7. A solid 6-foot wood fence or masonry wall shall be erected along the south property line from the southwest corner of the property to the front 25-foot setback line along Green. The fence or wall shall continue northward along the setback line (except for the access drives) at a height of 3 to 4 feet. The fence shall be maintained in good condition at all times.

8. The 25-foot front yard setback area on Green adjacent to the entire application area shall be landscaped with grass, shrubs and trees. Within 60 days following approval of this use exception by the Board, and prior to release of the resolution, the applicant shall submit a landscape plan (including names, sizes and quantities of plant materials) to the Secretary for review and approval. The method of providing water to the plant materials shall be noted on the plan. The plant materials shall be installed prior to the use of Lots 5 and 7 for parking purposes. If weather prohibits the planting, a monetary guarantee of sufficient amount to cover the cost and installation of the plant materials shall be submitted to Central Inspection as guarantee that the plants will be installed during the next planting season.

9. All required improvements, including paving, striping, fencing and landscaping, shall be satisfactorily completed within 12 months following approval of this use exception by the Board, or the resolution shall be considered null and void.

10. Release of this resolution shall make null and void Resolution No. BZA 32-68.

ADOPTED AT WICHITA, KANSAS, this 22nd day of August, 1989.

Sharon Ryan, President

ATTEST:

Jack H. Galbraith, Secretary

BZA RESOLUTION NO. 30-89

WHEREAS, Roger W. Evans, M.D., pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit off-street parking on property zoned the "A" Two-Family Dwelling District and legally described as follows:

> Lots 1, 3, 5 and 7 on Green Street, Solomon's Addition to Wichita, Kansas, together with the south half of vacated alley adjacent to the north of said Lot 1. Generally located between Green and Poplar in an area south of Central.

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 August 22, 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 an exception for off-street parking on property zoned the "A" Two-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 off-street parking on property zoned the "A" Two-Family Dwelling District and legally described as follows:

> Lots 1, 3, 5 and 7 on Green Street, Solomon's Addition to Wichita, Kansas, together with the south half of vacated alley adjacent to the north of said Lot 1. Generally located between Green and Poplar in an area south of Central.

subject to the following conditions:

1. Prior to any parking lot being extended into Lots 5 and 7, the existing structure shall be removed.

2. The off-street parking lot and all driveways providing ingress and egress to the parking lot shall be paved with concrete, asphaltic concrete or asphalt and shall be maintained in good condition and free of all weeds, dust, trash and other debris. The lot shall be striped in accordance with the approved plan and adequate parking guards shall be provided to prevent extension of vehicles beyond property lines and to prevent damage of the required fencing.

3. The parking lot shall be used for passenger vehicles only, and in no case shall it be used for sales, repair work, storage, dismantling or servicing of any vehicles, equipment, materials or supplies.

4. Only such signs as are necessary for the proper operation of the parking lot shall be permitted. "Entrance Only" and "Exit Only" signs shall be provided as designated on the approved site plan.

5. In no case shall a fee be charged for employee or client parking in this lot.

6. If lighting facilities are provided, they shall be so arranged as to deflect or direct light away from any adjacent dwelling district.

SEDGWICK COUNTY

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

October 17, 1989

H. Wayne Foster
545 N. Woodlawn
Wichita, KS 67208

Re: BZA 30-89 - Exception to permit off-street parking, located between Green and Poplar in an area south of Central.

Dear Mr. Foster:

Enclosed is a signed copy of the above-referenced BZA resolution adopted by the Board of Zoning Appeals on August 22, 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 has 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: Roger W. Evans, M.D., 7328 E. Elm Ct., Wichita, KS, 67206
Monty Robson, Superintendent of Central Inspection
Joe Donnelly, Zoning Administrator, CID
Dale Rea, Deputy City Clerk

4. Only such signs as are necessary for the proper operation of the parking lot shall be permitted. "Entrance Only" and "Exit Only" signs shall be provided on the south portion of the property, as designated on the approved site plan.

5. In no case shall a fee be charged for employee or client parking in this lot.

6. If lighting facilities are provided, they shall be so arranged as to deflect or direct light away from any adjacent dwelling district.

7. A solid 6-foot wood fence or masonry wall shall be erected along the south property line from the southwest corner of the property to the front 25-foot setback line along Green. The fence or wall shall continue northward along the setback line (except for the access drives) at a height of 3 to 4 feet. The fence shall be maintained in good condition at all times.

8. The 25-foot front yard setback area on Green adjacent to the entire application area shall be landscaped with grass, shrubs and trees. Within 60 days following approval of this use exception by the Board, and prior to release of the resolution, the applicant shall submit a landscape plan (including names, sizes and quantities of plant materials) to the Secretary for review and approval. The method of providing water to the plant materials shall be noted on the plan. The plant materials shall be installed prior to the use of Lots 5 and 7 for parking purposes. If weather prohibits the planting, a monetary guarantee of sufficient amount to cover the cost and installation of the plant materials shall be submitted to Central Inspection as guarantee that the plants will be installed during the next planting season.

9. All required improvements, including paving, striping, fencing and landscaping, shall be satisfactorily completed within 12 months following approval of this use exception by the Board, or the resolution shall be considered null and void.

10. Release of this resolution shall make null and void Resolution No. BZA 32-68.

BOARD OF ZONING APPEALS
WICHITA, KANSAS

AGENDA ITEM NO. 2

August 22, 1989

SECRETARY'S REPORT

CASE NUMBER: BZA 30-89

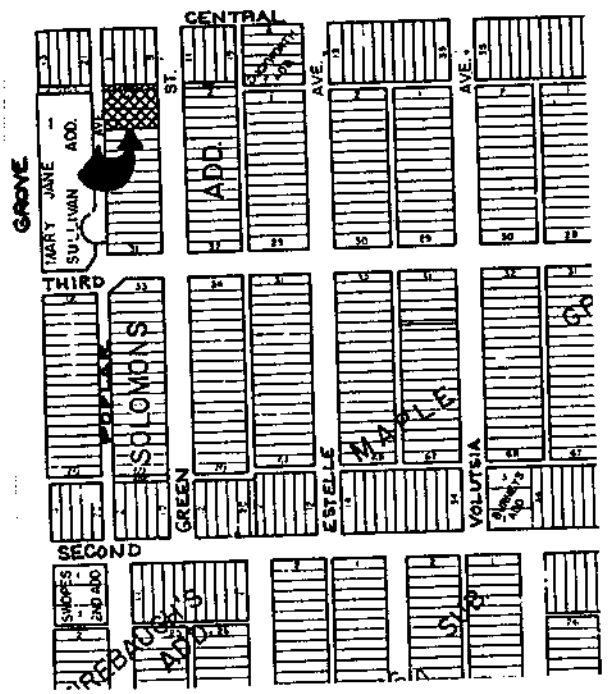
OWNER/APPLICANT/AGENT: Roger W. Evans, M.D. (owner/applicant)
H. Wayne Foster (agent)

REQUEST: Exception to permit expansion of an off-street parking lot.

CURRENT ZONING: "A" Two-Family Dwelling District

SITE SIZE: 106 ft. x 131.25 ft.

LOCATION: Between Green and Poplar in an area south of Central.



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: In 1968, a use exception was approved in the "A" district for a parking lot on two 25-foot platted lots (Lots 1 and 3) between Green and Poplar just south of the light commercially zoned property on Central (BZA 32-68). Additional off-street parking is now needed for the medical offices on Central in this block and a duplex on Lots 5 and 7 just south of the existing parking lot is in the process of being purchased for this purpose. If this request is approved, the duplex will be removed and the parking lot extended south. The agent has stated that the existing parking lot will be resurfaced and restriped when the new lot is paved.

The application area consists of double-frontage lots, but the Green Street frontage has always been considered the true front, as all houses in this block face Green. Poplar is a very narrow street which terminates in a cul-de-sac just north of Third. Parking is not permitted in the front yard setback, but is permitted to extend to all other property lines. A 6-foot screening fence should be required along the south property line and a 3- to 4-foot fence along the front setback line with landscaping within the setback area. The current parking lot has a solid wood fence along its entire south property line, but there is only grass in the setback area along Green.

ADJACENT ZONING AND LAND USE:

NORTH	"LC"	Offices (medical and law)
SOUTH	"A"	One-family dwelling
EAST	"A"	One-family and two-family dwellings
WEST	"B"	Wichita Guidance Center

RECOMMENDATION: Should the Board determine that expansion of an off-street parking lot is appropriate at this location, it is recommended that the exception be approved, subject to the following conditions:

1. Prior to any parking lot being extended into Lots 5 and 7, the existing structure shall be removed.

2. The off-street parking lot and all driveways providing ingress and egress to the parking lot shall be paved with concrete, asphaltic concrete or asphalt and shall be maintained in good condition and free of all weeds, dust, trash and other debris. The lot shall be striped in accordance with the approved plan and adequate parking guards shall be provided to prevent extension of vehicles beyond property lines and to prevent damage of the required fencing.

3. The parking lot shall be used for passenger vehicles only, and in no case shall it be used for sales, repair work, storage, dismantling or servicing of any vehicles, equipment, materials or supplies.