

Case No. BZA 50-78 Wesley Medical
Center request for variance to
install 6-ft. chain link fence
w/approp. landscaping as approved
by MAPD in lieu of solid wall on
property zoned "BB" and located

BZA
50-78

ACTION

COMMITTEE

approved

DATE

12-19-78

M.A.P.C. _____

B.C.C./B. CO. C. _____

POSTED
11-22-78
MARD
C.I.V.
2-1-79

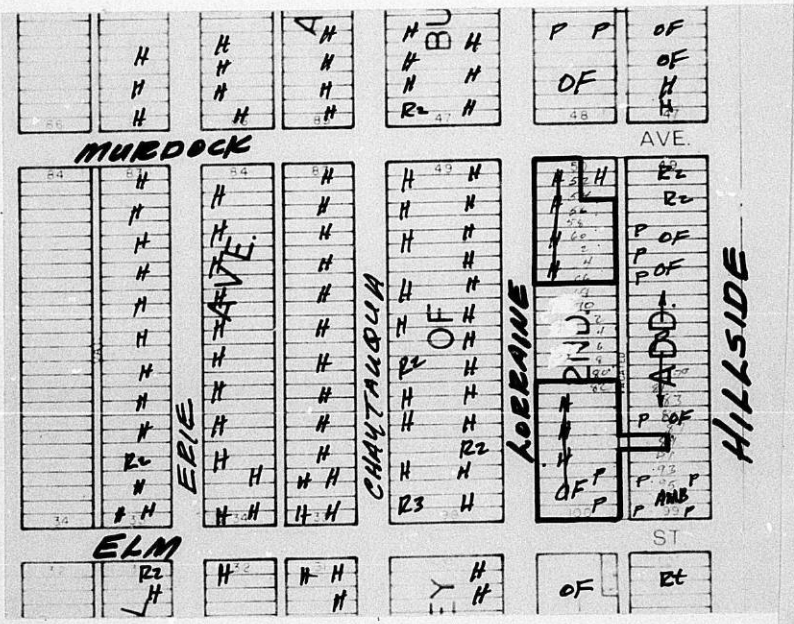
Case No. BZA 50-78 Wesley Medical
Center request for variance to
install 6-ft. chain link fence
w/approp. landscaping as approved
by MAPD in lieu of solid wall on
property zoned "BB" and landscaped

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

BZA- 50-78
 SCZ- _____
 CU- _____
 Filed _____

AREA DATA: (IRREGULAR)
 1. Acres: 1.48 (140 ft. by 475 ft.
 2. Adjoining Zoning: E _____ S _____ W _____ N _____
 3. Land Use: East AMBULANCE STAT, OFFICES & TWO FAM South OFFICE
 West SINGLE & TWO FAM North OFFICE
 4. Sketch Plan Land Use is for: _____
 5. Present Land Use if for: OFFICE & SINGLE FAM
 6. Area (is) (is not) platted.

PHOTO DATA:
 Taken by _____ Date _____ Time _____



HASTINGS, INC. - LOS ANGELES
 No. 2-153C
 S. Mitchell
 LOGAN - OH - MIDDLETOWN, TX U. S. A.

January 15, 1979

O. C. Estes
The Wesley Medical Center
550 N. Hillside
Wichita, Kansas 67214

Re: Case No. BZA 50-78
Request for Variance

Dear Mr. Estes:

The attached copy of Resolution No. BZA 50-78 supercedes and replaces the resolution forwarded to you with my letter dated January 5, 1979. The date of adoption was incorrect on the previous resolution and has been corrected to reflect the correct date of December 19, 1978.

If you have any questions, please call.

Sincerely,

Larry Dobson
Assistant Secretary

LD:bbs
Enclosure

CC: Martin Ufford, Boyer, Donaldson & Stewart
1st National Bank Bldg., Wichita 67202
Robert Feldner, Superintendent of Central Inspection
Joe Donnelly, Housing and Zoning Administrator
Don Gisick, City Clerk

January 15, 1978

O. C. Estes
The Wesley Medical Center
550 N. Hillside
Wichita, Kansas 67214

Re: Case No. BEA 50-78
Request for Variance

Dear Mr. Estes:

The attached copy of Resolution No. BEA 50-78 supercedes and replaces the resolution forwarded to you with my letter dated January 5, 1979. The date of adoption was incorrect on the previous resolution and has been corrected to reflect the correct date of December 19, 1978.

If you have any questions, please call.

Sincerely,

Larry Dobson
Assistant Secretary

LD:bbs
Enclosure

cc: Martin Ufford, Boyer, Donaldson & Stewart,
1st National Bank Bldg., Wichita 67202
Robert Feldner, Superintendent of Central Inspection
Joe Donnelly, Housing and Zoning Administrator
Don Gisick, City Clerk

RESOLUTION NO. BZA 50-78

WHEREAS, the Wesley Medical Center, 550 N. Hillside, Wichita, Kansas, requests a variance as provided in Section 2.12.590.B, Code of the City of Wichita, to waive the required screening adjacent to portions of the east and north property lines on property zoned the "BB" Office District and the "LC" Light Commercial District and legally described as follows:

The west 86.5 feet of Lots 50, 52, 54 and all of even numbered Lots 56 through 66 inclusive and Lots 82 through 100 inclusive, on Lorraine Avenue; and the west 1/2 of Lot 89 on Hillside Avenue, all in Resurvey of Bucks Second Addition, Wichita, Sedgwick County, Kansas. Generally located in an area bordered by Murdock on the north, Elm on the South, Lorraine on the west and Hillside on the east.

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 December 19, 1978, consider said application; and

WHEREAS, the Board of Zoning Appeals has proper jurisdiction to consider said request for a variance under the provisions of Section 2.12.590.B, Code of the City of Wichita; and

WHEREAS, the Board of Zoning Appeals has found that the variance arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner or the applicant inasmuch as the adjacent residentially zoned properties which create the screening requirement are developed with offices; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents inasmuch as those properties potentially affected are developed with doctors offices and associated parking lots, which would probably benefit from the visual surveillance of Wesley security staff; and

WHEREAS, the Board of Zoning Appeals has found that the strict application of the provisions of Title 28 (Zoning Ordinance) of which variance is requested will constitute unnecessary hardship upon the property owners represented in the application inasmuch as less efficient control and surveillance of the parking lot would increase the chances of injury and damage due to unauthorized entry to the parking lot; and

WHEREAS, the Board of Zoning Appeals has found that the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare due to the fact that the requests are located along interior lot lines; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the variance desired will not be opposed to the general spirit and intent of Title 28 (Zoning Ordinance) inasmuch as the intent of the ordinance is to provide protection to residential property from the adverse affects of institutional uses, whereas in this instance the properties to be protected are utilized as doctors offices, in this general area where health care related uses are the norm rather than the exception; and

WHEREAS, each of the five conditions required by Section 2.12.590.B, Code of the City of Wichita, to be present before a variance can be granted has been found to exist.

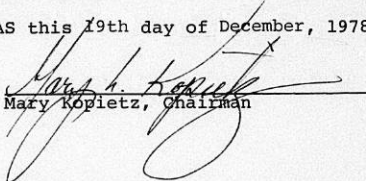
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that this request for a variance to waive the required screening adjacent to portions of the east and north property lines on property zoned the "BB" Office District and the "LC" Light Commercial District and legally described as follows:

The west 86.5 feet of Lots 50, 52, 54 and all of even numbered Lots 56 through 66 inclusive and Lots 82 through 100 inclusive, on Lorraine Avenue; and the west 1/2 of Lot 89 on Hillside Avenue, all in Resurvey of Bucks Second Addition, Wichita, Sedgwick County, Kansas.
Generally located in an area bordered by Murdock on the north, Elm on the South, Lorraine on the west and Hillside on the east.

be approved subject to the following condition:

1. This variance shall permit chain link fencing to be erected in place of solid screening along the east property line of Lots 56, 58, 60, 62, 64, 82, 84, 86 and 88 on Lorraine Avenue; and along the north property line of the west 1/2 of Lot 89 on Hillside Avenue, all in Resurvey of Buck's Second Addition to Wichita, Kansas.

ADOPTED AT WICHITA, KANSAS this 19th day of December, 1978.


Mary Kopietz, Chairman

ATTEST:

Larry Dobson, Assistant Secretary

January 5, 1979

O. C. Estes
The Wesley Medical Center
550 N. Hillside
Wichita, Kansas 67214

Re: Case No. BHA 50-78
Request for Variance

Dear Mr. Estes:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on December 19, 1978, in connection with your request for a variance to waive the required screening adjacent to portions of east and north property lines, on property zoned the "BB" Office District and the "LC" Light Commercial District, and generally located in an area bordered by Murdock on the north, Elm on the south, Lorraine on the west and Hillside on the east.

This Resolution reflects the official action of the Board to approve the request and sets out the condition 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:bbc
Enclosure

cc: Martin Ufford, Boyer, Donaldson & Stewart,
1st National Bank Bldg., Wichita 67202
Robert Feldner, Superintendent of Central Inspection
Joe Donnelly, Housing and Zoning Administrator
Don Gisick, City Clerk

December 20, 1978

O. C. Estes
The Wesley Medical Center
550 N. Hillside
Wichita, Kansas 67214

Re: Case No. BEA 50-78
Request for Variance

Dear Mr. Estes:

At the regular meeting of the Board of Zoning Appeals on Tuesday, December 19, 1978, your request for a variance to waive the required screening adjacent to portions of east and north property lines, on property zoned the "BB" Office District and the "LC" Light Commercial District, and generally located in an area bordered by Murdock on the north, Elm on the south, Lorraine on the west and Hillside on the east, was considered.

It was the action of the Board to approve your request subject to the following condition:

1. This variance shall permit chain link fencing to be erected in place of solid screening along the east property line of Lots 56, 58, 60, 62, 64, 82, 84, 86 and 88 on Lorraine Avenue; and along the north property line of the west 1/2 of Lot 89 on Hillside Avenue, all in Resurvey of Buck's Second Addition to Wichita, Kansas.

As part of its motion to approve this request, the Board strongly urged Wesley to pursue the planting of trees in the public right-of-way surrounding this parking lot, as well as the planting of landscape materials in the area between the sidewalk and fence, along Lorraine Avenue. Any planting in the public right-of-way should be coordinated with the City Forester.

Page 2
December 20, 1978
O. C. Estes
Re: BSA 50-78

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.

Sincerely,

Larry Dobson
Assistant Secretary

LK:bbs
cc: Martin Ufford, Boyer, Donaldson & Stewart,
1st National Bank Bldg., Wichita 67202
Robert Feldner, Superintendent of Central Inspection
Joe Donnelly, Housing and Zoning Administrator
Don Gisiok, City Clerk

Dobson

THE CITY OF WICHITA

OFFICE OF CITIZEN PARTICIPATION

DATE December 7, 1978

TO Larry Dobson, Board of Zoning Appeals

FROM Bill Morris, CPO Administrative Aide

SUBJECT BZA 50-78 (AREA BORDERED BY
MURDOCK, ELM, LORRAINE, AND
HILLSIDE)

On December 5, 1978, CPO Council "K" considered the captioned case. Council "K" voted 4-1 to recommend to granting of a variance to replace the required screening with a chain link fence.

In the past Council "K" has diligently supported the screening of commercial properties from adjacent residential areas. However, in this case the Council members felt that the security needs of the neighborhood outweighed the need for a solid wood fence.

Bill Morris

Bill Morris
CPO Administrative Aide

BM:m1

NOTED:

David L. Furnas

David Furnas
Citizen Participation Coordinator



SECRETARY'S REPORT
CASE NO. BZA 50-78

APPLICANT: The Wesley Medical Center, 550 N. Hillside, Wichita, Kansas

AGENT: O. C. Estes, 550 N. Hillside, Wichita, Kansas

REQUEST: Variance pursuant to Section 2.12.590.B, Code of the City of Wichita, to waive the required screening adjacent to portions of east and north property lines.

GENERAL LOCATION: In an area bordered by Murdock on the north, Elm on the south, Lorraine on the west and Hillside on the east.

ZONING: Subject property is zoned the "BB" Office District and the "LC" Light Commercial District. West is the "A" Two Family Dwelling District. North is "A" and "BB". East is "B" and "LC". South is "BB" and "LC".

LAND USE: Subject property is developed as an employee parking lot for Wesley Hospital. North is a Minor Surgery Center and a single family home. East is a duplex, offices and ambulance garage. South is an office. West is a single family residential development.

JURISDICTION:

The Board has jurisdiction to consider the variance request under the provisions outlined in Section 2.12.590.B, Code of the City of Wichita. The Board may grant the request when all five of the following conditions are found to exist:

1. That the variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner or the applicant.
2. That the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.
3. That the strict application of the provisions of Title 28 of which variance is requested will constitute unnecessary hardship upon the property owner represented in the application.
4. That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare; and
5. That granting the variance desired will not be opposed to the general spirit and intent of Title 28 (zoning ordinance).

Case No. BZA 50-78
December 19, 1978
Page 2

COMMENTS BY THE SECRETARY:

The applicants are requesting a waiver of required screening along two portions of their property line in association with the development of subject property as an employee parking lot.

The majority of the perimeter of the parking lot does not carry a screening requirement. However, in three instances where side or rear lot lines of the parking lot are adjacent to residentially zoned properties, a screening requirement exists. A home located on the south side of Murdock, in an area between Lorraine and Hillside is zoned the "A" Two Family Dwelling District and is bordered on the west and south by subject application area. The applicants are not requesting a variance adjacent to this home and will provide the required screening. However, there are two locations where subject property is adjacent to doctors offices, fronting on Hillside, located in "B" Multiple Family zoning, that the applicants are requesting solid screening be waived.

The statement of justification submitted with this application explains Wesley's plans for providing security for employee parking lots, surrounded by 6 foot high chain link fence with limited access. In the above two locations next to doctors offices they believe the advantages of visual surveillance in these areas far outweigh any advantage that might be gained from solid screening. As part of their request, the applicants have suggested "appropriate landscaping" in addition to the chain link fence. However, no proposal of landscaping is reflected on the plan, nor has unpaved space been reserved for landscaping and therefore, the Secretary is uncertain as to the applicant's intent.

UNIQUENESS:

It is the opinion of the Secretary that the requested variance may arise from conditions unique to this situation inasmuch as the adjacent residentially zoned properties which create the screening requirement are not developed with residences.

ADJACENT PROPERTY:

It is the opinion of the Secretary that the granting of the variance will not adversely affect the rights of adjacent property owners or residents inasmuch as those properties potentially affected are developed with doctors offices and associated parking lots, which would probably benefit from the visual surveillance of Wesley security staff.

Case No. BZA 50-78
December 19, 1978
Page 3

HARDSHIP:

It is the opinion of the Secretary that the strict application of the provisions of the zoning ordinance may create an unnecessary hardship upon the applicants inasmuch as less efficient control and surveillance of the parking lot would increase the chances of injury and damage due to unauthorized entry to the parking lot.

PUBLIC INTEREST:

It is the opinion of the Secretary that the granting of the requested variance would not adversely affect the public interest inasmuch as the requests are located along interior lot lines.

SPIRIT AND INTENT:

It is the opinion of the Secretary that the granting of the variance requested would not be opposed to the general spirit and intent of the zoning ordinance inasmuch as the intent of the ordinance is to provide protection to residential property from the adverse effects of institutional uses, whereas in this instance the properties to be protected are utilized as doctors offices, in this general area where health care related uses are the norm rather than the exception.

RECOMMENDATION:

If the Board determines that the five conditions necessary to the granting of a variance can be found to exist, it is the Secretary's recommendation that the requested variance be granted.

BZA CASE NO. 50-78

<u>2</u>	NOTICES SENT TO APPLICANT/AGENT	+ 1 to MR. <i>Jefford</i>
<u>10</u>	NOTICES SENT TO MAPC	
<u>1</u>	NOTICES SENT TO CPO	
<u>23</u>	NOTICES SENT TO ADJOINING PROPERTY OWNERS	
<u>37</u>	TOTAL NOTICES SENT	<u>11-27-78</u>

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

November 27, 1978

NOTICE TO ADJOINING PROPERTY OWNERS:

Case No. BZA 50-78

An application has been filed by The Wesley Medical Center, 550 North Hillside, Wichita, Kansas, pursuant to Section 2.12.590.B, Code of the City of Wichita, requesting a variance to waive the required screening adjacent to portions of the east and north property lines on property zoned the "BB" Office District and the "LC" Light Commercial District and legally described as follows:

The west 86.5 feet of Lots 50, 52, 54 and all of even numbered Lots 56 through 66 inclusive and Lots 82 through 100 inclusive, on Lorraine Avenue; and the west 1/2 of Lot 89 on Hillside Avenue, all in Resurvey of Bucks Second Addition, Wichita, Sedgwick County, Kansas.
Generally located in an area bordered by Murdock on the north, Elm on the South, Lorraine on the west and Hillside on the east.

This application has been assigned case No. BZA 50-78 and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, December 19, 1978, 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

FORM 29

PAYMENT NOTICE
City of Wichita

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
BZA Invoice	\$500.00
(used = Hillside)	
NAME <i>W. L. Hillside</i>	
ADDRESS <i>550 N. Hillside</i>	
FUND <i>4-71</i>	DUE DATE
COMMENTS	
DATE <i>4/1/71</i>	BY <i>sd</i>

PHONE 264-7321
A 000 316

BOYER, DONALDSON & STEWART
ATTORNEYS AT LAW

264-7321

MARTIN R. UFFORD

1030 FIRST NATL. BANK BLDG.
WICHITA, KANSAS 67202

BOARD OF ZONING APPEALS

CASE NO. 50-78

CITY OF WICHITA, KANSAS

FILED _____

APPLICATION FOR VARIANCE

I. Name of Applicant THE WESLEY MEDICAL CENTER ✓
 550 North Hillside
 Mailing Address Wichita, Kansas 67214 Phone 685-2151
 Name of Authorized Agent O. C. Estes ✓
 550 North Hillside
 Mailing Address Wichita, Kansas Phone 685-2151

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

II. The variance requested is permission to install six-foot chain link fence with appropriate landscaping as approved by City of Wichita Planning Department (in lieu of solid wall)

for property located west of Hillside Avenue, north of Elm Street, east of Lorraine Avenue and south of Murdock

^{The W 26.5' of Lots 50, 52, 54 and all of}
and legally described as: Lots 56-66 (even) and 82-100 (even) ^{MC and Wk 89}

Resurvey of Bucks Second Addition, Wichita, Kansas.

in the City of Wichita; and which is presently zoned BB 1 LC.

- 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 he has been advised of his right to bring action in the District Court of Sedgwick County to appeal the decision of the Board.
 - d. That all documents are attached hereto as noted in paragraphs 2, 3, 4, and 5 of the instructions.

THE WESLEY MEDICAL CENTER
 Applicant

 Authorized Agent, O. C. Estes

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals 3:30 (a.m. - P.M.), 11/17 19 78
 together with appropriate fee of \$50.00.

*in an area bordered by
 Murdock on the North, Elm on the
 South, Lorraine on the West
 and Hillside on the East.*

Larry Johnson

 Signed

STATEMENT OF APPLICANT

Since 1977 The Wesley Medical Center has found it necessary to provide additional off-street parking at locations generally adjacent but not precisely contiguous to or contained within the Medical Center "campus." It just installed employee parking west across Hillside and east of Lorraine Avenue and north of Elm Street last year.

To further reduce neighborhood traffic near the Medical Center premises, it is proposed that the following described real estate will be placed in a single employees' lot:

Lots 50-66 (even) and 82-100 (even) Resurvey of Bucks Second Addition, Wichita, Kansas.

The proposed parking lot is zoned BB the same as The Wesley Medical Center and is to be used for employee parking, as an accessory use parking lot, pursuant to Code §28.04.140(2) and (4) providing:

2. For the purpose of this chapter, off-street parking shall be considered as an accessory use when located in the same zoning district with the use for which parking is provided. Parking not located in the same zoning district in which the main use is located must be located within the zoning district in which parking lots or storage garages are permitted as a main use; be located in a zoning district wherein the main use is a permitted use; or, be located in accordance with provisions of this chapter relating to off-street parking exceptions.

4. In no instance shall off-street parking required by this chapter be located more than six hundred feet (as measured along lines of public access) from the use which it serves.

In order to bring the employees' lot to Medical Center Standards of Security for Personnel (attached), a Variance is requested from §28.04.160(K) (1) and (2) and §28.04.020, which provide:

K. SCREENING OF OFFICE, COMMERCIAL, INSTITUTIONAL AND INDUSTRIAL DEVELOPMENT. Screening and landscaping shall be provided on all properties developed for office, institutional, commercial and industrial uses when such uses are established on property within or adjacent to the "AA", "A", "RB", "R-5", "R-6", "B" and "G" residential zoning districts in accordance with the following:

1. Screening shall be provided along all side or rear lot lines adjacent to a residential zoning district to extend to within 20 feet of each street right-of-way. Exception: Screening may be omitted for office and institutional uses along any lot line, or portion thereof, whenever a property is developed with a 25 foot landscaped yard adjacent to such lot line or portion thereof.
2. Whenever a front or side yard is adjacent to any property located in a residential zoning district, there shall be provided adjacent thereto, either; (a) A landscaped yard twenty feet in depth for a distance equal to one-third of the zoning lot line along the street. (This shall not require the landscaped yard to exceed 50 feet nor permit the yard to be less than 15 feet); or, (b) Screening along that side or rear lot line shall be extended to the street right-of-way line at a height of three feet.

SCREENING. Decorative fencing, evergreen vegetation* or landscaped earth berms* maintained for the purpose of concealing from view the area behind such fence, evergreen vegetation or berms. When fencing is used for screening, it shall not be less than six nor more than eight feet in height. *Whenever evergreen vegetation or landscaped earth berms are used for screening, a plan shall be submitted for approval by the director of planning and the superintendent of central inspection.

Said Variance is specifically requested to permit:

Installation of a chain link fence six feet in height in lieu of the solid six foot wall required by the screening ordinances described above where required by the Code of the City of Wichita, provided said parking lot will be landscaped to City of Wichita Planning Department specifications and approval for the following reasons:

- (1) Compliance with Medical Center Standards of Security for Personnel. (Exhibit I attached hereto)
- (2) Provision of appropriate safeguards to person and property of Medical Center personnel.

The requirements of Code §212.590.B are deemed met by conditions affecting these premises and the request for variance as follows:

1. Uniqueness:

- (a) Subject property is partially separated from the Medical Center building complex;
- (b) Subject property is needed to be used for off-street parking to further reduce traffic congestion around Medical Center premises and the residential neighborhood located to the north and west of the Medical Center premises;
- (c) Security of personnel and property in the parking premises will be aided by visual access which can be permitted by a chain link fence;
- (d) A six-foot chain link fence will provide better security from unauthorized entrance.

2. Adverse Effect: It is believed that appropriate planting will provide a reasonably acceptable substitute to a solid fence on the perimeters of the parking lot. The current use of property located adjacent to the subject property is not deemed to be relatively adversely affected over the disadvantage to security protection if solid fencing is required. Furthermore, a solid six-foot fence will be maintained around the only residence adjacent to the parking lot.

3. Hardship: A strict application of the requirements for solid fencing will put personnel and property of The Wesley Medical Center at risk from injury and damage due to unauthorized entry to the parking lot and the relative inability to patrol and inspect the property at nighttime.

4. Public Interest: Granting of the variance is not deemed to adversely affect the public health, safety, morals, order convenience, prosperity or general welfare, when considered in light of the public interest in affording applicant a reasonable opportunity to secure its personnel and their property from injury and damage.

5. Intent: With the alternate provision of appropriate planting along a chain link fence, it is believed that the granting of the variance will not be opposed to the general spirit and intent of the zoning ordinance.

STANDARDS OF SECURITY FOR PERSONNEL
(The Wesley Medical Center)

Parking lots for personnel shall be installed and provided with improvements as follows:

(1) Whenever possible, parking lots shall be provided immediately adjacent and as an integral part of the Medical Center premises.

(2) Parking lots shall be encircled with chain link fence at least six feet in height to provide visibility and security to parked cars and personnel within the lot.

(3) When location non-contiguous to the Medical Center premises is necessary to provide additional or needed parking space, which is adjacent to property used for residential purposes, the parking lot shall be encircled with a chain link fence at least six feet in height and with appropriate landscaping approved by the City of Wichita Planning Department, which fencing and landscaping will provide maximum visibility to parked cars and personnel within the lot.

OWNERSHIP LIST

Lot	Street	Addition	Property Owner
W 103.5' of 53 & 55	Lorraine	Resurvey of Bucks 2nd	✓ Dean W. Stringer ¹⁷ 2625 S. W. St. 67213
E ½ of 53 & 55	"	"	✓ Frank H. Richards Mae Richards 1325 N. West Apt. 70 67203
E ½ of 57 & 59	"	"	✓ William R. Wilbeck Sharon S. Wilbeck 643 N. Lorraine 67214
W ½ of 57 & 59	"	"	✓ Alex Ray Vergie L. Ray 642 N. Chautauqua 67214
E ½ of 61 & 63	"	"	no listing Ada M. Hunt Gilbert W. Hunt Richard V. Hunt Address unknown
W ½ of 61 & 63	"	"	no listing John W. Welch Gertrude Welch Address unknown
W ½ of 65 & 67	"	"	✓ Loren Steele 627 N. St. Clair 67203
E ½ of 65 & 67	"	"	✓ Barney J. Iles Esther M. Iles 633 N. Lorraine 67214
W 103' of 69 & 71	"	"	✓ Verne Godsey Viola M. Godsey 628 N. Chautauqua 67214
E 104' of 69 & 71	"	"	no listing Nellie J. Marsh Address unknown
E 103.5' of 73, 75, & 77	"	"	✓ Lino J. Jimenez 620 Butler St. Valley Center 67147
73, 75, & 77 ex. the E 103.5'	"	"	✓ Richard B. Stribling Linda J. Stribling 444 N. Battin Ave. 67208
79 & 81	"	"	✓ Rebecca J. Stultz 622 N. Chautauqua 67214

page - 2 continued

Lot	Street	Addition	Property Owner
E 107' of 83 & 85	Lorraine	Resurvey of Bucks 2nd	✓ Ezra E. Beard Martha H. Beard 619 N. Lorraine 67214
W 100' of 83, 85, 87, 89, & 91	"	"	<i>no listing</i> Frank W. Boone Carrie Maude Boone Address unknown
E 107' of 87, 89, & 91	"	"	<i>no listing</i> Ralph R. Hungerford Olga L. Hungerford Address unknown
E ½ of 93 & 95	"	"	✓ O.C. Vandiver Martha E. Vandiver 607 N. Lorraine 67214
W ½ of 93 & 95	"	"	✓ John E. Prechtel 304 N. Hampton Rd. 67206
97 & 99 and the E ½ of 101 & 103	"	"	✓ Ivan L. Wells Violet Louise Wells 530 N. Chautauqua 67214
W ½ of 101 & 103	"	"	<i>no listing</i> Colista I. Sage Anthony T. Sage Address unknown
E ½ of 105 & 107	"	"	D Ivan Wells Violet Louise Wells 530 N. Chautauqua 67214
W ½ of 105 & 107	"	"	✓ Howard N. Babcock 531 S. Yale 67218
E ½ of 109 & 111	"	"	✓ Claude A. Miller, Jr. 961 Morrison Derby, KS. 67037
W ½ of 109 & 111	"	"	✓ J. Thomas Wells Ruth E. Wells 544 N. Chautauqua 67214
38, 40, 42, 44, 46, 48, ex. the E 2.5' & W 5'	"	"	City of Wichita City Building 455 N. Main 67202
W 86.5' of 50, 52, 54, and all of 56, 58, 60, & 62	"	"	D Wesley Medical Center 550 N. Hillside 67214
50, 52, 54, ex. the W 86.5'	"	"	<i>no listing</i> Laura F. Salecki Address unknown

page 3 - continued

Lot	Street	Addition	Property Owner
even lots 64 to 100 inclusive	Lorraine	Resurvey of Bucks 2nd	D Wesley Medical Center 550 N. Hillside 67214
37, 39, 41, 43, 45, & 47	Hillside	"	<input checked="" type="checkbox"/> Eugene E. Kaufman 204 N. Roosevelt 67208 <input checked="" type="checkbox"/> John Zakas 105 S. Ridgewood 67218
49, 51, 53, 55, 57, & 59	"	"	<input checked="" type="checkbox"/> Mary J. Blood 647 N. Hillside 67214
odd no. lots 65 to 79 inclusive, and the N 15' of 81	"	"	D Wesley Medical Center 550 N. Hillside 67214
81 ex the N 15', and all of 83, 85, & 87	"	"	<input checked="" type="checkbox"/> Jack W. Kice 3021 E. Clark St. 67211
89, 91, 93, 95, 97, & 99	"	"	D Wesley Medical Center 550 N. Hillside 67214
101, 103, 105, & 107	"	"	<input checked="" type="checkbox"/> Browns Grill East 545 N. Hillside 67214
109 & 111	"	"	D Richard J. Brown Larry D. Brown Charles D. Brown 545 N. Hillside 67214
E 26.25' of 102, 104, & 106	Lorraine	Resurvey of Bucks 2nd replatted at Poling Addn.	D Browns Grill East 545 N. Hillside 67214
W 118' of 102, 104, 106, and all of 108, 110, & 112	"	"	<input checked="" type="checkbox"/> <i>James L. Fleming</i> <i>Matty A. Poling</i> 550 N. Lorraine 67214

*Notice sent
11-29-78*

Jack Gallweith
B. ~~510-78~~ ^{D-78}
Game L Fleming
550 N. Lorraine

Pouling &



434 NORTH MAIN
WICHITA, KANSAS 67202
267-8371

The Security Abstract and Title Company, Inc., hereby certifies the foregoing to be a true and correct list of property owners within a 200 foot radius of Lots 50, 52, 54, 56, 58, 60, 62, 64, and 66, and all even numbered lots from 82 to 100 inclusive, on Lorraine Avenue, in Resurvey of Bucks Second Addition, as shown by the last deeds of record in the Office of the Register of Deeds of Sedgwick County, Kansas, on this 1st day of November 1978 at 7:00 o'clock A.M.

1/2 W 1/2 L89

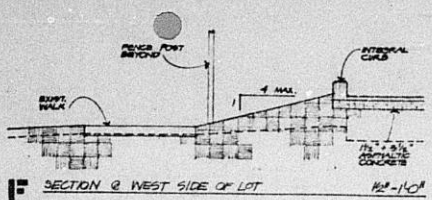
The Security Abstract and Title Company, Inc.

By

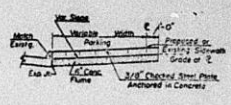
Mary Gable

Vice President

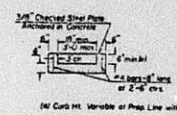
order no. 270457
sk



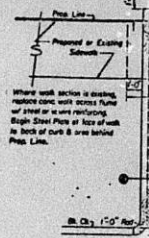
SECTION @ WEST SIDE OF LOT



FLUME SECTION 1/4" = 1'-0"



FLUME SECTION 1/4" = 1'-0"



PLAN & DRAINAGE

GENERAL NOTES

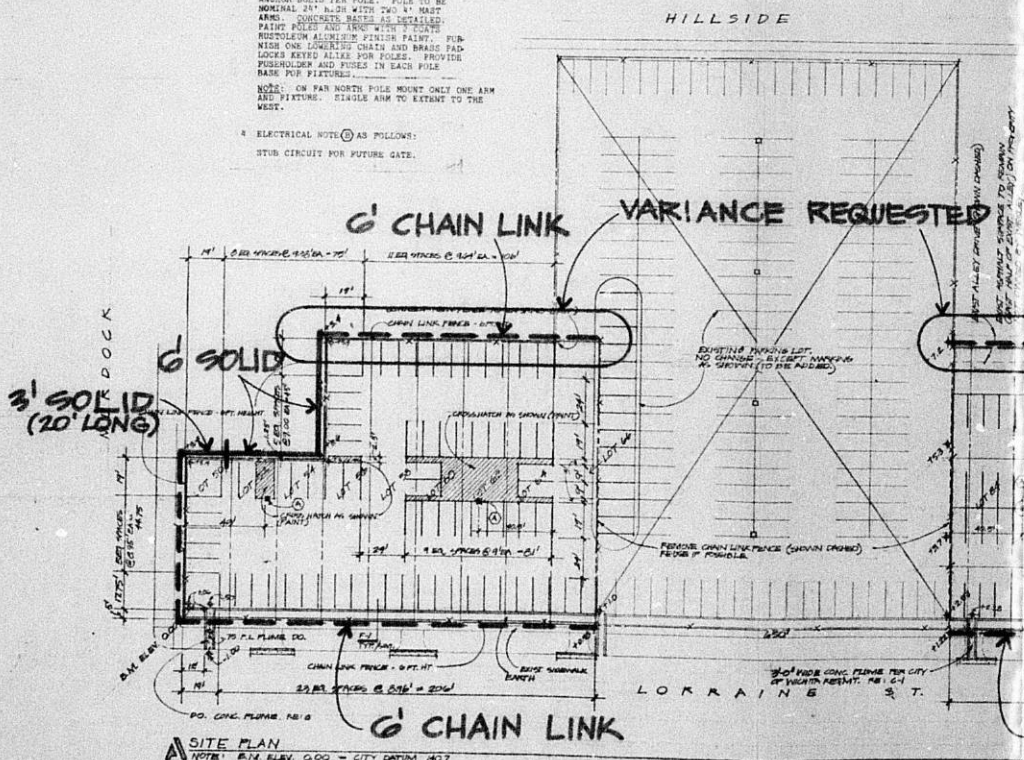
- 1 PROVIDE STALL STRIPING AS INDICATED.
- 2 ASPHALTIC CONCRETE TO BE 1-1/2" + 1-1/4" IN THICKNESS ON COMPACTED BARTH.
- 3 LIGHT FIXTURES (A) AS FOLLOWS:

FIXTURES: CHROME-RINGS 2431-492 WITH R60 WATT PENNAC "METALARC" W600/BU NON-RECYCLED LAMP AND TYPICAL CONSTANT-WATTAGE 100-130/200-260 VOLT BALLAST TO MATCH "METALARC" LAMP AND WIRING FOR 200-260 VOLTS. FIXTURE TO HAVE I.E.S. TYPE IV DISTRIBUTION.

POLES: CHROME-RINGS 192-1022 HINGED STREET LIGHT POLE WITH TRANSFORMER SUB-BASE FOR ALL WIRING CONNECTIONS AND CONDUIT ENTRANCES, AND WITH 4 ANCHOR BOLTS PER POLE. POLES TO BE NOMINAL 2 1/2" DIA WITH TWO 4" HAST ARMS. CONCRETE BASE AS DETAIL. PAINT POLES AND ARMS WITH 2 COATS BRUSHED ALUMINUM FINISH PAINT. FURNISH ONE LOWERING CHAIN AND BRASS PADLOCKS KEYS ALIKE FOR POLES. PROVIDE FUGURLOW AND FUGES IN EACH POLE BASE FOR FIXTURES.

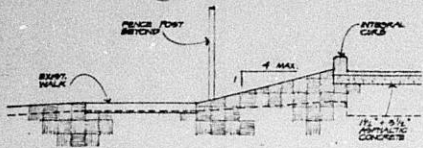
NOTE: ON FAR NORTH POLE MOUNT ONLY ONE ARM AND FIXTURE. HINGLE ARM TO EXTEND TO THE WEST.

- 4 ELECTRICAL NOTE (A) AS FOLLOWS:
SUB CIRCUIT FOR FUTURE GATE.

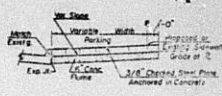


SITE PLAN

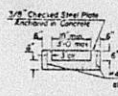
NOTE: B.M. ELEV. 0.000 - CITY DATUM 1927



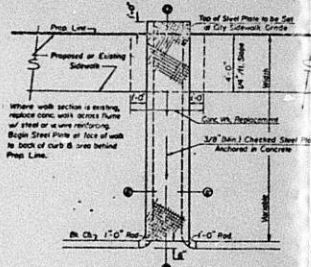
SECTION & WEST SIDE OF LOT



FLUME SECTION 1/4" x 1'-0"

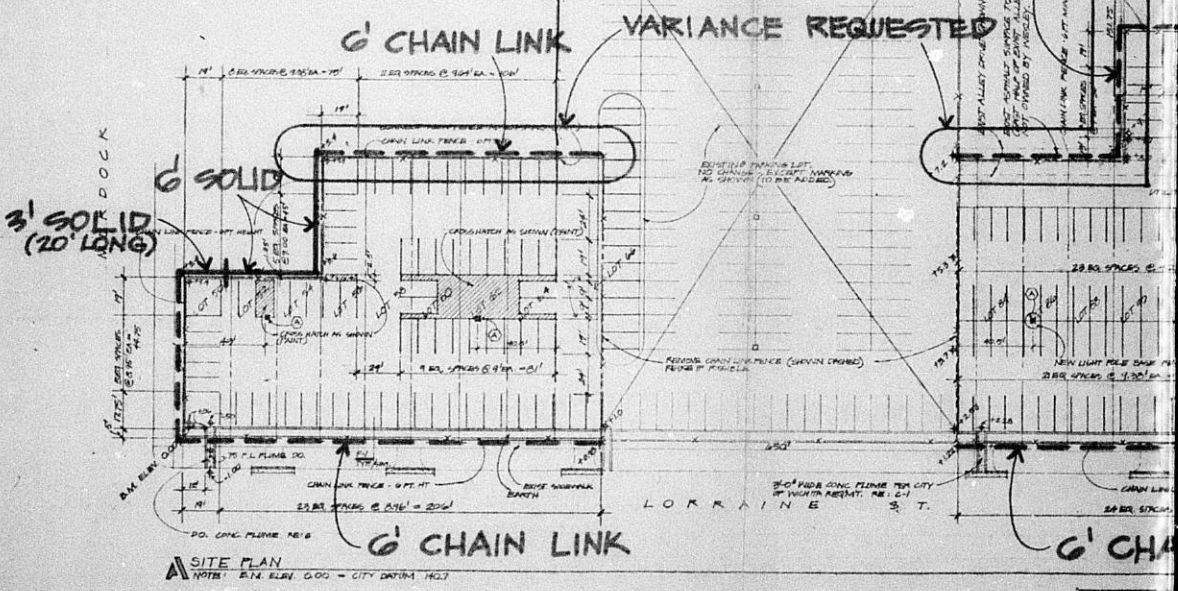


FLUME SECTION 1/4" x 1'-0"



PLAN & DRAINAGE FLUME 1/4" x 1'-0"

- GENERAL NOTES**
1. PROVIDE STALL STRIPING AS INDICATED.
 2. ASPHALTIC CONCRETE TO BE 3-1 1/2" + 2-1/2" IN THICKNESS ON COMPACTED SAND.
 3. LIGHT FIXTURES AS FOLLOWS:
 FIXTURES: CROSS-BRIDGE 199-8242 WITH 400 WATT SYLVANIA "METALAB" M400/8U ROUGH-SERVICE LAMP AND INTEGRAL CON-STANT-WATTAGE 120-130/200-240 VOLT BALLAST TO MATCH "METALAB" LAMP AND WIRED FOR 200-240 VOLTS. FIXTURE TO HAVE 1 E.S. TYPE IV DISTRIBUTION.
 POLES: CROSS-BRIDGE 199-8242 BENDED STREET LIGHT POLE WITH TRANSFORMER SUN-BANK FOR ALL WIRING CONNECTIONS AND CONDUIT ENTRANCES, AND WITH 2 ANCHOR BOLTS PER POLE. POLE TO BE NOMINAL 2 1/2" HIGH WITH TWO 1/2" WELD ARMS. CONCRETE BASE AS DETAILLED.
 PAINT: POLES AND ARM WITH 2 COATS REGULON ALUMINUM FINISH PAINT. FURNISH ONE CHAIN LINK AND SMALL PADLOCKS KEYS ALIKE FOR POLES. PROVIDE PNEUMATIC AND PIPES IN EACH POLE BASE FOR FIXTURES.
 NOTE: ON FAR NORTH POLE MOUNT ONLY ONE ARM AND FIXTURE. SINGLE ARM TO EXTEND TO THE WEST.
 4. ELECTRICAL NOTE AS FOLLOWS:
 STUB CIRCUIT FOR FUTURE DATE.



SITE PLAN
 NOTE: SITE ELEV. 600 - CITY DATUM 1923

