

Case No. BZA 51-78 Wesley Medical Center request for variance to install 6-ft. chain link fence with approp. landscaping as approved by MAPD in lieu of solid wall on property zoned "BB"

10-28-78
11-27-78

ACTION

COMMITTEE denied DATE 12-19-78

M.A.P.C. _____

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

BZA
51-78

Map No. 5748
 Sec. 14
 Twp. 27
 Range 1E

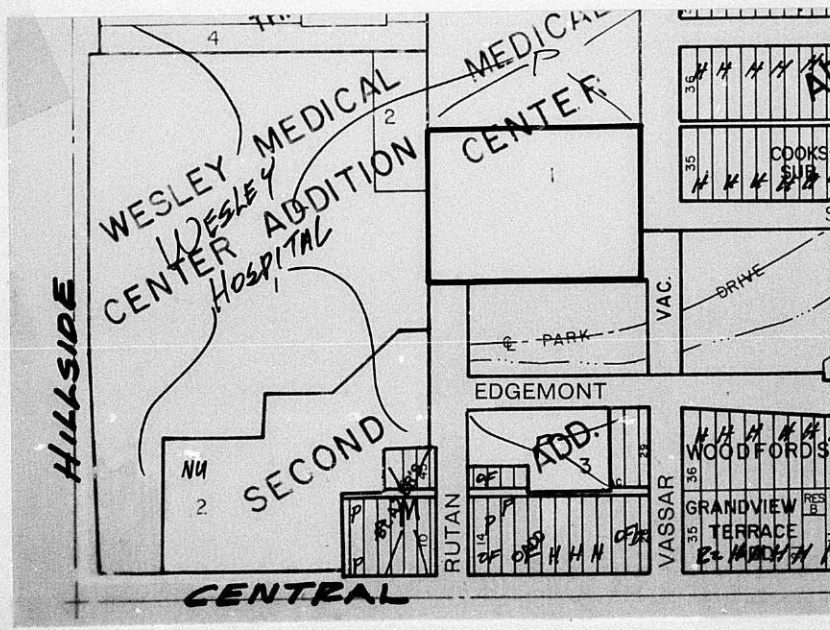
BZA- 51-78
 SCZ- _____
 CU- _____
 Filed _____

AREA DATA:

1. Acres: 2.4 (275 ft. by 390 ft.)
2. Adjoining Zoning: E _____ S _____ W _____ N _____
3. Land Use: East SINGLE FAM South UNDEVELOPED
 West WESLEY HOSPITAL North PARKING LOT
4. Sketch Plan Land Use is for: _____
5. Present Land Use if for: _____
6. Area (is) (is not) platted. _____

PHOTO DATA:

Taken by _____ Date _____ Time _____



HARTING & SON, INC. ENGINEERS
 LOGAN, OH - ABERDEEN, TX U. S. A.

No. 2-153C
 S^{III}mate

January 5, 1979

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

Re: Case No. BSA 51-78
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 the south property line, on property zoned the "BB" Office District, and generally located west of Vassar in an area north of Edgemont.

This Resolution reflects the official action of the Board to deny your request. It is forwarded to you for your information and files.

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

Sincerely,

Larry Dobeon
Assistant Secretary

LD:bbe
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 51-78

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 the south property line on property zoned the "BB" Office District and legally described as follows:

The South 275 feet of Lot 1, Wesley Medical Center Second Addition, Wichita, Kansas. Generally located west of Vassar in an area north of Edgemont.

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 does not arise 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 in fact created by an action or actions of the property owner or the applicant inasmuch as the adjacent property, although not developed with residences, is utilized by the residential area as a park; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the permit for the variance will adversely affect the rights of adjacent property owners or residents inasmuch as the open space park amenities would be infringed upon by the view of the parking lot activity; 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 not constitute unnecessary hardship upon the property owners represented in the application inasmuch as security surveillance can be gained from both the east and west sides of the parking lot and surveillance from the south would have been difficult anyway, due to the distance from the street to the parking lot across a park area; and

WHEREAS, the Board of Zoning Appeals has found that the variance desired will adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare due to the fact that it would be adjacent to a public park; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the variance desired would be opposed to the general spirit and intent of Title 28 (Zoning Ordinance) inasmuch as screening of this institutional parking lot from the adjacent park is considered appropriate to visually separate these uses; and

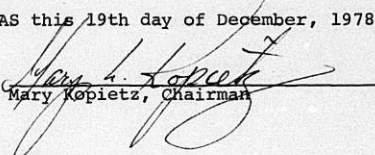
WHEREAS, each of the five conditions required by Section 2.12.590.B, Code of the City of Wichita, to be present before a variance can be granted has not been found to exist.

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 the south property line on property zoned the "BB" Office District and legally described as follows:

The South 275 feet of Lot 1, Wesley Medical Center Second Addition, Wichita, Kansas.
Generally located west of Vassar in an area north of Edgemont.

be denied.

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


Mary Kopietz, Chairman

ATTEST:

Larry Dobson, Assistant Secretary

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 51-78

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 the south property line on property zoned the "BB" Office District and legally described as follows:

The South 275 feet of Lot 1, Wesley Medical Center Second Addition. Generally located west of Vassar in an area north of Edgemont.

This application has been assigned case No. BZA 51-78 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

Wednesday
evening

December 20, 1978 15¢

Fence

Wesley loses border bout to neighbors

Wichita Beacon staff

Sleepy Hollow neighborhood residents won a "solid" victory Tuesday in a their continuing border dispute with Wesley Medical Center.

The Wichita Board of Zoning Appeals voted to deny Wesley's request for a chain-link fence around a parking lot. The lot borders a wooded area used as a park by residents of the neighborhood.

Sleepy Hollow Inc., an organization of residents in the neighborhood that is on the east side of Wesley, argued that the fence should be solid, such as brick or wood. A chain-link fence would detract from the park-like area, Tom Kitch, member of the organization, said today.

"It's part of their obligation and commitment to this neighborhood to construct some solid fence," Kitch said. The zoning appeals board's 3-1 vote to deny the chain-link fence will help Sleepy Hollow Inc. "in maintaining a meaningful border between our neighborhood and the medical center," he added.

The majority of the zoning appeals board voted to deny Wesley's request because the lot would be adjacent to a park area along Vassar Street. However, it is a drainage area and not part of the city's park system, planning department representatives said.

O.C. Estes, Wesley's senior vice president, said his office overlooks the wooded area. "I've never seen anyone in there," he said. "Oh, perhaps someone will walk across it, but it's never used as far as picnicking or anything like that is concerned. It's just not done."

Kitch disagreed. "The reason he (Estes) hasn't seen anyone over there is because until a few months ago Wesley had a huge pile of dirt there. It was being used by construction crews in that area."

"Now that the work is completed, we're confident that people will begin using it again," Kitch added that Wesley patients often used the grounds for exercise.

Estes said the medical center prefers a chain-link fence because it allows security of the lot without hampering the view into the lot by security personnel.

Turn to 6A — Fence

Fence — Solid victory

Continued from Page 1A

"This opposition caught us completely by surprise," Estes said. "We thought we had a better relationship with that group. To oppose a chain-link fence — it's such a meaningless thing," he added.

The medical center will either construct a solid fence or appeal the zoning denial, Estes said.

Sleepy Hollow Inc. was founded about eight years ago to work with the medical center concerning expansion. It represents almost 200 families in the neighborhood.

The organization said it wanted traffic and parking problems to be considered before the expansion was completed. The citizen group has worked with the medical center and with city boards, commissions and organizations to work out problems such as on-street parking and traffic flow on residential streets.

Sleepy Hollow generally is bounded by Country Club Place, Bluff, Central

and Vassar. It borders MacDonald Park.

The zoning appeals board voted to allow a chain-link fence around another new lot to the west of the medical center in a light commercial district. There was no opposition to that fence.

December 20, 1978

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

Re: Case No. BZA 51-78
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 the south property line, on property zoned the "BB" Office District, and generally located west of Vassar in an area north of Edgemont, was considered.

It was the action of the Board to deny 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.

Sincerely,

Larry Dobson
Assistant Secretary

LD:hbc

cc: Martin Ufford, Boyer, Donaldson & Stewart,
1st National Bank Bldg., Wichita 67202
John Morse, 125 N. Market, Wichita 67202
Thomas Kitch, 3740 Sleepy Hollow Ct., 67208
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 December 7, 1978

TO Larry Dobson, Board of Zoning Appeals

FROM Gail Williams, CPO Administrative Aide

SUBJECT BZA 51-78: Vassar and Edgemont

On December 5, CPO Council "I" discussed the captioned case and voted 7-0 to recommend approval of the requested variance, on the understanding that the required solid masonry wall will be replaced by a six-foot chain link fence plus plant material approved by City staff.

Martin Ufford, representing Wesley Hospital, explained that the substitute screening would allow surveillance of the enclosed parking lot, without sacrificing the physical and visual separation that screening should provide. Because heightened security would protect the surrounding neighborhood as well as hospital employees, Council "I" voted unanimously to approve of the proposed alternative screening.

The Council also considered qualifying their approval by recommending that Wesley Hospital be required to similarly screen the north and east lot lines, thus protecting the aesthetic sensitivities of the residents on those sides of the property. Mr. Ufford, however, indicated that a motion to that effect would not necessarily be binding, as the variance in question applies only to the south lot line. He agreed to convey the Council's concerns for the neighborhood to the appropriate hospital office, and the Council limited its formal recommendation to the subject property line.

Gail Williams

Gail Williams
CPO Administrative Aide

cc Martin Ufford, Boyer, Donaldson and Stewart

Noted:

David L. Furnas
David Furnas
Citizen Participation Coordinator

SECRETARY'S REPORT
CASE NO. BZA 51-78

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 the south property line.

GENERAL
LOCATION: West of Vassar in an area north of Edgemont.

ZONING: Subject property is zoned the "BB" Office District
as are properties to the north and west. Proper-
ties to the south and east are zoned the "A" Two
Family Dwelling District.

LAND USE: Subject property is being developed into an off-
street parking lot. South is an open space
drainage channel. East is single family resi-
dential development. North are single family
homes which have been converted to hospital
oriented uses. West is the main hospital complex.

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 51-78
December 19, 1978
Page 2

COMMENTS BY THE SECRETARY:

The applicants are requesting a variance to waive the required screening adjacent to the south property line of subject property in connection with the development of an employee off-street parking lot.

The property south of subject property is an open space drainageway reserve, zoned the "A" Two Family Dwelling District. The residential zoning classification on this adjacent property creates a screening requirement for the applicants along the common property line. As in the previous case (BZA 50-78), the applicants are attempting to establish security for their employee parking lots by providing 6 foot high chain link fencing around the perimeter of the lots, with limited access to the lots. The chain link fencing as opposed to solid screening allows easier, more effective surveillance of the lots, according to security personnel.

UNIQUENESS:

It is the opinion of the Secretary that uniqueness may exist in this instance inasmuch as the screening requirement is created by an open space drainageway reserve, not subject to being developed with a residential use.

ADJACENT PROPERTY:

It is the opinion of the Secretary that the granting of the requested variance would not adversely affect the rights of adjacent property owners or residents inasmuch as the adjacent property is owned by the City of Wichita and maintained as an open space reserve.

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 effective 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 request is interiorly located.

Case No. BZA 51-78
December 19, 1978
Page 3

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 property to be screened is an open space drainage reserve.

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 variance be approved.

BZA CASE NO. 5778

<u>2</u>	NOTICES SENT TO APPLICANT/AGENT	<i>2 1 to</i>
<u>10</u>	NOTICES SENT TO MAPC	<i>M. R. Ufford</i>
<u>1</u>	NOTICES SENT TO CPO	<i>(see 50-78)</i>
<u>6</u>	NOTICES SENT TO ADJOINING PROPERTY OWNERS	
<u>20</u>	TOTAL NOTICES SENT	<u>11-27-78</u>

1 Thomas Kitch 12-6-78
3740 Sleepy Hollow Ct 08

*Note -
See Rpt + Agenda
on 50 + 51 sent
to Ufford + Kitch
12-11-78*

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 51-78

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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 021

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
PZA Various	152
(24 + 148.0)	
NAME	
ADDRESS	
FUND	DUE DATE
COMMENTS	
DATE	BY

APPLICATION FOR VARIANCE

I. Name of Applicant The Wesley Medical Center
550 North Hillside
 Mailing Address Wichita, Kansas 14 Phone 685-2151
 Name of Authorized Agent O. C. Estes (Maint. Affid. 204-7321)
 Mailing Address 550 North Hillside
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 Vassar, east of Rutan, and along the south line of Lot 1, Wesley Medical Center Second Addition.

and legally described as: the South 275 feet of Lot 1, Wesley Medical Center Second Addition

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

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

[Signature]
 Authorized Agent, O. C. Estes

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals 3:31 (a.m. - P.M.), 11/17 together with appropriate fee of \$50.00. 1978

W. of Vassar in
an area N. of Edgemont
 T9-402

[Signature]
 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:

The South 275 feet of Lot 1, Wesley Medical Center 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 east 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 north and south of subject property on Vassar and Rutan is not deemed to be relatively adversely affected over the disadvantage to security protection if solid fencing is required.
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, moral, 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	Addition	Property Owner
1 ex. that part platted as Wesley Medical Center 3rd Addn., and all of 2	Wesley Medical Center Second	City of Wichita City Building 455 N. Main Wichita, Kansas 67202
1 & 2	Wesley Medical Center	City of Wichita City Building 455 N. Main Wichita, Kansas 67202
4	Wesley Medical Center Third	City of Wichita City Building 455 N. Main Wichita, Kansas 67202
Reserve B, ex. the N 90'	Nob Hill	City of Wichita City Building 455 N. Main Wichita, Kansas 67202
The City Park	Woodfords Replat of part of Grandview Terrace Addition	Board of Park Commission City Building 455 N. Main Wichita, Kansas 67202
28 on Pine St.	Grandview Terrace	<i>no listing</i> Edward A. Graham Julia N. Graham Address unknown
30 & 32 on Pine St.	"	✓ Mae Moyer 3407 E. Pine St. Wichita, Kansas 67208
34 & 36 on Pine St.	"	✓ Manty Harris 3403 E. Pine Wichita, Kansas 67208 and <i>no listing</i> Virginia Gates Address unknown
27 on Elm St.	"	✓ Daniel W. Oungst 3414 Sleepy Hollow Wichita, Kansas 67208
29 & 31 on Elm St.	"	✓ John Timothy Lewis Molly Lynn Pearson Lewis 3404 Sleepy Hollow Wichita, Kansas 67208
33 & 35 on Elm St.	"	✓ Myron S. Hull Betty L. Hull 3402 Sleepy Hollow Wichita, Kansas 67208



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 the South 275 feet of Lot 1, Wesley Medical Center Second Addition, Wichita, Sedgwick County, Kansas, as shown by the last deeds of record in the Office of the Register of Deeds of Sedgwick County, Kansas, on this 30th day of October 1978 at 7:00 o'clock A.M.

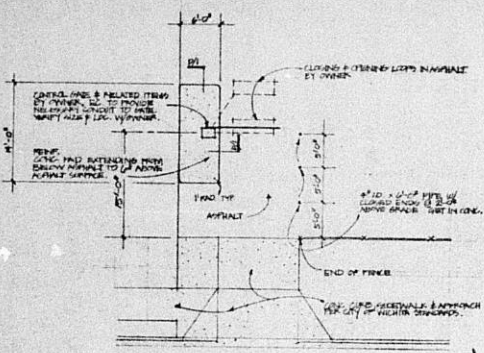
The Security Abstract and Title Company, Inc.

By

Mary Gable

Vice President

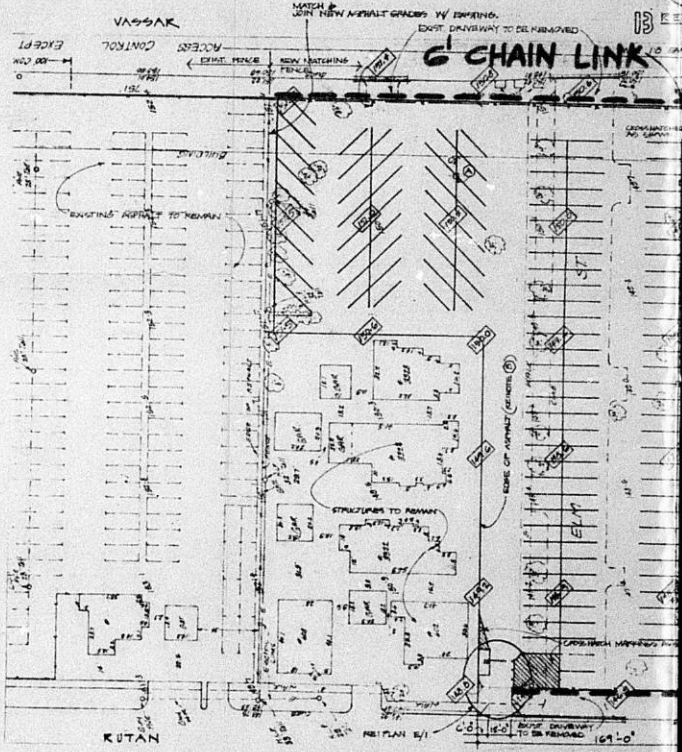
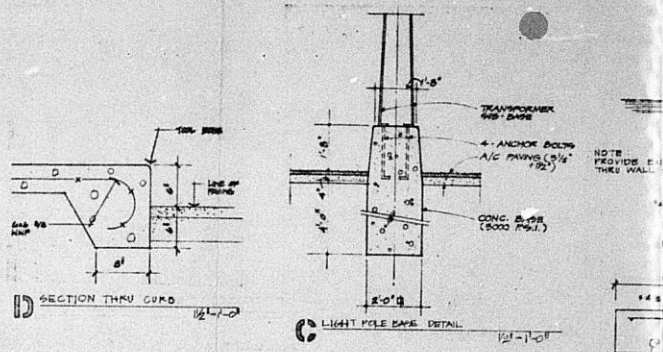
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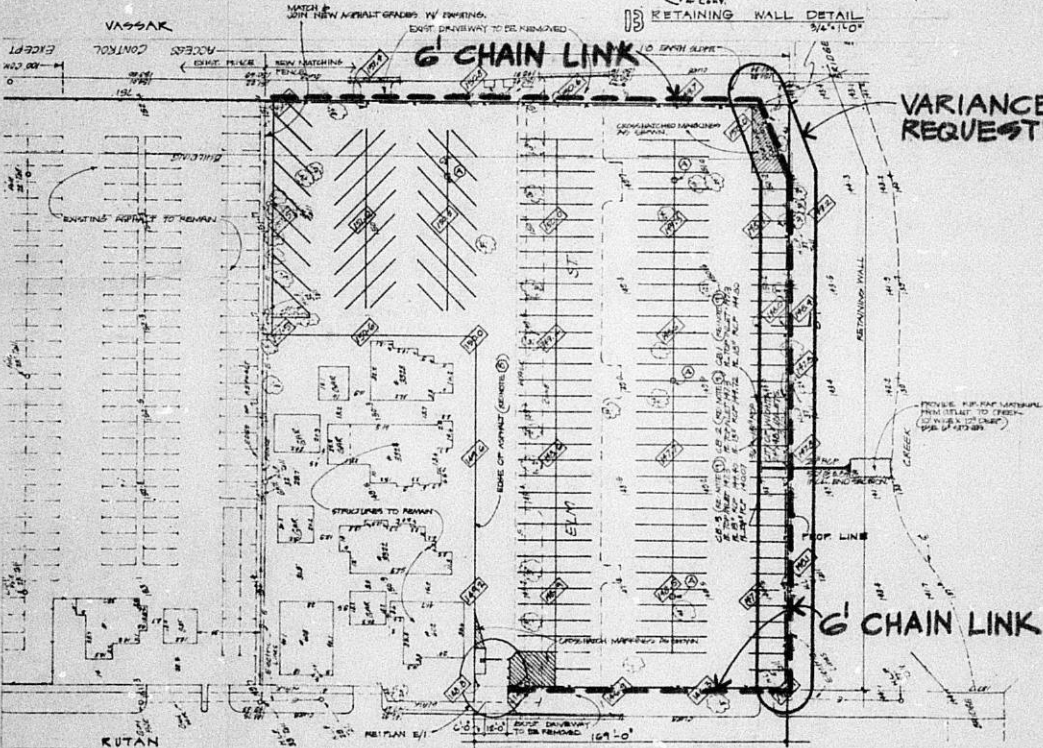
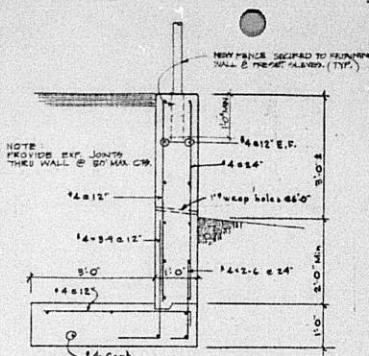
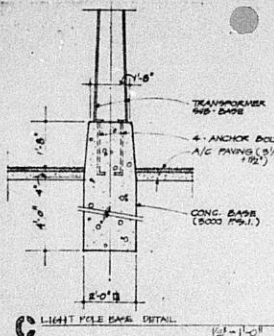
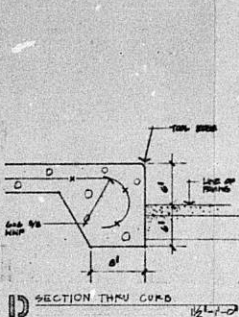
ENTRY PLAN
N.W. CORNER OF LOT.
10'-1'-0"

GENERAL NOTES

1. PROVIDE STALL STRIPING AS INDICATED.
2. ASPHALTIC CONCRETE TO BE 3-1/2" & 1-1/2" IN THICKNESS ON COMPACTED EARTH.
3. PROVIDE BUMPER BLOCKS ONLY ALONG FENCE ON SOUTH PROPERTY LINE.
4. PROVIDE NEW CURBS AND GUTTERS PER CITY OF WICHITA STANDARDS, AT DRIVEWAYS TO BE REMOVED.
5. LIGHT FIXTURES AS FOLLOWS:
 FIXTURES: CROUSE-HINDS 2611-492 WITH 100 WATT SYLVANIA "METALARK" 8600/BU BUSH-SERVICE LAMP AND INTEGRAL COMPART-WATTAGE 100-130/200-260 VOLT BALLAST TO MATCH "METALARK" LAMP AND WIRED FOR 200-260 VOLTS. FIXTURES TO HAVE I.E.C. TYPE IV DISTRIBUTION.
 POLES: CROUSE-HINDS 199-8042 HINGED STREET LIGHT POLE WITH TRANSFORMER SUB-BASE FOR ALL WIRING CONNECTIONS AND CONDUIT ENTRANCES, AND WITH 4 ANCHOR BOLTS PER POLE. POLE TO BE NOMINAL 24" HIGH WITH TWO 4" MAST ARMS. CONCRETE BASES AS DETAIL. PAINT POLES AND ARMS WITH 2 COATS MUSTOLAN ALUMINUM FINISH PAINT. FURNISH ONE DIMENSIONED CHAIN AND BRACKS PADLOCKS KEYS ALIKE FOR POLES. PROVIDE FUSEHOLDER AND FUSES IN EACH POLE BASE FOR FIXTURES.
6. INDICATES FINISHED GRADES. ALL GRADES SHOWN ALONG E & W PROPERTY LINES ARE THE SAME AS EXISTING GRADES.
7. NEW CHAIN LINK FENCE TO MATCH EXISTING.
8. CONTRACTOR TO PATCH AND MATCH EXISTING DRIVEWAYS AND SIDEWALKS TO NORTH EDGE OF NEW ASPHALT.
9. CATCH BASIN INFORMATION:
 C.B. 1 - CATCH BASIN, CITY OF WICHITA STANDARD (24" x 48" GRATING INCLUDED)
 C.B. 2 - CATCH BASIN, CITY OF WICHITA STANDARD (24" x 48" GRATING INCLUDED)
 C.B. 3 - CATCH BASIN (DROP TYPE), CITY OF WICHITA STANDARD (24" x 48" GRATING INCLUDED)



PLAN / PARKING LOT J EXPANSION
1" = 80'-0"



VARIANCE REQUESTED



THOMAS, HARRIS, ASH & MASON ARCHITECTS & ENGINEERS
100 SOUTH WASH. ST. WICHITA, KANSAS 67202



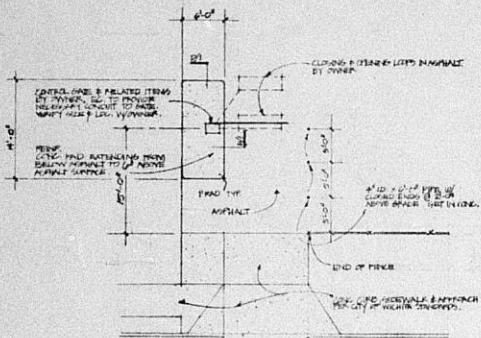
**WESLEY MEDICAL CENTER
PARKING LOT J EXPANSION**
WICHITA, KANSAS

A PLAN / PARKING LOT J EXPANSION
SCALE: 1/8" = 1'-0"



DATE	DESCRIPTION
10/17/83	REVISED
10/23/81	REVISED
11/14/80	REVISED





ENTRY PLAN
N.W. CORNER OF LOT.

GENERAL NOTES

1. PROVIDE STALL STRIPING AS INDICATED.
2. ASPHALTIC CONCRETE TO BE 3-1/2" + 1-1/2" IN THICKNESS ON COMPACTED SAND.
3. PROVIDE BURNER BLOCKS ONLY ALONG FENCE ON SOUTH PROPERTY LINE.
4. PROVIDE NEW CURB AND GUTTERS PER CITY OF WICHITA STANDARDS, AT DRIVEWAYS TO BE REMOVED.
5. LIGHT FIXTURES (C) AS FOLLOWS:

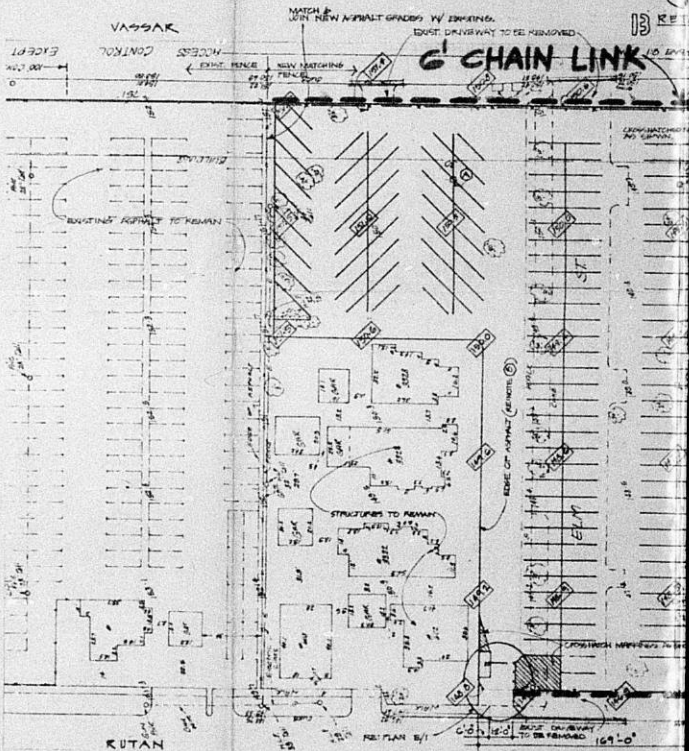
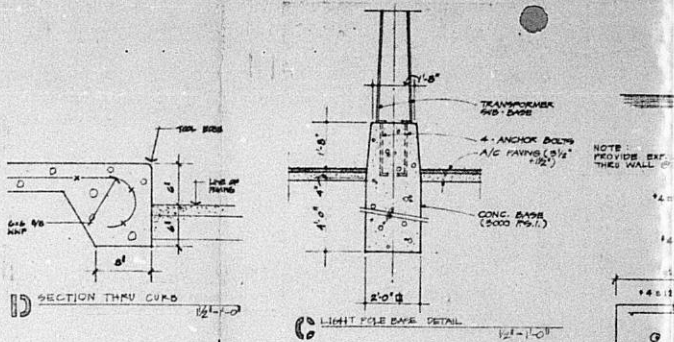
FIXTURES: CROUSE-HINDS 2631-492 WITH 150 WATT STABILA "METALARC" MAG/20 HOUSE-SERVICE LAMP AND INTEGRAL NON-START-WATTAGE 100-130/200-260 VOLT BALLAST TO MATCH "METALARC" LAMP AND WIRED FOR 250-260 VOLTS. FIXTURE TO HAVE 1-1/2" TYPE 15 DISTRIBUTION.

POLES: CROUSE-HINDS 155-3242 HINGED STREET LIGHT POLE WITH TRANSFORMER SUMP-BASE FOR ALL WIRING CONNECTIONS AND CONDUIT ENTRANCES, AND WITH 4 ANCHOR BOLTS PER POLE. POLE TO BE NOMINAL 24" HIGH WITH TWO 4" MADE ARM. CONCRETE BASES AS DETAIL. PAINT POLES AND FITTINGS WITH 2 POINTS MUSTOLEUM ALUMINUM FINISH PAINT. FURNISH ONE LOWERING CHAIN AND BRASS PADLOCKS KEYS ALICE FOR POLES. PROVIDE FURROWS AND FEES IN EACH POLE BASE FOR FIXTURES.

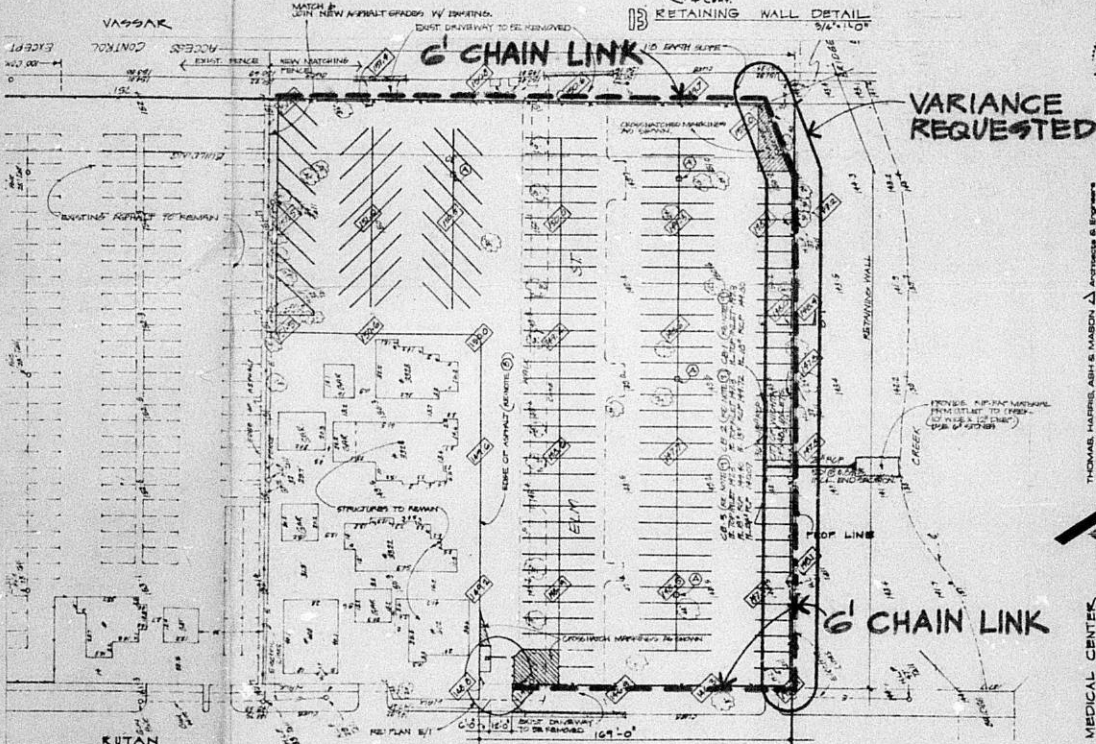
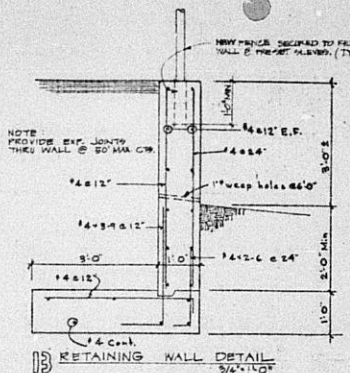
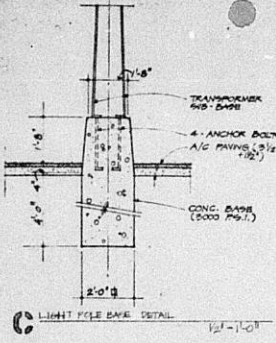
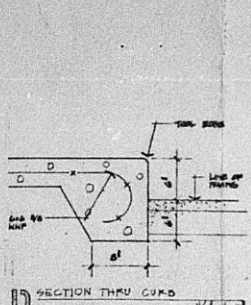
- (D) INDICATES FINISHED GRADES. ALL GRADES SHOWN ALONG E & W PROPERTY LINES ARE THE SAME AS EXISTING GRADES.
- (E) NEW CHAIN LINK FENCE TO MATCH EXISTING DRIVEWAYS AND SIDEWALKS TO NORTH EDGE OF NEW ASPHALT.
- (F) CONTRACTOR TO PATCH AND MATCH EXISTING DRIVEWAYS AND SIDEWALKS TO NORTH EDGE OF NEW ASPHALT.

CATCH BASIN INFORMATION:

- C.B. 1 - CATCH BASIN, CITY OF WICHITA STANDARD (24" x 48" GRATING INCLUDED)
- C.B. 2 - CATCH BASIN, CITY OF WICHITA STANDARD (24" x 48" GRATING INCLUDED)
- C.B. 3 - CATCH BASIN (DROP TYPE), CITY OF WICHITA STANDARD (24" x 48" GRATING INCLUDED)



PLAN / PARKING LOT J EXPANSION
GRADES GIVEN PER 1% SLOPE 1" = 30'-0"



THOMAS HARDING, ASH & HANSEN, ARCHITECTS & ENGINEERS
 100 NORTH WARD, WICHITA, KANSAS 67202



WESLEY MEDICAL CENTER
 PARKING LOT J EXPANSION
 WICHITA, KANSAS

PROJECT NO.	10/17/70
DATE	10/15/71
SCALE	AS SHOWN
DRAWN BY	...
CHECKED BY	...
DATE	...

PLAN / PARKING LOT J EXPANSION
 DRAWING NUMBER: 17-0000

