

BACKGROUND: The applicants are requesting an exception to the required 6.5-ft. tall solid masonry screening for a motel (bed and breakfast) in the "BB" district as permitted by the regulations. They propose a 6.5-ft. tall solid wood fence. The Board may grant an exception within certain guidelines, provided the screening does not permit light on debris to pass through to adjacent properties and provided that landscape plantings alone are not deemed sufficient screening.

ADJACENT ZONING AND LAND USE:

NORTH	"B"	Church
SOUTH	"AA"	Residences
EAST	"B"	Lodge w/large paved parking lot
WEST	"B"	Residence

RECOMMENDATION: Should the Board determine that a 6.5-ft. wood fence in lieu of a masonry wall is appropriate at this location, it is recommended that the exception be approved, subject to the following conditions:

1. A 6.5-ft. tall solid wood fence designed to prevent the passage of light and debris shall be installed along the west and east property lines, but in no case closer to Douglas or Oakland than the front yard 20-ft. setback lines. Fences or walls 3 ft. or less in height may also be installed along the Douglas and/or Oakland frontages.

BOARD OF ZONING APPEALS
WICHITA, KANSAS

AGENDA ITEM NO. 7
October 25, 1988

SECRETARY'S REPORT

CASE NUMBER: BZA 50-88

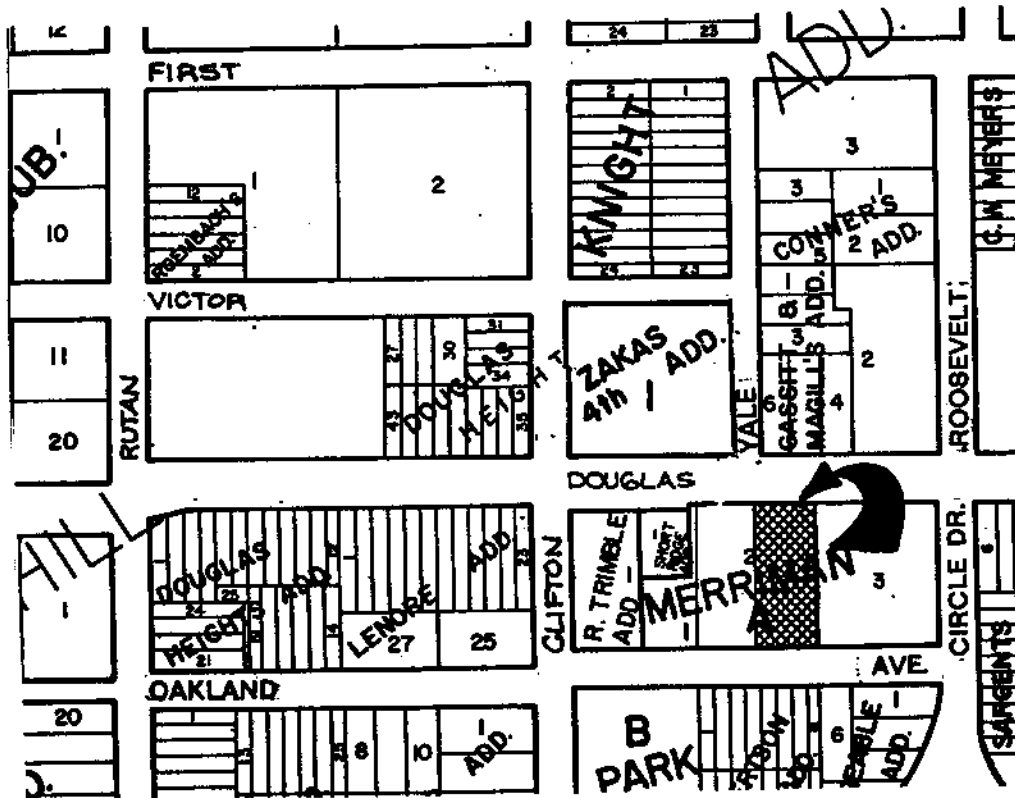
OWNER/APPLICANT/AGENT: Kevin Daves & Greg Johnson
(owners/applicants)

REQUEST: Exception to permit the establishment of a 6.5 ft. tall closed wood screen, rather than a solid masonry wall, as screening for a motel (bed and breakfast establishment).

CURRENT ZONING: "BB" Office District

SITE SIZE: 100 ft. x 218.38 ft.

LOCATION: South side of Douglas in an area east of Clifton (3751 E. Douglas).



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 28.04.080.A.4.d can be complied with.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

October 31, 1988

Kevin Daves & Greg Johnson
d/b/a The Core Group, Inc.
3751 E. Douglas
Wichita, KS 67218

Re: BZA 50-88 - Exception to permit the establishment of a
6.5-ft.-tall closed wood as screening for a bed and
breakfast establishment (3751 E. Douglas).

Gentlemen:

Enclosed is a signed copy of the above-referenced BZA resolution adopted by the Board of Zoning Appeals on October 25, 1988. 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. The fence design plan as submitted to the Board was approved and a copy is being transmitted to Central Inspection for their files.

This is a reminder that the zoning adjustment signs should now be removed from the property. If you have any questions concerning this matter, please contact our office.

Sincerely,

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

FILE COPY

BZA RESOLUTION NO. 50-88

WHEREAS, Kevin Daves & Greg Johnson, d/b/a The Core Group, Inc., pursuant to Section 2.12.590.C, Code of the City of Wichita, request an exception to permit the establishment of a 6.5 ft. tall closed wood screen, rather than a solid masonry wall, as screening for a motel (bed and breakfast establishment) on property zoned the "BB" Office District and legally described as follows:

The East 100 feet of Lot 2, Block A, Merriman Park Addition to Wichita, Sedgwick County, Kansas. Generally located on the south side of Douglas in an area east of Clifton (3751 E. Douglas).

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 October 25, 1988, 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 a 6.5 ft. tall closed wood screen, rather than a solid masonry wall, as screening for a motel (bed and breakfast establishment) on property zoned the "BB" Office District, subject to the conditions outlined in Section 28.04.080.A.4.d, Code of the City of Wichita.

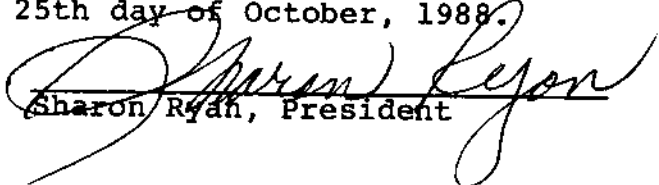
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that this application be approved to permit the establishment of a 6.5 ft. tall closed wood screen, rather than a solid masonry wall, as screening for a bed and breakfast establishment on property zoned the "BB" Office District and legally described as follows:

The East 100 feet of Lot 2, Block A, Merriman Park Addition to Wichita, Sedgwick County, Kansas. Generally located on the south side of Douglas in an area east of Clifton (3751 E. Douglas).

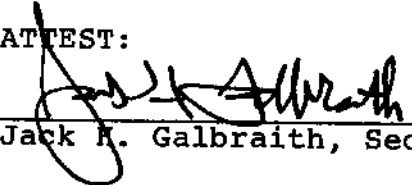
subject to the following conditions:

1. A 6.5-ft. tall solid wood fence designed to prevent the passage of light and debris shall be installed along the west, east and south sides of the property, but in no case closer to Douglas than the front yard 20-ft. setback line.
2. Plans for the fence design shall be submitted to the Secretary for review and approval prior to building permits being issued for conversion of this property to a bed and breakfast inn. The fence shall be designed so that unsightly structural supports are not visible from adjacent streets or properties.

ADOPTED AT WICHITA, KANSAS, this 25th day of October, 1988.


Sharon Ryan, President

ATTEST:


Jack H. Galbraith, Secretary