

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

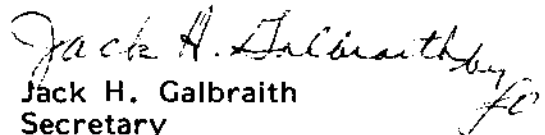
Re: BZA 7-88 - Exception for off-street parking lot

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  
Secretary

JHG/jcm  
Enclosure

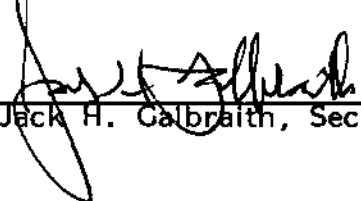
cc: Monty Robson, Superintendent of Central Inspection  
Joe Donnelly, Zoning Administrator  
Dale Rea, Deputy City Clerk

**FILE COPY**

ADOPTED AT WICHITA, KANSAS, this 22nd day of March, 1988.

  
\_\_\_\_\_  
Danny E. Jenkins, President

ATTEST:

  
\_\_\_\_\_  
Jack H. Calbraith, Secretary

RESOLUTION NO. BZA 7-88

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.

**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.
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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.

SECRETARY'S REPORT

CASE NUMBER: BZA 7-88

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

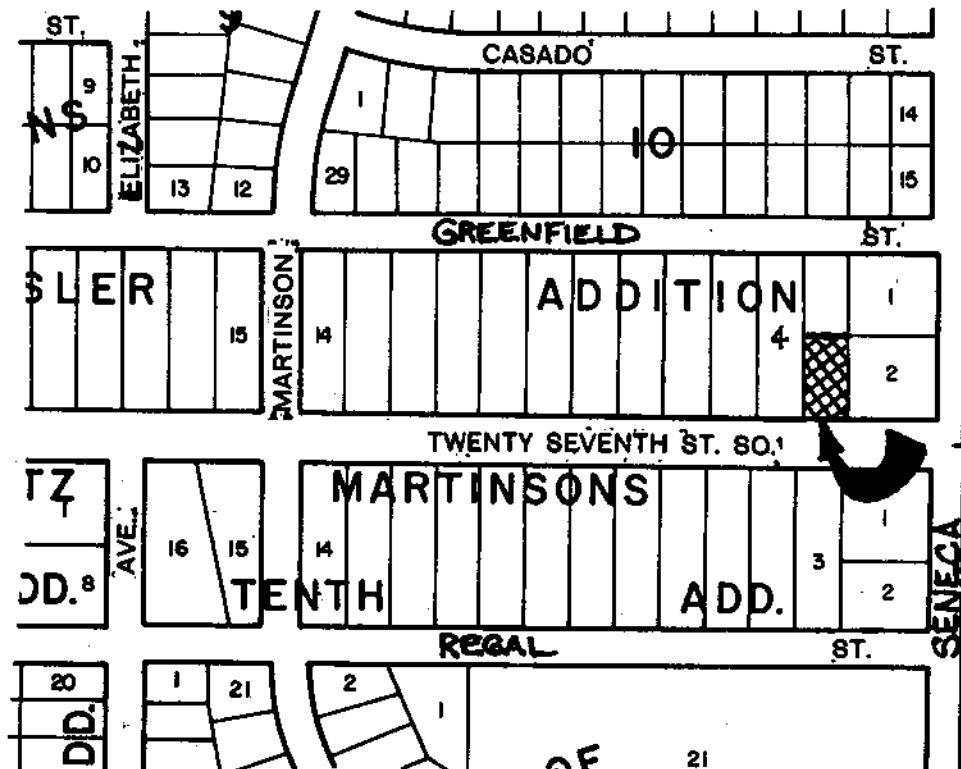
REQUEST: Exception pursuant to Section 28.04.145 Code of the City of Wichita to permit the establishment of an off-street parking lot

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 (1127 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.