

3. Case No. BZA 17-68 -- Glenn L. Richardson, 304 S. Brookside, Wichita Kansas, by Jack H. Greene, 1134 Wichita Plaza Bldg., Wichita, Kansas, requests an exception pursuant to Section 2.12.590.C., Code of the City of Wichita to permit the operation of a tool rental and trailer rental business on property zoned "LC" Light Commercial, and legally described as follows:

The East 95 feet of the north 175 feet and the east 120 feet of the south 80.7 feet of Lot 1, Bassett Second Addition to Wichita, Sedgwick County, Kansas. Generally located on the south side of 31st Street South, in an area west of Exposition.

GALBRAITH pointed out the area on the map and reviewed the Secretary's Report and action of the Board on May 28, 1968, (see minutes of BZA 5-28-68) at which meeting the application was deferred until this date. In reviewing the application, GALBRAITH pointed out that the deferral was to give the members of the Board time to view the application area. He elaborated on Condition 1 of the Secretary's Report which requires a mutually agreed upon number of trailers and other specified equipment that would be placed in a specified area within the site.

JACK GREENE, attorney for the applicant, showed pictures of the subject area. He said his client was agreeable to all conditions listed in the Secretary's Report, and that in regards to Condition No. 1 they wanted six trailers and other light machinery, such as mowing machines, to be parked along the back lot line and which would be completely concealed by a fence that is being constructed and that they wanted to place trailers adjacent to 31st Street.

GREENE said that the entire parking lot is asphalted and bumper guards are provided for parking spaces.

No one appeared to speak in opposition to this case.

GALBRAITH said he was not clear as to what the Board wanted on Condition #1. He pointed out ingress and egress of the parking lot and said he could not see where they had designated employee or customer parking on the lot.

GREENE replied they had leased the land for the Shop-Eze and that they could utilize part of that area for parking and that they could also have employees park behind the building, or at the back of the lot.

PHARES asked what was required for off-street parking spaces and said he felt the plan submitted by the applicant should show how many spaces were needed, and just where they were located.

SMITH said he was in accordance with the Secretary and felt the Board should specify the number of trailers allowed. Also that the suggested parking spaces should be shown on the plans, and that the applicant have them approved by Traffic Engineering in regard to circulation, etc.

MOTION: PHARES moved, SMITH seconded and it carried unanimously that this Exception be approved subject to the conditions as shown by the adoption of the following Resolution.

R E S O L U T I O N N O . B Z A 17-68

WHEREAS, Glenn L. Richardson, 304 South Brookside, Wichita, Kansas, by Jack H. Greene, 1135 Wichita Plaza Building, Wichita, Kansas requests an exception as provided in Section 2.12.590 B, Code of the City of Wichita, to permit the operation of a tool rental and trailer rental business on property zoned "LC" Light Commercial, and legally described as follows:

The east 95 feet of the north 175 feet and the east 120 feet of the south 80.7 feet of Lot 1. Bassett Second Addition to Wichita, Sedgwick County, Kansas. Generally located on the south side of 31st Street South, in an area west of Exposition: and

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 May 28, 1968 defer consideration of said application to their meeting of June 25, 1968; and whereas the Board of Zoning Appeals did, at the meeting of June 25, 1968, 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.B, Code of the City of Wichita; and

WHEREAS, the Board of Zoning Appeals has authority to permit the operation of a tool rental and trailer rental on property zoned "LC" Light Commercial, subject to the conditions outlined in Section 28.04.183.2, Code of the City of Wichita.

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals to the City of Wichita, that this application be approved to permit the operation of a tool rental and trailer rental business on property zoned "LC" Light Commercial, and legally described as follows:

The east 95 feet of the north 175 feet and the east 120 feet of the south 80.7 feet of Lot 1. Bassett Second Addition to Wichita, Sedgwick County, Kansas. Generally located on the south side of 31st Street South in an area west of Exposition.

subject to the following conditions:

1. The applicant shall submit revised copies of the Development Plan to the Office of Central Inspection and Traffic Engineering for their approval. Said plan shall indicate the location of the existing screening fence, the required number of off-street parking spaces for customer and employees, the designation of 6 trailers to be displayed adjacent to 31st Street, the location of storage for small machinery along the east property line north of the east building, and the location of heavy equipment and trailer storage south of the existing buildings. Said plan shall also show the Pizza Inn and Shop-Eze to the west, the channelization and off-street parking spaces and their relationship with the circulation, parking, and display areas of the application area. Two copies of the approved plan shall be submitted to the Secretary of the Board of Zoning Appeals.
2. That all storage and display areas shall be paved with concrete, asphalt or other comparable material.

3. All lights shall be shielded to reflect or direct light away from adjoining property. No string-type lighting shall be permitted.
4. No signs shall be permitted to project over public right-of-way.
5. No sound-projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
6. No repair work shall be conducted except in an enclosed building.
7. A 5 to 8 foot fence shall be constructed adjacent to the south, west and east property lines as indicated on the plot plan, said fence to be constructed of a solid or semi-solid masonry, architectural tile, louvered or staggered redwood, or other similar fence material.

ADOPTED AT WICHITA, KANSAS, this 25th day of June, 1968.

S/S H. W. Kratzer,
H. W. KRATZER, Chairman

ATTEST:

S/S Jack H. Galbraith
JACK H. GALBRAITH, Secretary

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4. Case No. BZA 18-68 - Gary Bell, 2001 S. Broadway, Wichita, Kansas, by Billy G. Lafferty, 3202 Penley Drive, Wichita, Kansas, requests an exception pursuant to Section 2.12.590.C., Code of the City of Wichita to permit the installation or construction of U-Haul rental trailers, handtrucks, automobile top carriers, and bumper hitches on property zoned "LC" Light Commercial, and legally described as follows: