

BZA 7-88: Affiliated Property Services Inc. requests exception to establish an off-street parking lot on property zoned "AA" on the north side of 27th St. South in an area west of Seneca. 1118 W. 27th

Posted

ACTION

BZA. *Approved subject to conditions*

3/22/88
DATE

200' x 100' 4-7-88
Checked *So*
Spot *5.12*
Record *✓*

4

DATA SHEET

MAP NO.: 5344A

CASE NO. BZA 7-88

(CPO 4B, 3/15/88)

REQUEST: Exception to permit the establishment of an off-street parking lot

EXISTING ZONING: "AA" Single-family Dwelling District

GENERAL LOCATION: North side of 27th Street South in an area west of Seneca (1118 W. 27th Street South)

APPLICANT: Affiliated Property Services, Inc.

ADDRESS: 1035 N. Emporia, Suite 140, Wichita, KS 67214

PHONE: 268-6810

AGENT: Joel M. Pollack

ADDRESS: 1035 N. Emporia, Suite 140, Wichita, KS 67214

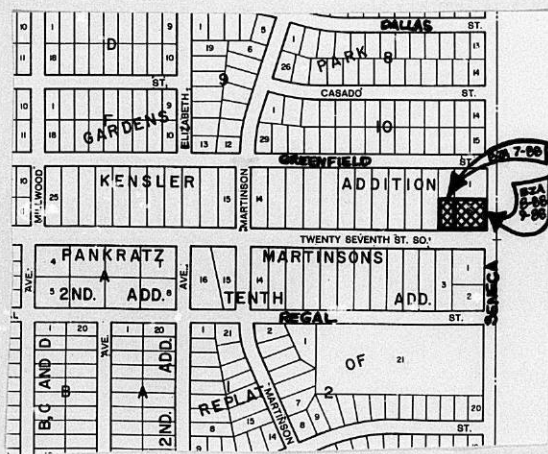
PHONE: 268-6810

AREA DATA

Acres: (72.5 ft. by 133 ft.)

Adjacent Zoning and Land Use:

North	AA	<u>S.F.</u>
South	AA	<u>Church</u>
East	BB	<u>Vacant real estate office</u>
West	AA	<u>S.F.</u>



LOG ANGLE
HASTINGS, MN
McGREGOR, WISCONSIN
U.S.A.

S
Hend
No. 2153C

**WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT**

DATE: October 26, 1988

TO: Monty Robson, Superintendent, Central Inspection

FROM: Louise Olivarez, Assistant Secretary, Board of Zoning Appeals *L.O.*

SUBJECT: BZA 7-88 Landscape Plans (Northwest corner of Seneca and 27th Street South).

Attached for your use and files is one copy of the approved landscape plan as required by condition #4 of Resolution No. BZA 7-88. The proposed landscaping within the front yard of the west portion of the site is approved as drawn on the plan, EXCEPT that the berm and trees should be kept out of the 4-foot area immediately south of the property line in case a sidewalk is ever constructed at this location.

If you have any questions regarding this landscape plan or BZA case, please call.

LO:jcm

cc: A. J. Timsah, The Model Nursery, 11716 E. Kellogg, Wichita,
KS 67207
Tomas Jacob, 2400 N. Woodlawn, Suite 100, Wichita, KS 67226
Joel M. Pollack, 1035 N. Emporia, Suite 140, Wichita, KS
67214
Joe Donnelly, Zoning Administrator

Thomas D. Jacob Architect, AIA
 2400 N. Woodlawn Suite 100
 WICHITA, KANSAS 67226

LETTER OF TRANSMITTAL

(316) 684-5268

TO Planning Department
c/o Jack Galbraith
455 N. Main
Wichita, KS 67202

DATE	JOB NO.
24 October 1988	
ATTENTION	
Jack Galbraith	
RE:	
Family Med Center	

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
3	10/25/88		Attached are revised plans for above referenced project

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ 19 _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

COPY TO _____

SIGNED: Thomas D. Jacob, A.I.A.

Thomas D. Jacob Architect, AIA
 2400 N. Woodlawn Suite 100
 WICHITA, KANSAS 67226

LETTER OF TRANSMITTAL

(316) 684-5268

TO Board of Zoning Appeals
City Hall - Tenth Floor
455 N. Main Street
Wichita, Kansas 67202

DATE	October 11, 1988	JOB NO.
ATTENTION	Jack Galbraith - Secretary	
RE	Family Med Center SW	
	2757 S. Seneca	

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
3	10/11/88		Landscape Plan

RECEIVED

OCT 12 1988

METROPOLITAN PLANNING

ROUTE _____

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ 19____ PRINTS RETURNED AFTER LOAN TO US

REMARKS Three (3) copies of Landscape Plan submitted to the Secretary for
review and approval as per B2A-7-88 Exception for off-street Parking Lot.

10-17-88 Jacob was advised that purple plums on the
herm not acceptable. (They are too susceptible to borers).
We need to know height of herm & size of
plant materials. Show fence along 30-ft
Setback line.

COPY TO _____

SIGNED: Thomas D. Jacob, A.I.A.

BZA INSPECTION SHEET

MAP NO.: 5344A

CASE NO. BZA 7-88

REQUEST: Exception to permit the establishment of an off-street parking lot

EXISTING ZONING: "AA" Single-family Dwelling District

GENERAL LOCATION: North side of 27th Street South in an area west of Seneca
(1118 W. 27th Street South)

APPLICANT: Affiliated Property Services, Inc.

ADDRESS: 1035 N. Emporia, Suite 140, Wichita, KS 67214 PHONE: 268-6810

AGENT: Joel M. Pollack

ADDRESS: 1035 N. Emporia, Suite 140, Wichita, KS 67214 PHONE: 268-6810

HEARING DATE: 3/22/88

BZA ACTION: Approve, subject to 6 development conditions specified in BZA
resolution. Completed by 3/22/89.

FOLLOW-UP DATE: 3/22/89

RESPONSE BY CID:

WICHITA



BOARD OF ZONING APPEALS
CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4421

April 4, 1988

Joel M. Pollack
Affiliated Property Services, Inc.
1035 N. Emporia, Suite 140
Wichita, KS 67214

Re: BZA 7-88 - Exception for off-street parking lot

Dear Mr. Pollack:

Enclosed is a signed copy of the above-referenced BZA Resolution adopted by the Board of Zoning Appeals on March 22, 1988. 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.

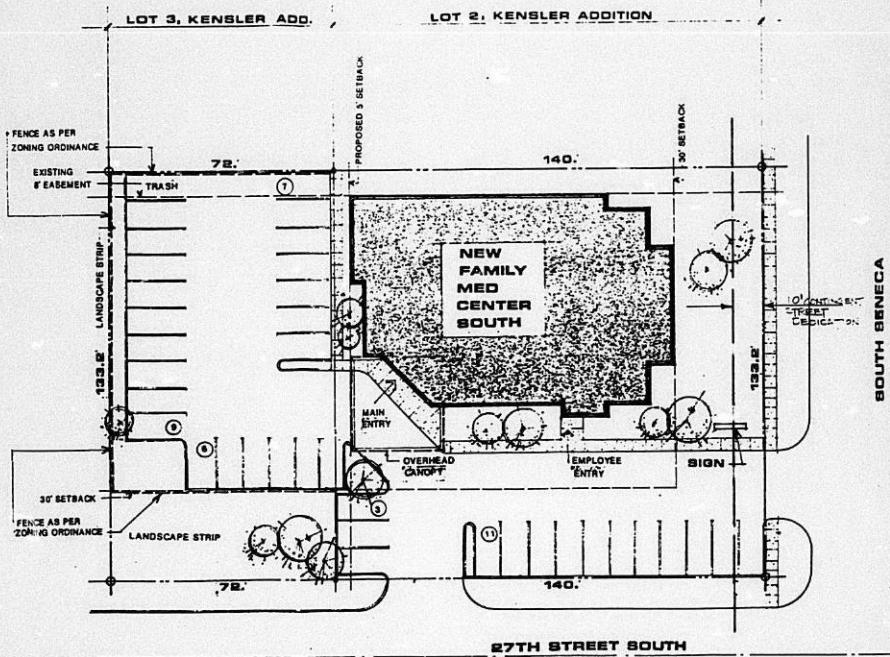
Sincerely,

Jack H. Galbraith
Jack H. Galbraith
Secretary

JHG/jcm
Enclosure

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

FILE COPY



SITE PLAN

SCALE 1" = 20'-0"

BZA 7-94 & BZA 8-94

RESOLUTION NO. BZA 7-86

WHEREAS, Affiliated Property Services, Inc., 1035 N. Emporia, Suite 140, Wichita, Kansas 67214, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit the establishment of an off-street parking lot on property zoned the "AA" One-family Dwelling District and legally described as follows:

Lot 3 except the North half, Kensler Addition to Wichita, Sedgwick County, Kansas. Generally located on the north side of 27th Street South in an area west of Seneca (1118 W. 27th Street South).

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 March 22, 1988, 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 an off-street parking lot 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 an off-street parking lot on property zoned the "AA" One-family Dwelling District and legally described as follows:

Lot 3 except the North half, Kensler Addition to Wichita, Sedgwick County, Kansas. Generally located on the north side of 27th Street South in an area west of Seneca (1118 W. 27th Street South).

subject to the following conditions:

1. The parking spaces 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 2, Kensler Addition, as shown on the site plan submitted with this application.
3. A six-foot high solid wood fence or masonry wall shall be erected along the entire north property line and along the west property line down to the front 30-foot setback line. A three- to four-foot high solid fence or wall shall be erected along the 30-foot setback line.
4. The 30-foot front 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 prior to issuance of the permit to install the parking lot.
5. The parking lot shall be used only for the parking of passenger vehicles owned or operated by employees and clients of the proposed family practice clinic to be located on Lot 2, Kensler Addition.
6. 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.
7. 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 22nd day of March, 1988.

Danny E. Jenkins

Danny E. Jenkins, President

ATTEST:

Jack H. Calbraith

Jack H. Calbraith, Secretary

WICHITA

FILE COPY



BOARD OF ZONING APPEALS
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4461

March 23, 1988

Joel M. Pollack
Affiliated Property Services, Inc.
1035 N. Emporia, Ste. 140
Wichita, KS 67214

Re: BZA 7-88 - Exception for off-street parking lot

Dear Mr. Pollack:

At the regular meeting of the Board of Zoning Appeals on March 22, 1988, your request for an exception was considered. It was the action of the Board to approve the application, subject to the following conditions:


1. The parking spaces 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 2, Kensler Addition, as shown on the site plan submitted with this application.
3. A six-foot high solid wood fence or masonry wall shall be erected along the entire north property line and along the west property line down to the front 30-foot setback line. A three- to four-foot high solid fence or wall shall be erected along the 30-foot setback line.
4. The 30-foot front 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 prior to issuance of the permit to install the parking lot.
5. The parking lot shall be used only for the parking of passenger vehicles owned or operated by employees and clients of the proposed family practice clinic to be located on Lot 2, Kensler Addition.
6. 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.
7. 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.

Mr. Joel M. Pollack
March 23, 1988
Page 2

The Resolution setting forth the official action of the Board will be mailed to you after we obtain signatures of the President and Secretary.

If you have any questions, please call our office.

Sincerely yours,


Louise Olivarez
Assistant Secretary

LO/jcm

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

THE CITY OF WICHITA

OFFICE OF Citizen Participation DATE March 21, 1988

TO Louise Olivarez, Principal Planner

FROM Shirley Mast, Administrative Aide III *Shirley Mast*

SUBJECT BZA 7-88: North side of 27th Street South in an area west of Seneca: 1118 West 27th Street South (Exception)

 BZA 8-88: Northwest corner of Seneca and 27th Street South 2757 South Seneca (Variance)

 BZA 9-88: Northwest corner of Seneca and 27th Street South 1757 South Seneca (Variance)

On Tuesday, March 15, 1988, South CPO Council 4B considered the captioned cases, 1) BZA 7-88, a request for an exception to permit the establishment of an off-street parking lot on property zoned the "AA" Single Family Dwelling District; 2) BZA 8-88, a request for a variance to reduce the rear yard setback on the west from 15 feet to 5 feet on property zoned the "BB" Office District; and 3) BZA 9-88, a request for a variance to increase the permitted sign size from 32 square feet to 64 square feet on property zoned the "BB" Office District. Members were provided with copies of the Notice of Public Hearings and MAPD staff reports. Following discussion, the Council voted 6-0 with one abstention due to a conflict of interest to recommend approval of the requested exception and variances.

Tom Jacobs, Affiliated Property Services, Inc., representative, Joel M. Pollack (agent), and Mike Mirt, Architectural Engineer, were present to describe the requests and respond to questions.

The following persons were present to receive information about the requests:

George W. Houston, Business Manager of St. Ames Church/School
2801 South Seneca
Clark Lindstrom, 1109 Greenfield
Larry Overstreet, 1310 West 30th Street South

The residents stated they had no objections to the requests although Mr. Overstreet expressed concern about the aesthetics of the sign.

It should be noted there was brief discussion about traffic signalization being needed at 27th Street and South Seneca, (particularly) with the establishment of the Family Physician's Clinic. All the parties involved (Tom Jacobs, Joel Pollack, the area residents and 4B Council members voiced support for a traffic light at the intersection of 27th and Seneca).

Please provide the Council's recommendations to the Board of Zoning Appeals when the cases are considered at the March 22nd meeting.

SM:dm

SECRETARY'S REPORT

CASE NUMBER: BZA 7-88

OWNER/APPLICANT/AGENT: Affiliated Property Services, Inc. (applicant)
Joel M. Pollack (agent)

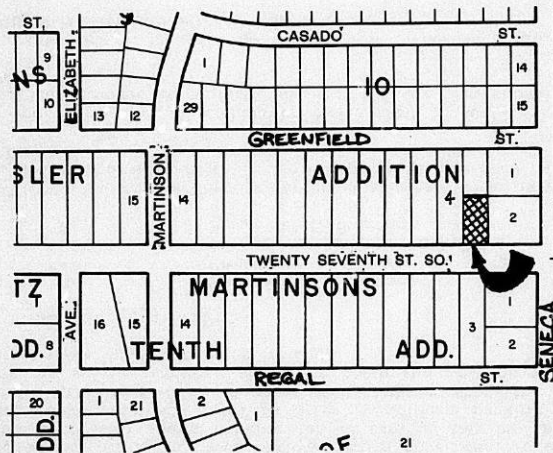
REQUEST: Exception pursuant to Section 28.04.145 Code of the City of Wichita to permit the establishment of an off-street parking lot

CURRENT ZONING: "AA" One-family Dwelling District

SITE SIZE: 72.5 feet by 133 feet

LOCATION: North side of 27th Street South in an area west of Seneca (11th West 27th Street South)

PROPOSED USE: Parking lot



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.

BACKGROUND: The applicant is requesting an exception to permit the establishment of an off-street parking lot for a proposed adjacent family physician clinic. The proposed clinic would be affiliated with St. Francis Regional Medical Center and would provide offices for up to three family practice physicians. A site plan submitted with the application shows parking for 22 cars on this lot, all behind the platted 30-foot building setback on 27th Street. Additional parking will be provided on the lot on Seneca which is zoned "BB" and on which the clinic will be built. Solid fences will be provided along the north and west property lines and along the front setback line as required by code.

ADJACENT ZONING AND LAND USE:

NORTH	"AA"	Single-family dwelling
SOUTH	"AA"	Church
EAST	"BB"	Vacant real estate office building
WEST	"AA"	Single-family dwelling

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 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 2, Kensler Addition, as shown on the site plan submitted with this application.
3. A six-foot high solid wood fence or masonry wall shall be erected along the entire north property line and along the west property line down to the front 30-foot setback line. A three-to four-foot high solid fence or wall shall be erected along the 30-foot setback line.
4. The 30-foot front 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 prior to issuance of the permit to install the parking lot.
5. The parking lot shall be used only for the parking of passenger vehicles owned or operated by employees and clients of the proposed family practice clinic to be located on Lot 2, Kensler Addition.
6. 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.
7. 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.

BZA CASE NO. 7-88

15 LEGAL ADVERTISEMENT SENT TO MAPC & BZA

1 NOTICES SENT TO APPLICANT/AGENT

18 NOTICES SENT TO ADJOINING PROPERTY OWNERS

5 NOTICES SENT TO BZA MEMBERS

NOTICES SENT 2-26-88

- 1 NOTICES SENT TO CPO
- 2 NOTICES SENT TO ~~CITY MANAGER~~ CITY COUNCIL REPRESENTATIVE TO DISTRICT
- 4 NOTICES TO MAPD STAFF

Jack Galbraith
Louise Olivarez
~~Barbara Harris~~
Karen Crook

Bob Young

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

February 26, 1988

NOTICE OF PUBLIC HEARING:

CASE NO. BZA 7-88

As required by law, all property owners of record within 200 feet of a property to be considered for an exception or variance by the Board of Zoning Appeals are to be notified of the public hearing. An application has been filed by Affiliated Property Services, Inc., requesting an exception.

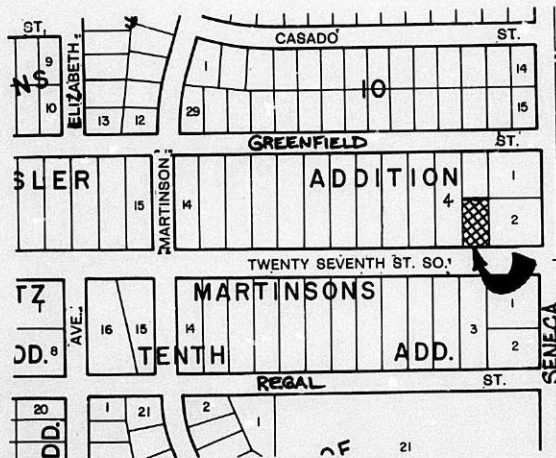
Pursuant to Section 2.12.590.C, of the Code of the City of Wichita, the applicant is requesting a an exception to permit the establishment of an off-street parking lot on property zoned the "AA" Single-family Dwelling District. A legal description of the applicant's property is as follows:

Lot 3 except the North half, Kensler Addition to Wichita, Sedgwick County, Kansas. Generally located on the north side of 27th Street South in an area west of Seneca (1118 W. 27th Street South).

This application has been assigned Case No. BZA 7-88. It will be considered by the Board of Zoning Appeals on Tuesday, March 22, 1988 at 1:30 p.m. in the Board Room, First Floor of City Hall, 455 North Main Street, Wichita, Kansas. If you have no interest in or objections to the requested exception, you have no obligation to appear or comment. If you desire to appear at the Board meeting, you are invited to do so either in person or by agent or attorney.

If you have any questions about the application, please feel free to call the Wichita-Sedgwick County Metropolitan Area Planning Department at 268-4421.

NOTE: We have been advised by the Citizen Participation Organization staff that CPO Council 4B, South, will consider this case at their meeting to be held on Tuesday, March 15, 1988, at 7 p.m., at the National Guard Armory, 3617 South Seneca. Enter through Command Entrance, northwest corner of building. Additional information regarding this CPO meeting may be obtained by calling the CPO office at 268-4516.



() Published in The Daily Reporter, February 26, 1988

OFFICIAL NOTICE

NOTICE IS HEREBY given that on the 22nd day of March, 1988, the Board of Zoning Appeals of the City of Wichita, Kansas, in the Board Room, First Floor, City Hall, 455 North Main, Wichita, Kansas will consider the following applications beginning at 1:30 p.m.

1. Case No. BZA 5-88 - St. Francis Regional Medical Center, Inc., 929 N. St. Francis, Wichita, Kansas 67214, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit the establishment of a group home for pregnant girls on property zoned the "RB" Four-family Dwelling District and legally described as follows:

Lots 221 and 223 on Emporia Avenue, Stafford and Wrights addition to the City of Wichita, Sedgwick County, Kansas. Generally located on the west side of Emporia in an area north of 10th Street (1127 N. Emporia).

2. Case No. BZA 6-88 - Eddy's Toyota of Wichita, Inc., 6631 E. Kellogg, Wichita, Kansas 67207, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit the establishment of new and used car sales on property zoned the "LC" Light Commercial District and legally described as follows:

North 138 feet of Lot 2, Jim Burns Addition and Lot 1, Schmid Addition, Wichita, Sedgwick County, Kansas. Generally located on the south side of Kellogg between Glendale and Elpyco (4901 and 4925 E. Kellogg).

3. Case No. BZA 7-88 - Affiliated Property Services, Inc., 1035 N. Emporia, Suite 140, Wichita, Kansas 67214, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit the establishment of an off-street parking lot on property zoned the "AA" Single-family Dwelling District and legally described as follows:

Lot 3 except the North half, Kensler Addition to Wichita, Sedgwick County, Kansas. Generally located on the north side of 27th Street South in an area west of Seneca (1118 W. 27th Street South).

4. Case No. BZA 8-88 - Affiliated Property Services, Inc., 1035 N. Emporia, Suite 140, Wichita, Kansas 67214, pursuant to Section 2.12.590.B, Code of the City of Wichita, requests a variance to reduce the rear yard setback (on the west) from 15 feet to 5 feet on property zoned the "BB" Office District and legally described as follows:

Lot 2, Kensler Addition to Wichita, Sedgwick County, Kansas. Generally located at the northwest corner of Seneca and 27th Street South (2757 S. Seneca).

5. Case No. BZA 9-88 - Affiliated Property Services, Inc., 1035 N. Emporia, Suite 140, Wichita, Kansas 67214, pursuant to Section 2.12.590.B, Code of the City of Wichita, requests a variance to increase the permitted sign size from 32 square feet to 64 square feet on property zoned the "BB" Office District and legally described as follows:

Lot 2, Kensler Addition to Wichita, Sedgwick County, Kansas. Generally located at the northwest corner of Seneca and 27th Street South (2757 S. Seneca).

6. Case No. BZA 10-88 - Grace Presbyterian Church, 5002 E. Douglas, Wichita, Kansas 67208, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit the establishment of a pre-school on property zoned the "AA" One-family Dwelling District and legally described as follows:

A portion of Strieff Place, an Addition to Sedgwick County, Kansas, described as the south 22 feet of Lot 6 and all of Lots 7, 8, 9, and 11, Block 1, including half of vacated Coronado Place on the west but excluding the east 30 feet of Lots 6 thru 9 for street; Lot 10, Block 1 except the east 30 feet for street; the south 18 feet of Lot 4 and all of Lots 5, 6, 7, 8, 9, and 10, Block 2, including half of vacated Coronado Place on the east but excluding the west 40 feet of Lots 4 thru 9 for street; Lot 11, Block 2, except the west 40 feet for street. Generally located north of Douglas between Bleckley and Battin (5002 E. Douglas).

7. Case No. BZA 11-88 - MacArthur Park, Inc., 435 North Broadway, Wichita, Kansas 67202, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit the establishment of a child day care center on property zoned the "A" Two-Family Dwelling District and legally described as follows:

Lot 1, Block A, New Hope Addition, Wichita, Sedgwick County, Kansas. Generally located on the east side of Hydraulic approximately 1/3-mile south of MacArthur Road. (4244 South Hydraulic)

As provided in City Ordinances hereinabove described and Section 2.12.560 et. seq., Code of the City of Wichita, Sedgwick County, Kansas, the same will then and there be discussed and considered by the said Board of Zoning Appeals and all persons interested in said matters will be heard at this time concerning their views and wishes in the premises, and any protest against any of the provisions of the exceptions and the variances will be considered by the Board of Zoning Appeals as by law provided.

WITNESS my hand and seal this 26th day of February, 1988.

Jack H. Galbraith, Secretary

APPLICATION FOR EXCEPTION

I. Applicant Affiliated Property Services, Inc.

Address 1035 N. Emporia, Ste. 140, Wichita, KS Zip Code 67214 Phone (316)268-6810

Agent Joel M. Pollack

Address 1035 N. Emporia, Ste. 140, Wichita, KS Zip Code 67214 Phone (316)268-6810

Relationship of applicant to property is that of Contract Purchaser of Property
(Owner, Tenant, Lessee, Other)

II. Application is made for an exception to permit the establishment of an off-street parking lot
on the property to support healthcare facility on the adjacent property:

on property zoned AA single family which is
72.5 ft by 133 ft (or acres) in size, legally described as:

Lot 3 except the North half (1/2), Kensler Addition to Wichita, Sedgwick County, Kansas

and located at 1118 West 27th Street South (north side of 27th St. South in an area west of Seneca)
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 require Same section 1 that the appropriate fee is herewith tendered;
- c. That he has been advised of his right to bring ownership court of Sedgwick County to appeal the decision of the lot for 7, 8 & 9-88 court
- d. That all documents are attached hereto as noted pages 2, 3, and 4 of the instructions.

Applicant Affiliated Property Services Inc.
Authorized Agent Joel M. Pollack
Joel M. Pollack, President

OFFICE USE ONLY:

Map No. 5344A Zoning: (N) AA (S) AA (E) BB (W) AA CPO 4B 3-15-88

Received in Office of Secretary, Board of Zoning Appeals, 2-17, 1988, together with appropriate fee of 300 (a.m. (p.m.))

Signed Lenore Olwan



**AFFILIATED
PROPERTY
SERVICES, INC.**

JOEL M. POLLACK
President

February 9, 1988

Board of Zoning Appeals
City of Wichita
455 N. Main
Wichita, Kansas 67201

Gentlemen:

We respectfully request an exception be granted by the Board of Zoning Appeals under the jurisdiction of Section 28.04.145 of the Zoning Ordinance, to allow the property at 1118 W. 27th Street South, which is presently zoned AA, to be used for parking.

The applicant, Affiliated Property Services, Inc., is a subsidiary of St. Francis Health Corporation and is an affiliate of St. Francis Regional Medical Center. The applicant is acquiring the subject property, and the adjacent property, Lot 2, Kensler Addition, for the purpose of establishing a Medical Clinic to serve the people of South Wichita with up to three family practice physicians. The clinic facility will be located entirely on Lot 2, Kensler Addition, which is presently zoned for that purpose. To provide adequate parking for the Medical Clinic, we need to use the subject property (Lot 3, except the North half (1/2), Kensler Addition.)

Use of the subject property will enable us to provide proper access to the new facility, and allow us adequate parking for the best possible healthcare service to the people in this area. We plan to landscape and fence the property to enhance the neighborhood and improve the appearance of the property.

The property will conform to all requirements of the City of Wichita and, we believe, will make a significant positive contribution to the neighborhood.

Sincerely,

Joel M. Pollack
Joel M. Pollack
President

JMP/fm

1055 North Emporia / Suite 140 / Wichita, KS 67214 / (316) 268-6810

for BZA 7-88
8-88
9-88

OWNERSHIP LIST

<u>Lots</u>	<u>Addition</u>	<u>Property Owner</u>
South half of Lot 2	Kensler Addition	✓ Fred C. Caldwell Nancy J. Caldwell 5546 York Wichita, KS 67215
North half of Lot 2	"	SAME AS ABOVE
Lot 1	"	✓ Mabel M. Fox (Dec'd) c/o June Baker 2747 S. Seneca Wichita, KS 67217
<i>application also</i> South half of Lot 3	"	✓ Kenneth D. Sidener Myrelle F. Sidener 1118 W. 27th So. Wichita, KS 67217
North half of Lot 3	"	✓ Clark F. Lindstrom Cheryl L. Lindstrom 1109 Greenfield Wichita, KS 67217
North 132.2 feet of Lot 4	"	✓ Glenn Newport Lelia M. Newport 1113 Greenfield Wichita, KS 67217
South 132.2 feet of Lot 4	"	✓ Oscar H. Dougherty Evelyn M. Dougherty 1126 W. 27th So. Wichita, KS 67217
North half of Lot 5	"	✓ Frank E. Bland Helen M. Bland 3145 Bonn Wichita, KS 67217
South half of Lot 5	"	✓ Lesley P. Hodge Clara E. Hodge 1132 W. 27th So. Wichita, KS 67217
All of Lot 1 and Lot 3, exc. the South 30 feet	Martinsons Tenth Addition	✓ Catholic Diocese of Wichita 424 N. Broadway Wichita, KS 67202
North half of Lot 4	"	✓ Nicholas S. Jimenez Donna J. Jimenez 1121 W. 27th So. Wichita, KS 67217
North 148 feet of Lot 5	"	✓ Marvin A. Rausch Edna M. Rausch 1201 W. 27th So. Wichita, KS 67217

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<u>Lots</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 1, except the South 85 feet of the West 198 feet and except the East 113 feet of Lot 1 now replatted as J.M. Murphy Addition	Heersche's Replat Addition	✓ Leslie W. Griffith Joyce M. Griffith 1645 S. Cypress Wichita, KS 67213
Lots 1 and 2	Warr's No. 3 Addition	✓ Gene Warr Nick Gramlich, Trustees c/o Green & Brown, Attorneys of Law 2101 City National Bank Tower Oklahoma City, OK 73102
Lot 3	"	✓ Fina Serve, Inc. Box 2159 Dallas, TX 75221

Continued

We hereby certify the foregoing to be a true and correct list of the property owners of the hereinbefore described lots within a 200 foot radius of :

The South half of Lot 3, Kensler Addition, Sedgwick County, Kansas.

as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 9th day of February, 1988, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

BY: *Marg Sable*

Sr. Vice-President

Order No. 390841
cd/nj

OWNERSHIP LIST

Property Description		Property Owner
Lot 2, except the East 10 feet for Street	Kensler Addition	X Fred C. Caldwell Nancy J. Caldwell 5546 York Wichita, KS 67215
Lot 1, except the East 10 feet for Street	"	X Mable M. Fox (Dec'd) c/o June Baker 2747 S. Seneca Wichita, KS 67217
The South half of Lot 3	"	X Kenneth D. Sidener Myrelle P. Sidener 1118 W. 27th So. Wichita, KS 67217
The North half of Lot 3	"	X Clark F. Lindstrom Jr. Cheryl L. Lindstrom 1109 Greenfield Wichita, KS 67217
The North 132.2 feet of Lot 4	"	X Glenn Newport Lelia M. Newport 1113 Greenfield Ave Wichita, KS 67217
Lot 4, except the North 132.2 feet.	"	X Oscar H. Dougherty Evelyn M. Dougherty 1126 W. 27th So. Wichita, KS 67217
The North half of Lot 5	"	X Frank E. Bland Helen M. Bland 3145 Bonn Wichita, KS 67217
The South half of Lot 5	"	X Lesley P. Hodgé Clara E. Hodgé (Dec'd) 1132 W. 27th So. Wichita, KS 67217
Lot 15	Westway Park Addition	X John H. Rule 1101 Casado Wichita, KS 67217
Lot 16	"	X Augustine David Villar Mary Lupe Villar 1106 Greenfield Ave Wichita, KS 67216
Lot 17	"	X Leona Feuerbacker 1110 Greenfield Ave Wichita, KS 67216
Lot 18	"	X Mildred L. Kleinschmidt 1114 Greenfield Ave Wichita, KS 67216

add to mail-out list for BZA 7-88; 8-88; 9-88

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<u>Property Discription</u>		<u>Property Owner</u>
All of Lot 1 and Lot 3 except the South 30 feet	Martinsons Tenth Addition	X Catholic Diocese of Wichita 424 N. Broadway Wichita, KS 67202
The North half of Lot 4	"	? Donald C. Martinson (Dec'd) Mable Martinson Address unknown
The North 148 feet of Lot 5	"	X Notice of Interest Nicholas S. Jimenez 1121 W. 27th So. Wichita, KS 67216
Lot 1, except the South 85 feet of the West 198 feet and that part now platted as J.M. Murphy Addition.	Heersche's Replat	X Marvin A. Rausch Edna M. Rausch 1201 W. 27th So. Wichita, KS 67216
Lot 1 and 2 Block 1	Warr's No. 3 Addition	X Leslie W. Griffith Jayce M. Griffith 1645 S. Cypress Wichita, KS 67207
Lot 3	"	X Gene Warr Nick Gramlich, Trustees 7300 N. Camche Ave OKlahoma City, OK 73432
		X Fina Serve, Inc. 1701 S. Seneca Wichita, KS 67213

We herby certify the foregoing to be a true and
correct list of the property owners of the hereinbefore described
Lots within a 200 foot radius of:

Lot 2, except the East 10 feet, Kensler
Addition, Sedgwick County, Kansas.

as shown by the last deed of record on file in the Office of the
Register of Deeds, Sedgwick County, Kansas, on the 16th day of
October, 1987, at 7:00 o'clock A.M.

The Security Abstract and Title
Company, Inc.

BY: Mary Hable
Sr. Vice-President

Order No: 387229
cd

Nº 00003

METROPOLITAN AREA PLANNING DEPARTMENT

Description BZA caption
Name Affiliated Property Services, Inc.
Address 1035 N. Empire Suite 140
Fund No. (circle one) 755-40710-003 (fees) 755-40710-004
(books, xerox) 755-40710-026 (microfilm)
Amount 1360⁰⁰
Date 2-17-89 Due Date 2-17-89 By SD

Form 00-000

*

This BZA. Case
Has a Large Drawing
On 35mm Microfilm

Roll # 3