

Case No. BZA 57-78 - Planned
Parenthood of Kansas, Inc.,
requests exception to permit
off-street parking lot on
property zoned "A" Two Family

ACTION

POSTED
12-26-78
PK

BZA COMMITTEE Approved DATE 1-23-79
57-78 M.A.P.C. _____

✓ C.I. 4-27-79 MOB
✓ MAPD 4/30/79 MOB

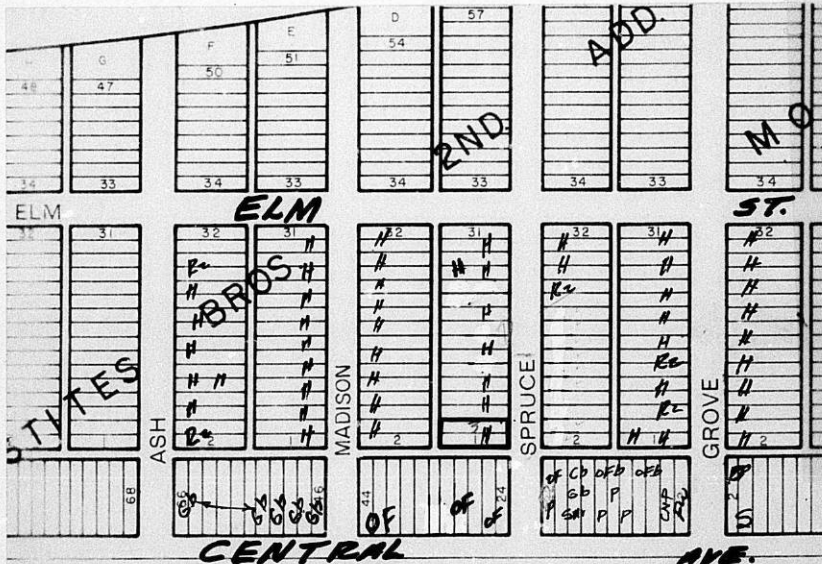
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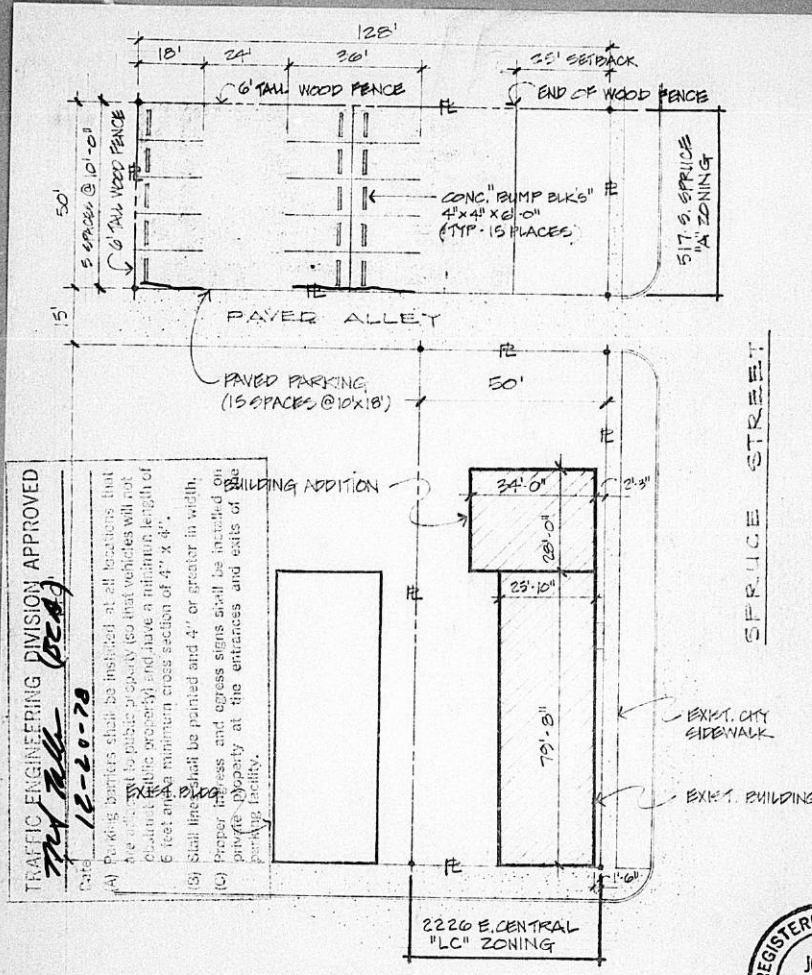
Map No. 5648
 Sec. 15
 Twp. 27
 Range 1E

BZA- 57-78
 SCZ- _____
 CU- _____
 Filed _____

- AREA DATA:
 1. Acres: .14 (50 ft. by 128 ft.)
 2. Adjoining Zoning: E _____ S _____ W _____ N _____
 3. Land Use: East VACANT South OFFICE
 West SINGLE FAM North SINGLE FAM
 4. Sketch Plan Land Use is for: _____
 5. Present Land Use if for: SINGLE FAM
 6. Area (is) (is not) platted.

PHOTO DATA:
 Taken by _____ Date _____ Time _____





TRAFFIC ENGINEERING DIVISION APPROVED
 TNY TLL (SCA)
 DATE 12-20-70

(A) Parking barriers shall be installed at all locations that are adjacent to public property (so that vehicles will not obstruct public property) and have a minimum length of 6 feet and a minimum cross section of 4" x 4".


(B) Small signs shall be painted and 4" or greater in width.

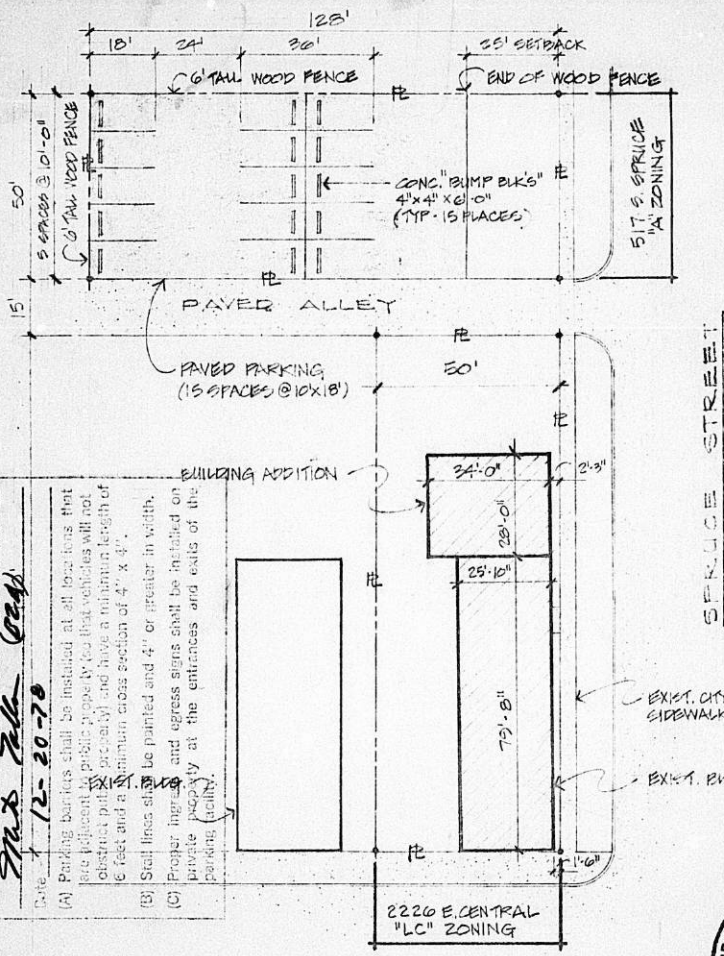
(C) Proper address and egress signs shall be installed on private property at the entrances and exits of the parking facility.

SITE PLAN
 SCALE: 1" = 30'



12-19-78

 <p>john c. neely construction co. 814 e. 8th street wichita, kansas 67214</p>	<p>PROPOSED REMODEL & ADDITION FOR: PLANNED PARENTHOOD OF KANSAS, INC. 2226 E. CENTRAL WICHITA, KANSAS</p>
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TRAFFIC ENGINEERING DIVISION APPROVED
 Date: 12-20-78
 (A) Parking barriers shall be installed at all locations that are adjacent to public ways so that vehicles will not obstruct public property and have a minimum height of 6 feet and a minimum cross section of 4" x 4".
 (B) Stall lines shall be painted and 4" or greater in width.
 (C) Proper ingress and egress signs shall be installed on private property at the entrances and exits of the parking facility.

CENTRAL AVE.

SITE PLAN

SCALE: 1" = 30'



12-17-78

john c. neely construction co.
 814 s. 8th street
 wichita, kansas 67214

PROPOSED REMODEL & ADDITION FOR:
PLANNED PARENTHOOD OF KANSAS, INC.
 2220 E. CENTRAL
 WICHITA, KANSAS

February 5, 1979

Mrs. Melba Madden
1644 Westridge Drive
Wichita, Kansas 67203

Re: Case No. B2A 57-78
Request for Exception

Dear Mrs. Madden:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on January 23, 1979, in connection with your request for an exception to permit the establishment of an off-street parking lot on property zoned the "A" Two Family Dwelling District and generally located on the west side of Spruce in an area north of Central (517 N. Spruce).

This Resolution reflects the official action of the Board to approve your request and sets out the conditions of approval. It is forwarded to you for your information and files.

If you have questions concerning this matter, please call our office.

Sincerely,


Larry Dobson
Assistant Secretary

LD:bbe
Enclosure

cc: Patricia S. Collins, 7700 E. 13th Street, #27, 67206
Planned Parenthood of Kansas, Inc., 158 W. Grove 67214
Robert Feldner, Superintendent of Central Inspection
Joe Donnelly, Housing and Zoning Administrator
Don Gisick, City Clerk

RESOLUTION NO. BZA 57-78

WHEREAS, Planned Parenthood of Kansas, Inc., 158 N. Grove, Wichita, Kansas, requests an exception as provided in Section 2.12.590.C, Code of the City of Wichita, to permit the establishment of an off-street parking lot on property zoned the "A" Two Family Dwelling District, and legally described as:

Lots 1 & 3 on Stites Bros Second Addition to Wichita, Sedgwick County, Kansas. Generally located on the west side of Spruce in an area north of Central (517 N. Spruce).

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 23, 1979, 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 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 the establishment of an off-street parking lot on property zoned the "A" Two Family Dwelling District, and legally described as:

Lots 1 & 3 on Stites Bros Second Addition to Wichita, Sedgwick County, Kansas. Generally located on the west side of Spruce in an area north of Central (517 N. Spruce).

subject to the following conditions:

1. The parking areas 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 vehicle, equipment, materials or supplies.
2. Only such signs as are necessary for the proper operation of the parking lots shall be permitted.
3. In no case shall a fee be charged for parking facilities provided hereunder.
4. 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 debris.
5. All parking spaces abutting property lines shall have adequate guards to prevent the extension or overhanging of vehicles beyond property lines or parking spaces. All parking areas shall have adequate markings for channelization and movement of vehicles.
6. If lighting facilities are provided, they shall be so arranged as to reflect or direct light away from adjacent properties.

RESOLUTION NO. BZA 57-78
PAGE TWO

7. The required 25 foot front yard setback shall remain unpaved, and shall be landscaped with trees, and/or shrubs and grass and shall be maintained compatible with the residential area.
8. A six to eight foot solid fence, constructed of redwood or rough sawed cedar shall be erected along the west property line and along the north property line behind the 25 foot front yard setback area; and a 3 to 4 foot high fence of the same material shall be constructed along the front yard setback line.
9. All improvements as outlined above shall be installed prior to the occupancy of the site for an off-street parking lot.

ADOPTED AT WICHITA, KANSAS, this 23rd day of January, 1979.


Mary E. Kapietz, Chairman

ATTEST:


Larry Dobson, Assistant Secretary

January 24, 1979

Mrs. Melba Madden
1644 Westridge Drive
Wichita, Kansas 67203

Re: Case No. BZA 57-78
Request for Exception

Dear Mrs. Madden:

At the regular meeting of the Board of Zoning Appeals on Tuesday, January 23, 1979, your request for an exception to permit the establishment of an off-street parking lot on property zoned the "A" Two Family Dwelling District and generally located on the west side of Spruce in an area north of Central (517 N. Spruce) was considered.

It was the action of the Board to approve this request.

A Resolution setting forth the official action of the Board is being prepared and you will be mailed a copy as soon as the signatures of the Chairman and Secretary have been obtained.

If you have any questions, please call our office.

Very truly yours,

Larry Dobson
Assistant Secretary

LD:bbc

cc: Patricia S. Collins, 7700 E. 13th Street, #27, 67206
Planned Parenthood of Kansas, Inc., 158 N. Grove 67214
Robert Feldner, Superintendent of Central Inspection
Joe Donnelly, Housing and Zoning Administrator
Don Gisick, City Clerk

THE CITY OF WICHITA
OFFICE OF CITIZEN PARTICIPATION

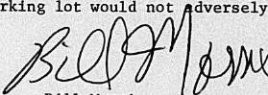
DATE January 22, 1979

TO Larry Dobson, Planning

FROM Bill Morris, CPO

SUBJECT BZA 57-78 (517 N. Spruce)

On January 16, 1979, CPO Council "K" considered the captioned case. The Council voted 3-1 to recommend approval of the exception to permit an off-street parking lot. The Council noted that no residents were present to oppose the exception. The Council felt that the parking lot would not adversely affect adjoining residents.



Bill Morris
CPO Administrative Aide

BM:al

Note:



Evelyn Pittman, Assistant CPO Coordinator



SECRETARY'S REPORT
CASE NO. BZA 57-73

APPLICANT: Planned Parenthood of Kansas, Inc.,
158 N. Grove, Wichita, Kansas.

AGENT: Patricia S. Collins, 7700 E. 13th Street, #27,
Wichita, Kansas.

REQUEST: Exception pursuant to Section 2.12.590.C, Code
of the City of Wichita to permit the establish-
ment of an off-street parking lot.

GENERAL
LOCATION: West side of Spruce in an area north of Central
(517 N. Spruce).

ZONING: Subject property is zoned the "A" Two Family
Dwelling District as are properties to the west,
north and east. South is the "LC" Light Com-
mercial District.

LAND USE: Subject property contains a single family res-
idence as do the properties to the north and west.
Property to the east is vacant and property to the
south is developed with an office building.

JURISDICTION:

The Board has jurisdiction to consider this request under the provisions outlined under 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.

COMMENTS BY THE SECRETARY:

The applicants desire to enlarge an existing office building on Light Commercial property adjacent to the south of subject property. In order to comply with the off-street parking requirements of the zoning ordinance, additional parking must be provided. This request for an exception to provide off-street parking on subject property would help meet these parking requirements.

Planned Parenthood of Kansas is the recent purchaser of both properties and will be moving its operation to this location. They have submitted a site plan, which has been approved by Traffic Engineering, showing their intent to provide screening along the west and north property lines and to maintain the front 25 foot landscaped setback on subject property. Access to the parking lot would be from an east/west alley which separates subject property from the use it is intended to serve. An existing single family structure would be removed from subject property.

It is the opinion of the Secretary that this is a logical and proper request and that with proper screening for adjacent residential properties, would not adversely affect the general area.

RECOMMENDATION:

It is the recommendation of the Secretary that the application to permit the installation or construction of an off-street parking lot be approved subject to the following conditions:

1. The parking areas 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 vehicle, equipment, materials or supplies.
2. Only such signs as are necessary for the proper operation of the parking lots shall be permitted.
3. In no case shall a fee be charged for parking facilities provided hereunder.
4. 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 debris.
5. All parking spaces abutting property lines shall have adequate guards to prevent the extension or overhanging of vehicles beyond property lines or parking spaces. All parking areas shall have adequate markings for channelization and movement of vehicles.
6. If lighting facilities are provided, they shall be so arranged as to reflect or direct light away from adjacent properties.
7. The required 25 foot front yard setback shall remain unpaved, and shall be landscaped with trees, and/or shrubs and grass and shall be maintained compatible with the residential area.
8. A six to eight foot solid fence, constructed of redwood or rough sawed cedar shall be erected along the west property line and along the north property line behind the 25 foot front yard setback area; and a 3 to 4 foot high fence of the same material shall be constructed along the front yard setback line.
9. All improvements as outlined above shall be installed prior to the occupancy of the site for an off-street parking lot.

BZA CASE NO. 57-78

2 NOTICES SENT TO APPLICANT/AGENT

10 NOTICES SENT TO MAPC

1 NOTICES SENT TO CPO

15 NOTICES SENT TO ADJOINING PROPERTY OWNERS

28 TOTAL NOTICES SENT 1-2-79

BOARD OF ZONING APPEALS
Tenth Floor - City Hall
455 North Main, Wichita, Kansas 67202

January 3, 1979

NOTICE TO ADJOINING PROPERTY OWNERS:

Case No. BZA 57-78

An application has been filed by Planned Parenthood of Kansas, Inc., 158 North Grove, Wichita, Kansas, pursuant to Section 2.12.590.C, Code of the City of Wichita, requesting an exception to permit the establishment of an off-street parking lot on property zoned the "A" Two Family Dwelling District, and legally described as:

Lots 1 & 3 on Stites Bros Second Addition to Wichita, Sedgwick County, Kansas. Generally located on the west side of Spruce in an area north of Central (517 N. Spruce).

This application has been assigned case No. BZA 57-78 and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, January 23, 1979, at 1:30 p.m., in the Board Room, First Floor, City Hall, 455 North Main, Wichita, Kansas, at which time you may appear if you so desire, either in person or by agent or attorney.

It should be noted that the Citizen Participation Organization Area Council may consider this case at its next meeting. Additional information about such a meeting may be obtained by calling the CPO Office, 268-4516.

Jack H. Galbraith
Secretary

BOARD OF ZONING APPEALS

CASE NO. 57-78

CITY OF WICHITA, KANSAS

FILED 12-21-78

APPLICATION FOR EXCEPTION

I. Name of Applicant PLANNED PARENTHOOD OF KANSAS, INC.
 Mailing Address 158 NORTH GROVE WICHITA KS 67214 Phone 686-3356
 Name of Authorized Agent Patricia S. Collins, Board of Directors ✓
 Mailing Address 7700 E. 13th #27 Wichita KS 67206 Phone 682-0917

Relationship of applicant to property is that of Owner
(Owner, Tenant, Lessee, Other).

II. Application is made for an exception as provided in Section 2.12.590.C, Code of the City of Wichita, Kansas, to permit the establishment of an off street parking lot
 _____ on property zoned _____

A, located 517 N. Spruce
 _____ and legally described as:
Lots 1 & 3 on Stites Bros Second Addition to Wichita, Sedgwick County,
Kansas

_____, in the City of Wichita.

- III. The applicant herein, or his authorized agent, acknowledges:
- a. That he has received an instruction sheet concerning the filing and hearing of this matter;
 - b. That he has been advised of the fee requirements established by Section 2.12.580 of the Code of the City of Wichita (Ordinance No. 24-606); and that the appropriate fee is herewith tendered;
 - c. That all documents are attached hereto as noted in paragraphs 2, 3, and 4 of the instructions.
 - d. That he has been advised of his right to bring action in the District Court of Sedgwick County to appeal the decision of the Board.

Applicant PLANNED PARENTHOOD OF KANSAS, INC.

Authorized Agent Patricia S. Collins
PSC

OFFICE USE ONLY: Received in the office of the Secretary, Board of Zoning Appeals, 11:00 (a.m.) - p.m.), 12-21, 1978, together with appropriate fee of \$50.00

Map 5648

W. side of Spruce in an area N. of Central (517 N. Spruce)

Signed Larry Dobson



Planned Parenthood of Kansas, Inc.

158 N. GROVE • WICHITA, KANSAS 67214 • (316) 686-3356

December 18, 1978

Board of Zoning Appeals
City of Wichita
10th Floor City Hall
455 N. Main
Wichita, Kansas 67202

Dear Chairperson and Board Members,

This letter accompanies the request for an exception to current "A" zoning on the property described in the attached materials and commonly known as 517 N. Spruce, Wichita, Kansas 67214. The exception is requested to meet off street parking requirements for agency services of Planned Parenthood of Kansas, Inc.

Planned Parenthood is the new owner of the above mentioned property and the adjoining property at 2226 East Central, zoned light commercial. The building at 2226 East Central must be expanded for our use. The plan is to remove the small house and establish an off street parking lot for 15 cars at 517 N. Spruce. The new lot will be fenced with solid fencing to screen the two sides adjoining residential lots.

Planned Parenthood of Kansas, Inc. has 8 employees. The addition of off street spaces will allow adequate parking for both staff and clients.

Sincerely,

Patricia S. Collins
President,
Board of Directors
Planned Parenthood of Kansas, Inc.

PSC:tad
Attachment

OWNERSHIP LIST

Lot	Addition	Property Owner
lots 1 and 3 on Spruce	Stites Bros. 2nd Addition	Lewis A. Smith and Delores G. Smith 2226 East Central 67214
lots 5 and 7 on Spruce	Same	Marie Elizabeth Basom 824 N. Glendale 67208
lots 9 & 11 Spruce	Same	Thomas V. Whiting Mary C. Whiting 527 N. Spruce 67214
lots 13 & 15 Spruce	Same	Vera M. Albright and Frank T. Albright 533 N. Spruce 67214
lot 17, S 16½ ft lot 19, Spruce	Same	Eunice Jordan <i>no listing</i> Address Unknown
N 8½ ft lot 19 Spruce	Same	Evelyn J. Johnson <i>no listing</i> Address Unknown
lots 2 & 4 Spruce	Same	Urban Renewal Agency of Wichita <i>no listing</i> 455 North Main 67202
lots 6 & 8 Spruce	Same	Mary Jane Worth <i>no listing</i> Address Unknown
lots 10,12,14,16 18,20, Spruce	Same	<i>D</i> Urban Renewal Agency of Wichita 455 N. Main 67202
lots 2 & 4, Madison	Same	Joe-Raymond Hernandez Jr. 516 N. Madison 67214
lots 6 & 8 Madison	Same	Beulah M. Belden 518 N. Madison 67214
lots 10 & 12 Madison	Same	Larry E. Michler and Mary J. Michler 520 N. Madison 67214
lots 14 & 16 Madison	Same	John Henry Smith and Ophelia Smith 522 N. Madison 67214

Housing of 11

Lot	Addition	Property Owner
lots 18 & 20 Madison	Stites Bros. 2nd Addition	✓ Leslie T. Smith & May V. Smith 524 N. Madison 67214
lots 12,14,16 and lot 18 exc W 5 ft Central	Same	✓ Nickelson Inc. 1301 South Bebe 67209
W 5 ft of S 72 ft lot 18, S 72 ft lots 20 & 22, Central	Same	✓ A. D. Bollinger & Doris M. 2302 East Central 67214
W 5 ft lot 18 exc S 72 ft, lots 20 & 22 exc S 72 ft, Central	Same	ⓓ Nickelson Inc. 1301 South Bebe 67209
lots 24 & 26 Central	Same	ⓓ Lewis A. Smith 2226 East Central 67214
lots 28 & 30 Central	Same	✓ Donald E. Shaw and Beulah M. Shaw 1702 East 2nd Street 67214
lots 32,34,36,38,40 Central	Same	✓ Don's Radio-TV Inc. 1702 East 2nd St. 67214
lots 42 & 44 Central	Same	✓ Kansas Funeral Insurance Agency Inc. 2202 East Central 67214



434 NORTH MAIN
WICHITA, KANSAS 67202
267-8371

We hereby certify the foregoing to be a true
and correct list of the property owners of:

A 200 foot radius of: Lots 1 and 3,
on Spruce Street, in Stites Bros.
Second Addition to Wichita, Kansas,
Sedgwick County, Kansas

as shown by the last deeds of record on file in the Office of the
Register of Deeds of Sedgwick County, Kansas, on the 18th day of
December, 1978 at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE CO., INC.

By

Mary Sable

Vice President

Order No. 272175
wh

MICROFILMED
 FROM THE BEST
 AVAILABLE COPY

FORM 2 21

PAYMENT NOTICE
 City of Wichita

*Trans. Office
 2-20-73*

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Plbg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.
	Planning		

DESCRIPTION	AMOUNT
B2A Erecting Applications	1150.00
NAME	Director, Department of Kansas, Inc.
ADDRESS	103 N. Grove
FUND	11-00000-4-71-13-11111111
COMMENTS	
DATE	12/1/72
BY	COB