.590.C, Code of the City of Wichita. The Board may grant the exception, provided the conditions set out in Section 28.04.145 can be complied with.

BACKGROUND: The applicant is requesting an exception to permit a parking lot on an "AA"-zoned lot which is adjacent to the east of a "BB" office lot. A house now exists on the application area and will have to be removed in order to provide the parking spaces. On the office lot is a former duplex which has been converted to office uses. Five separate businesses are identified as occupying this building, although planning staff has been advised that all businesses are under one control and the employees in the building work for all the businesses. A representative of the applicant has stated that there could be up to 19 employees in the building. The office structure is currently 2,934 square feet in size; an additional 650 square feet is proposed. The parking requirement, based on 1 space per 250 square feet of floor area, would be 15 spaces for a 3,584-square-foot building. If this were considered a medical office building, the parking requirement would be 27 spaces (1/500 sq. ft., or 8 spaces + 1/employee, or 19 spaces). One of the businesses in the office building is Associated Allergists, P.A.; however, the physicians do not see patients at this location.

According to the proposed site plan submitted by the applicant, access to all off-street parking for this office building will be from one existing driveway on Jennie near the west end of the property. The existing curb cut on the application lot, as well as the existing curb cut onto Woodchuck, are to be closed.

ADJACENT ZONING AND LAND USE:

NORTH	"AA"	Single-family dwelling
SOUTH	"AA"	Single-family dwelling
EAST	"AA"	Single-family dwelling
WEST	"BB"	Offices

RECOMMENDATION: Should the Board determine that a parking lot is appropriate at this location, it is recommended that the exception be approved, subject to the following conditions:

1. The parking spaces, driveway, and all circulation aisles shall be surfaced with concrete or asphalt and marked in conformance with the site plan submitted with this application.
2. Access to this parking lot shall be through Lot 1, Block A, Meadowview Estates, as shown on the site plan submitted with this application. The existing driveway from Woodchuck on Lot 1 and the existing driveway from Jennie on Lot 2 shall be removed and the curbs reconstructed at the time the parking area on Lot 2 is paved.
3. A 6-foot-high solid wood fence shall be erected along the east and north sides of the proposed parking lot and shall be continued into the northwest corner of the parking lot so that the

fence is connected with the office building to provide screening of the parking lot as viewed from eastbound Central traffic. The south side of the parking lot shall also be fenced with a 3- to 4-foot-high solid wood fence at the 25-foot setback line, except for the area occupied by the circulation aisle. The site plan shall be revised to include all the required fences and shall note their height and material, as well as location.

4. The 25-foot front yard and the 15-foot east side yard shall be landscaped with grass, trees and shrubs. Three copies of a landscape plan shall be submitted to the Secretary for review and approval. The landscape plan shall include the names and quantities of all plant materials, as well as their size when installed, and shall state the method of watering the plants (i.e., underground irrigation system, hose bibs, etc.). Existing plant materials which are to remain shall be noted and identified.
5. The revised site plan showing the fences and the landscape plan shall be submitted to the secretary of the Board within 60 days following approval of the parking exception and prior to release of the resolution, or this application shall be considered denied and closed.
6. The parking lot shall be used only for the parking of passenger vehicles owned or operated by employees and clients of the office building located on Lot 1, Block A, Meadowview Estates.
7. Only such signs as are necessary for the operation of the parking lot shall be permitted and shall not exceed the size set forth in 28.04.139.C.1 of the Zoning Ordinance.
8. If lights are provided, they shall be so arranged as to deflect or direct light away from any adjacent dwelling district.
9. The paved areas, fences and landscaping shall be maintained in good condition at all times and shall be repaired or replaced when necessary.
10. Prior to use of the property as a parking lot, and in no case later than 12 months after approval by the Board, all conditions of this resolution and of Section 28.04.145 of the Zoning Ordinance shall be complied with or the resolution shall become null and void.

(_____) Published in The Daily Reporter, 12/30/88

OFFICIAL NOTICE

NOTICE IS HEREBY given that on the 24th day of January, 1989, the Board of Zoning Appeals of the City of Wichita, Kansas, meeting in the Board Room, First Floor, City Hall, 455 N. Main, Wichita, Kansas, will consider the following applications beginning at 1:30 p.m.

1. Case No. BZA 56-88 - Barbara A. Palmer, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit the establishment of off-street parking on property zoned the "AA" One-Family Dwelling District and legally described as follows:

Lot 2, Block A, Meadowview Estates, an Addition in Sedgwick County, Kansas. Generally located on the north side of Jennie in an area east of Woodchuck (7912 Jennie).

-
2. Case No. BZA 57-88 - Amoco Oil Company, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit the establishment of a single-bay automatic car wash in association with a proposed Amoco Service Station on property zoned the "LC" Light Commercial District and legally described as follows:

The West 191.5 feet of Lot 1, Westwind 3rd Addition, Wichita, Sedgwick County, Kansas. Generally located at the southeast corner of 21st and Tyler Road.

-
3. Case No. BZA 58-88 - Amoco Oil Company, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit the establishment of a single-bay automatic car wash in association with an existing Amoco Service Station on property zoned the "LC" Light Commercial District and legally described as follows:

Lot 1, except the north 10 feet thereof, and all of Lots 3, 5, 7, 9 and 11 on Piatt in Parkview Addition to Wichita, Kansas, and Lot 2, except the north 10 feet thereof, and all of Lots 4, 6, 8, 10 and 12 on Minnesota in Parkview Addition to Wichita, Kansas. Generally located on the south side of 21st Street North between Minnesota and Piatt.

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As provided in City Ordinances hereinabove described and Section 2.12.560 et. seq., Code of the City of Wichita, Sedgwick County, Kansas, the same will then and there be discussed and considered by the said Board of Zoning Appeals and all persons interested in said matters will be heard at this time concerning their views and wishes in the premises, and any protest against any of the provisions of the exceptions will be considered by the Board of Zoning Appeals as by law provided.

WITNESS my hand and seal this 30th day of December, 1988.

Jack Galbraith, Secretary
Board of Zoning Appeals

BOARD OF ZONING APPEALS
Tenth Floor - City Hall
455 North Main, Wichita, Kansas 67202

December 30, 1988

NOTICE OF PUBLIC HEARING:

CASE NO. BZA 56-88

As required by law, all property owners of record within 200 feet of a property to be considered for an exception or variance by the Board of Zoning Appeals are to be notified of the public hearing. An application has been filed by Barbara Palmer, requesting an exception.

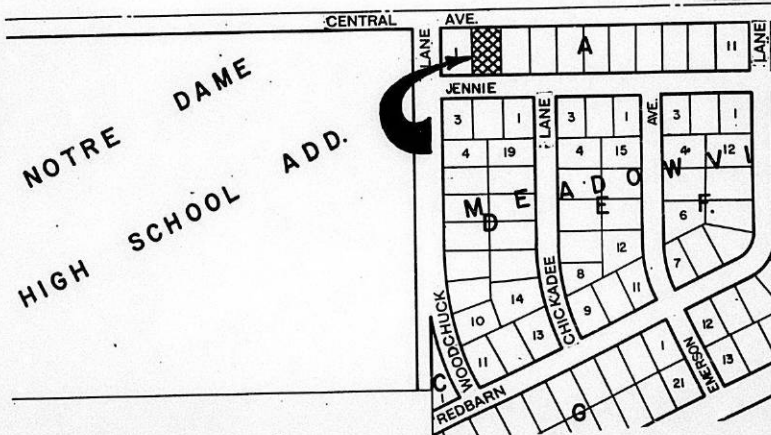
Pursuant to Section 2.12.590.C, Code of the City of Wichita, the applicant is requesting an exception to permit the establishment of off-street parking on property zoned the "AA" One-Family Dwelling District. A legal description of the applicant's property is as follows:

Lot 2, Block A, Meadowview Estates, an Addition in Sedgwick County, Kansas.
Generally located on the north side of Jennie in an area east of Woodchuck (7912 Jennie).

This application has been assigned Case No. BZA 56-88. It will be considered by the Board of Zoning Appeals on Tuesday, January 24, 1989, at 1:30 p.m. in the Board Room, First Floor of City Hall, 455 North Main, Wichita, Kansas. If you have no interest in or objections to the requested exception, you have no obligation to appear or comment. If you desire to appear at the Board meeting, you are invited to do so either in person or by agent or attorney.

If you have any questions about the application, please feel free to call the Wichita-Sedgwick County Metropolitan Area Planning Department at 268-4421.

NOTE: We have been advised by the Citizen Participation Organization staff that CPO West Side Neighborhood Council "5A" will consider this case at their meeting to be held on Wednesday, January 18, 1989, at 7:00 p.m. at the American National Bank, 10222 West Central. Additional information regarding this CPO meeting may be obtained by calling the CPO office at 268-4516.



BZA CASE NO. 56-88

15 LEGAL ADVERTISEMENTS SENT TO MAPC & BZA
___ NOTICES SENT TO APPLICANT/AGENT
___ NOTICES SENT TO ADJOINING PROPERTY OWNERS
5 NOTICES SENT TO BZA MEMBERS

NOTICES SENT _____

1 NOTICE SENT TO CPO
2 NOTICES SENT TO CITY MANAGER & CITY
COUNCIL REPRESENTATIVE TO DISTRICT
5 NOTICES TO MAPD STAFF -

Jack Galbraith
Louise Olivarez
Bob Young
Forrest Nagley
Karen Crook

for 1-24-89 mtg

APPLICATION FOR EXCEPTION

I. Applicant Barbara A. Palmer
Address PO Box 9450, Wichita, KS Zip Code 67212 Phone 316-722-9132
Agent N/A *67277*
Address _____ Zip Code _____ Phone _____
Relationship of applicant to property is that of owner
(Owner, Tenant, Lessee, Other)

II. Application is made for an exception to permit the establishment of off-street
Palmer Admin. Services, Inc. parking

on property zoned Residential "AA" One-Family Dwelling District which is
130 ft by 75 ft (or _____ acres) in size, legally described as:
Lot 2, Block A, Meadowview Estates, an Addition in Sedgwick County, Kansas *DK*

and located at (7912 Jennie) *in an area* on the north side of Jennie east of Woodchuck
in the City of Wichita.

- III. The applicant herein, or his authorized agent, acknowledges:
- a. That he has received an instruction sheet concerning the filing and hearing of this matter;
 - b. That he has been advised of the fee requirements established by Section 2.12.580 of the Code of the City of Wichita (Ordinance No. 39-285); and that the appropriate fee is herewith tendered;
 - c. That he has been advised of his right to bring action in the District Court of Sedgwick County to appeal the decision of the Board.
 - d. That all documents are attached hereto as noted in paragraphs 2, 3, and 4 of the instructions.

Applicant Barbara A. Palmer
Authorized Agent _____

*(no slotted address entered)
also prepare
control letter
to BB (2-23-89)
to meet
minutes
attached
to file
attached
control letter*

OFFICE USE ONLY:
Map No. 4947A Zoning: (N) AA (S) AA (E) AA (W) BB CPO 5A *1-18-89*

Received in Office of Secretary, Board of Zoning Appeals, _____ (a.m./p.m.),
12-7, 1988, together with appropriate fee of 300 + 300.

Signed Louise Oliveira

OWNERSHIP LIST

Lot	Block	Addition	Property Owner
Lot 1	Block A	Meadowview Estates	Associated Allergists, P.A. 654-656 N. Woodchuck Wichita, KS 67212
<i>Application over</i> Lot 2	Block A	"	<i>copy</i> Barbara Ann Palmer c/o Palmer Administrat- tive Services P.O. Box 9450 Wichita, KS 67277
Lot 3	Block A	"	Eugene H. Brent Margaret I. Brent 7900 Jennie Wichita, KS 67212
Lot 4	Block A	"	Nila June Wyss 7826 Jennie Wichita, KS 67212
Lot 5	Block A	"	Billy W. Stevenson Dorothy W. Stevenson 7820 Jennie Wichita, KS 67212
Lot 1	Block D	"	Rema A. Fagan 7901 Jennie Wichita, KS 67212
Lot 2	Block D	"	Lucinda M. Rockwell Douglas M. Kauffman Evalyn R. Kauffman 7911 Jennie Wichita, KS 67212
Lot 3	Block D	"	Steven C. Pryor Lori W. Pryor 7921 Jennie Wichita, KS 67212
Lot 4	Block D	"	Robert E. Monty 626 Woodchuck Lane Wichita, KS 67212
Lot 19	Block D	"	Kay E. Cropsey Bessie L. Cropsey 625 Chickadee Lane Wichita, KS 67212
Lot 3	Block E	"	Steven S. Graham 7823 Jennie Wichita, KS 67212
Lot 1		Notre Dame High School Addition	Catholic Diocese of Wichita 424 N. Broadway Wichita, KS 67202



SECURITY IS KNOWING

Title Insurance • Escrow Closings • Abstracts

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<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 7	Block 1	Country Acres Addition	Ray J. VonFeldt Charlotte A. VonFeldt 7819 Cottontail Lane Wichita, KS 67212
Lot 8	Block 1	"	Gerald Joseph Sutch Gaynetta M. Sutch 7827 Cottontail Lane Wichita, KS 67212
Lot 9	Block 1	"	Douglas C. Stewart Michelle A. Stewart 7901 Cottontail Lane Wichita, KS 67212
Lot 10	Block 1	"	Equity Development, Inc. 1911 W. 24th Wichita, KS 67204
Lot 11	Block 1	"	Kenneth R. Swenson Leora P. Swenson 3850 S. Meridian Wichita, KS 67217

We hereby certify the foregoing to be a true and correct list of the property owners of the hereinbefore described lots within a 200 foot radius of:

Lot 2, Block A, Meadowview Estates, an Addition in Sedgwick County, Kansas.

as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 7th day of October, 1988, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By

Sr. Vice-President

Order No. 400334 nj

BZA 56-88 Notes

1-5-89 6 pm site inspection of 654 N. Woodchuck:

5 businesses in this bldg including:
Palmer Administrative Services
Associated Allergists, P.A.
Bluestem Buffalo, Inc.
Microsystems Engineering
Immunology Lab ?

5 (or 4) outside doors

5 garbage carts

one curb-cut to Woodchuck

one curb-cut to Jennie

undetermined # parking spaces

6 pm site inspection of 7912 Jennie:

fence along Central in need of paint;
Chainlink fence on east p.l. in
about rear half of lot;
large evergreen near S.E. corner

Info from Bill Goodwin 1-9-89 per phone
Conversation:

All 5 businesses owned by Barbara Palmer;
all employees (potential of 19) work for all 5
companies; 2 physicians and 4 assistants
are there only early in a.m. then disperse
to their 23 clinics located in Kansas & Oklahoma

Goodwin ~~is~~ confirmed Junie Schreber's previous statement that no patients come to this bldg. It is the place where the allergists' medical files are kept and where their library resource materials are.

Goodwin said he was not aware of anyone in his organization (i.e. Barbara Palmer's businesses) having asked C.I.D. to tell them how many parking spaces they need. They just knew they need & want more and are basing it on the maximum they might need if the bldg were to be used for medical offices (1 per 500# plus 1 per employee).

$$500 \overline{) 3584} + 19 = 27$$

Nº 00459

METROPOLITAN AREA PLANNING DEPARTMENT

Description 1 BZA sign
Name Jennie Schroeder
Address P.O. Box 9450
Fund No. ~~(circle one) 755-40710-003 (fees) 755-40710-004~~
~~(books, xerox) 755-40710-026 (microfilm)~~ 300210-9029
Amount \$300
Date 12-7-88 Due Date 12-7-88 By XC

Form 00-000

Nº 00458

METROPOLITAN AREA PLANNING DEPARTMENT

Description BZA exception (parking in AA)
Name Palmer Administrative Services
Address P.O. Box 9450 67277-0450
Fund No. ~~(circle one) 755-40710-003 (fees) 755-40710-004~~
~~(books, xerox) 755-40710-026 (microfilm)~~ 300210-9029
Amount 300⁰⁰
Date 12-7-88 Due Date 12-7-88 By XC

Form 00-000



Data Block

Address: 654, 656 North Woodchuck

Legal Description: Lot 1, Block A in Meadowview Estates Wichita, Kansas

Project: Addition to office building

Square Footages: New: 650
Existing: 2934 *requires 12 spaces*
Total: 3584

Parking: Existing: 12
Required: 15 *at 1/250 ft*
Shown: 15

Required Design Loads: Roof: 30psf
Wind: 25psf
Floor: Slab on grade

Type of Construction: V-N

Roof: F.R.

Sanitary Facilities: Existing

Fire Protection: Fire Extinguishers per Uniform Fire Code

Occupancy: B-2

*Schroeder said 12-16-86
that there are 19 employees
(not all at one time however. They
come in the AM then dispersed to
other offices)*



**Breidenthal
&
Burk**

**Architecture
Interior Design
Planning**

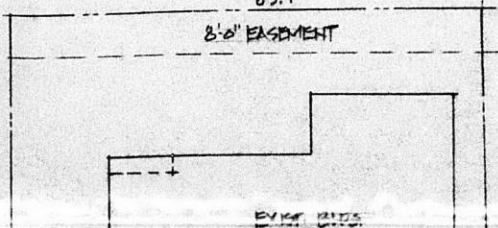
Suite 110
The Orpheum Centre
200 North Broadway
Wichita, Ks. 67202
(316)267-0101

CENTRAL

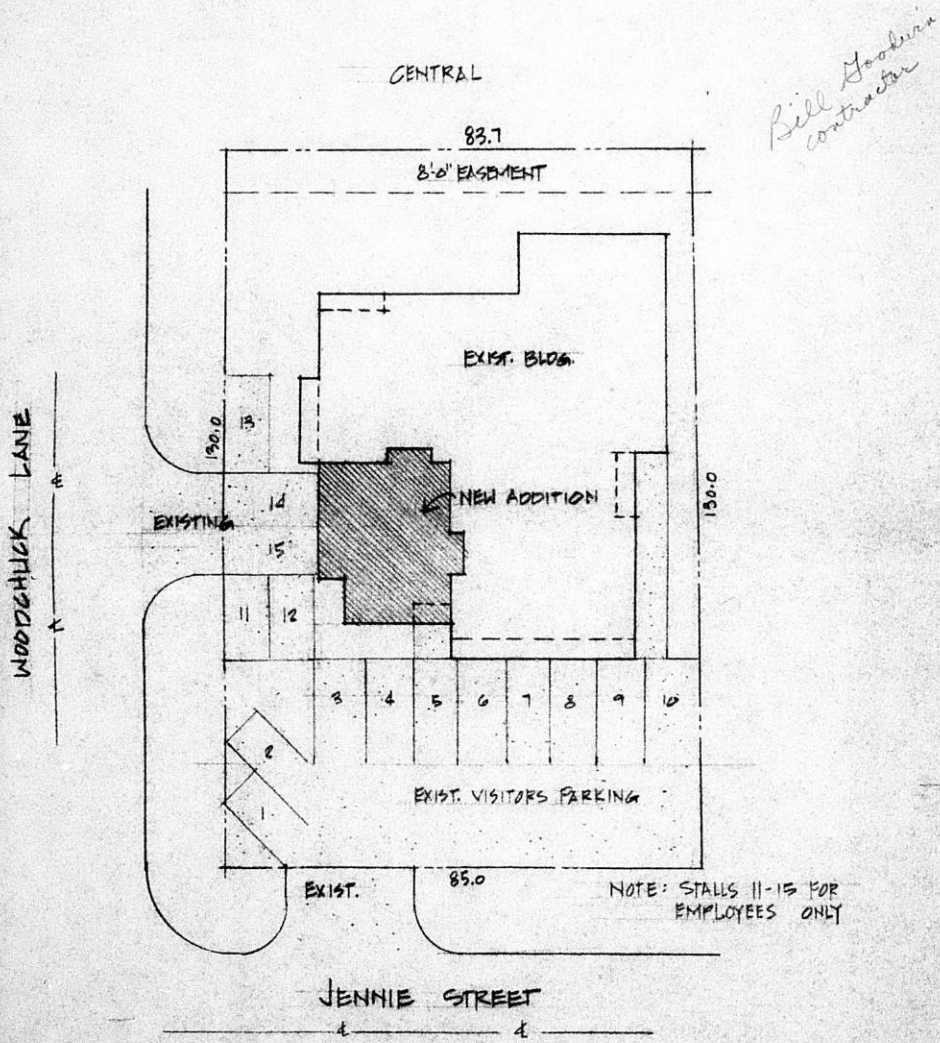
83.7

8'-0" EASEMENT

*Bill Hooker
contractor*



urgist



Addition for Associated Allergist

Project No. 8839

9-30-88 FOR PERMIT
Breidenthal & Burk
Copyright ©

Submitted with application

Site Plan
1" = 20'-0"

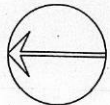




7912 JENNIE
 LOT 2 BLOCK A MEADOWVIEW
 NEW 650
 EXISTING 2934
 TOTAL 3584
 EXISTING 9
 REQUIRED 27
 SHOWN 28

ADDRESS:
 LEGAL DESCRIPTION:
 SQUARE FOOTAGES:
 PARKING:

NORTH



BZA 56-88

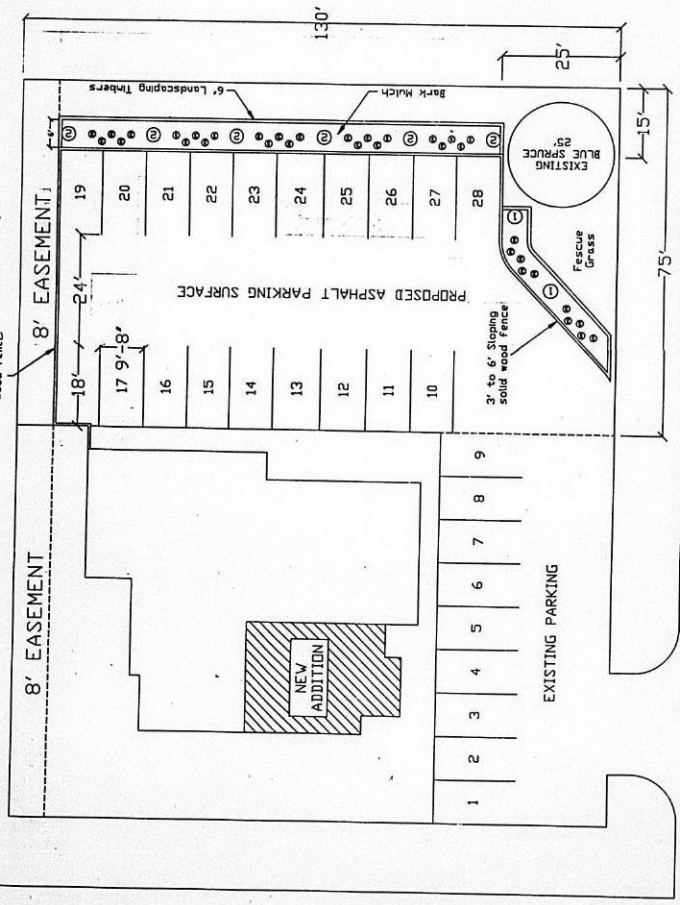
APPROVED SITE PLAN
 AS REVISED

M.A.P.D. COPY 1 of 2

CL JENNIE

CL WOODCHUCK

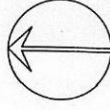
CL WOODCHUCK



ADDRESS: 7912 JENNIE
 LEGAL DESCRIPTION: LOT 2 BLOCK A MEADOWVIEW
 SQUARE FOOTAGES: NEW 650
 EXISTING 2934
 TOTAL 3584
 EXISTING 9
 REQUIRED 27
 SHOWN 28

PARKING:
 SCALE: 1" = 10'

NORTH



BZA 56-88
 APPROVED SITE PLAN
 AS REVISED

CL JENNIE

M.A.P.D. COPY 2 of 2

*

This BZA. Case
Has a Large Drawing
On 35mm Microfilm

Roll # 3