

6. The parking lot shall be stripped in accordance with the approved plan.
7. If lighting facilities are provided, they shall be so arranged as to deflect or direct light away from any adjacent dwelling district.
8. Fences shall be installed and maintained as designated on the site plan approved by the Board.

BOARD OF ZONING APPEALS
WICHITA, KANSAS

AGENDA ITEM NO. 2

December 19, 1989

REVISED SECRETARY'S REPORT

CASE NUMBER: BZA 40-89

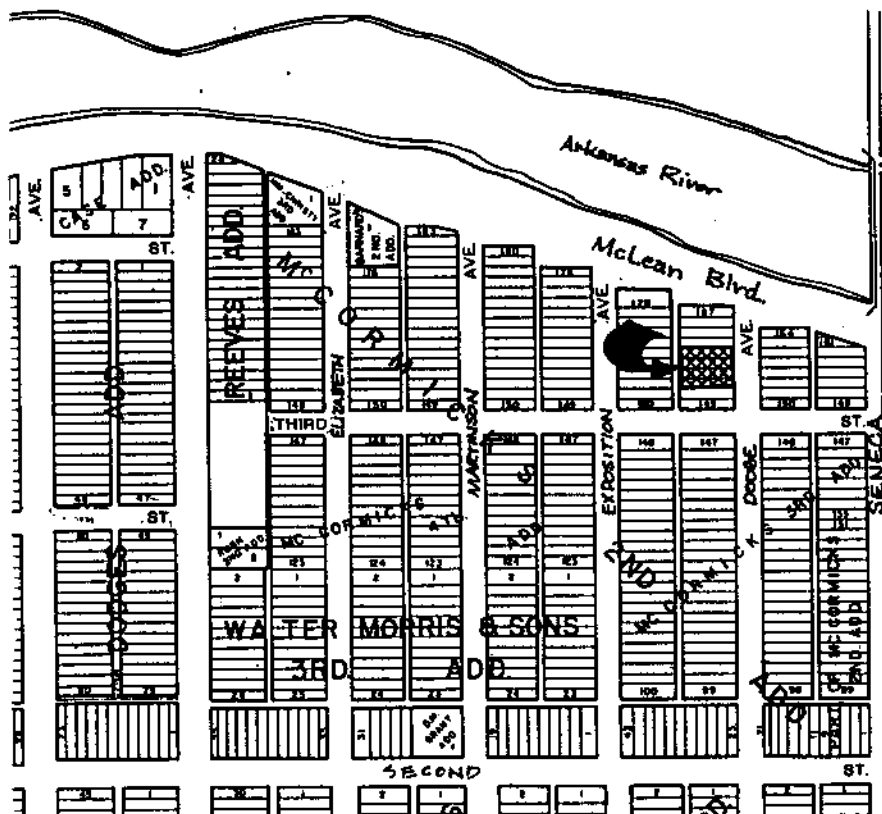
OWNER/APPLICANT/AGENT: Family Consultation Service, Inc.
(owner/applicant)
Oblinger, Mason, McCluggage & Van Sickle
(agents)

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

CURRENT ZONING: "A" Two-Family Dwelling District

SITE SIZE: 100 ft. x 134.9 ft.

LOCATION: West side of Dodge in an area south of McLean Blvd.



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, Family Consultation Service, Inc., located at the southeast corner of McLean and Exposition, is desirous of expanding their facility north into their existing parking lot. In order to do this, they must provide the necessary parking spaces elsewhere within 600 feet of the site. They have purchased property on Dodge southeast of their facility and separated from their existing building site by a 15-foot unpaved alley. A vacant residential building now occupies the Dodge Avenue site, but is scheduled for removal. The proposed site plan indicates that up to 35 parking spaces can be provided on the Dodge Avenue property. The lot can function without having to utilize the alley for vehicular access. Pedestrians, however, will need to use the alley to get from the parking lot to the office building. Because there is residential zoning to the north, south and west, screening will be required along these boundary lines, except where pedestrian alley access is proposed. The revised site plan shows a 6-foot wooden fence along these 3 property lines and a 3-foot wooden fence at the setback line along Dodge, except for points of ingress and egress.

ADJACENT ZONING AND LAND USE:

NORTH	"B"	One-family dwelling
SOUTH	"A"	One-family dwelling
EAST	"C"	Duplicating business
WEST	"A"	Two-family dwelling

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

1. 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.
2. Only such signs as are necessary for the proper operation of the parking lot shall be permitted.
3. In no case shall a fee be charged for parking facilities provided by this use exception.
4. The parking lot and all access drives shall be paved with concrete, asphaltic concrete, or asphalt and maintained in good condition free of all weeds, trash and other debris.
5. Parking spaces shall have adequate guards to prevent extension of vehicles beyond property lines and to protect the fences from damage.

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

January 24, 1990

Family Consultation Service, Inc.
ATTN: Alan Schmidt
560 N. Exposition
Wichita, KS 67203

Re: BZA 40-89 - Exception to permit the establishment of an off-street parking lot on property zoned the "A" Two-Family Dwelling District, located on the west side of Dodge Ave. in an area south of McLean Boulevard.

Dear Mr. Schmidt:

Enclosed is a signed copy of the above-referenced BZA resolution adopted by the Board of Zoning Appeals on January 23, 1990. 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.

Also enclosed is a copy of the site plan as approved by the Board. Any change in this plan will require submission of a revised plan to the Secretary for review and approval.

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
Louise Olivarez
Assistant Secretary
Board of Zoning Appeals

LO:jcm
Enclosure

cc: Claude Mason, Oblinger, Mason, McCluggage & Van Sickle,
924 N. Main, Wichita, KS 67203
Paul Hays, CID
Lance Flowers, CID
Dale Rea, Deputy City Clerk

BZA RESOLUTION NO. 40-89

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

Lots 153, 155, 157 and 159 on Dodge Avenue, McCormick's Second Addition to Wichita, Sedgwick County, Kansas. Generally located on the west side of Dodge Avenue in an area south of McLean Boulevard.

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 meetings of November 28, 1989, December 19, 1989, and January 23, 1990, 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 off-street parking lot 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 an off-street parking lot on property zoned the "A" Two-Family Dwelling District and legally described as follows:

Lots 153, 155, 157 and 159 on Dodge Avenue, McCormick's Second Addition to Wichita, Sedgwick County, Kansas. Generally located on the west side of Dodge Avenue in an area south of McLean Boulevard.

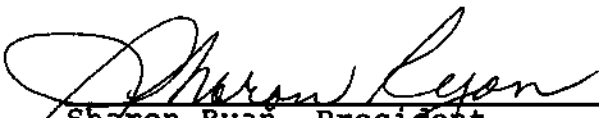
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2. Only such signs as are necessary for the proper operation of the parking lot shall be permitted.
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4. The parking lot and all access drives shall be paved with concrete, asphaltic concrete, or asphalt and maintained in good condition free of all weeds, trash and other debris.
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6. The parking lot shall be striped in accordance with the approved plan.
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BZA Resolution No. 40-89

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ADOPTED AT WICHITA, KANSAS, this 23rd day of January, 1990.


Sharon Ryan, President

ATTEST:


Louise Olivarez, Assistant Secretary