

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.

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

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

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,

A handwritten signature in cursive script that reads "Louise Olivarez".

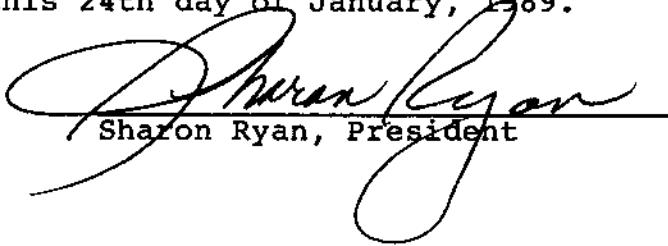
Louise Olivarez
Assistant Secretary
Board of Zoning Appeals

LO:jcm
Enclosure

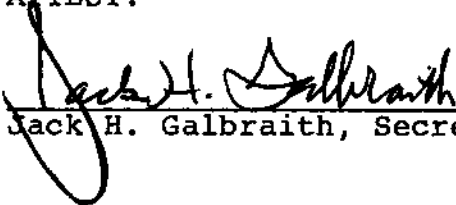
cc: Monty Robson, Superintendent of Central Inspection
Joe Donnelly, Zoning Administrator, CID
Dale Rea, Deputy City Clerk

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

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.