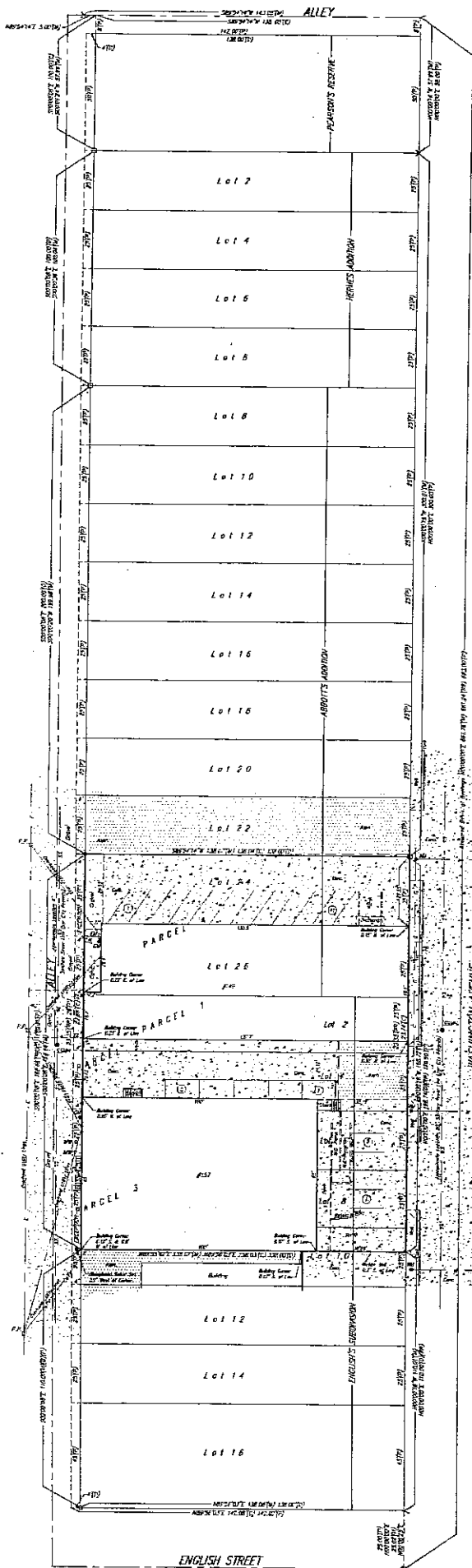




State of Kansas }
County of Sedgewick } ss
March 25, 2005

We, Baughman Company, P.A., Surveyors in Sedgewick County and state an Avey to certify that, under the supervision of the undersigned, we did on this 25th day of March 2005, survey the area of boundary following as described herein:

Parcel 1:
The north 186 feet of Lot 2, Block A, on Washington Avenue, in English's Subdivision in the City of Wichita, Sedgewick County, Kansas, EXCEPT the west 4 feet thereof taken for alley.

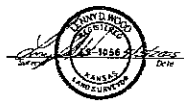
Parcel 2:
The south 5 feet of Lot 2, and the north 20 feet of Lot 4, Block A, on Washington Avenue, in English's Subdivision in the City of Wichita, Sedgewick County, Kansas, EXCEPT the west 4 feet thereof taken for alley.

Parcel 3:
The south 5 feet of Lot 4, all of Lots 6 and 8 and the north 10 feet of Lot 10, Block A on Washington Avenue, in English's Subdivision in the City of Wichita, Sedgewick County, Kansas, EXCEPT the west 4 feet thereof taken for alley.

Parcel 4:
Lots 24 and 26, on Washington Avenue, in Abbott's Addition to East Wichita, in Sedgewick County, Kansas, EXCEPT the west 4 feet thereof taken for alley.

On said parcels in 2 buildings, 1149 & 1151 which is as shown on the accompanying sketch. There are no encroachments on said parcels by buildings on adjacent parcels.

The accompanying sketch is a true and correct exhibit of said survey taken on actual field measurements where the monuments are of the character and occupy the positions as indicated.



No document shall be filed on an original survey unless the surveyor's signature is in blue ink. If a survey is made in a survey and shall be entered in the public records. The certificate on this document will not apply in any other.

NOTES:

- The city locations represented on this survey were compiled by date: light observation and information from the record city companies. If any construction or relocation is planned for this site the surveyor's company should be notified to verify their locations in the field prior to their design or construction.
- Subject property contains 23,000.64 Square Feet, or 0.520 Acres.
- According to stated location on FEMA FIRM 23027R 5025, effective May 12, 1986, subject property is presently zoned R-1.
- The City of Wichita Building Department and Metropolitan Planning Department must be contacted to determine if there are any requirements to receive a building permit for subject property.
- This commission is provided to Baughman Company, P.A. by Surveyor Title a division of First American Title Agency, Inc. commission no. 236372, effective March 12, 2003.
- The existence of underground storage facilities, sewer lines, gas lines, or any other subsurface structure may be present. All shall be shown on the accompanying sketch. Structures or encroachments have been shown. Additional subsurface structure, work or material record data will be required to determine any subsurface conditions not shown for this survey.
- Subject property contains 30 regular parking spaces.
- Subject property is presently zoned R-1 (Limited Industrial District).



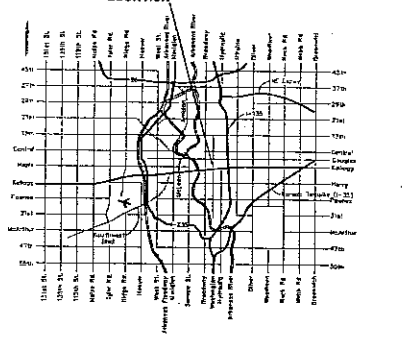
- = 1/4" Baughman Paper (Set)
- = 3/4" Iron Pipe (Found)
- △ = 1/4" Iron Pipe (Set)
- × = Chapter Glass (Found)
- = 3/4" Iron Pipe in Trench (Found)
- = Chapter Glass (Found)
- ◇ = Chapter V-Nail (Found)
- ◇ = 3/4" Armstrong Pipe (Found)

- (M) = Measured
- (P) = Pictorial
- (D) = Described
- (C) = Calculated
- (B) = Boundary Point

- = Survey Set Mark
- = Iron Nail
- = Iron Nail
- = Iron Nail
- = Iron Nail
- = Iron Nail
- = Iron Nail
- = Iron Nail
- = Iron Nail
- = Iron Nail

Do the _____
Survey Set Line _____
Scale 1" = _____

LOCATION



		Surveyors & Inspection Survey 146 & 157 S. Washington Avenue Sedgewick County, Kansas License No. 10562	
PROJECT NO. 1000	DATE 3/25/05	DRAWN BY DLB	CHECKED BY DLB

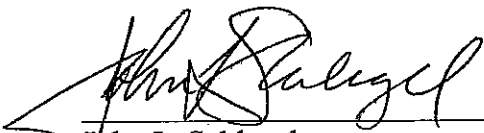
surrounding areas as a result of the reduction of the parking requirement, as sufficient parking should be provided on-site with no resulting off-site parking need being generated by the proposed use that would utilize parking provided for adjacent uses.

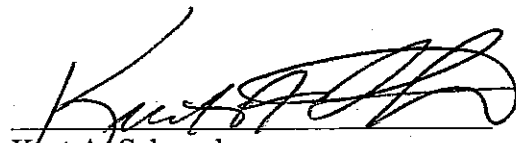
- 3) Compatibility with existing or permitted uses on abutting sites: Commercial and Warehousing uses are permitted in the LI zoning district, and reducing the parking requirement should not compromise existing or permitted uses on abutting sites due to the minor nature of the reduction of the parking requirement.
- 4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way; therefore, there should not be a negative impact on the public health, safety or welfare nor will properties or improvements in the vicinity be materially injured.

Our signatures below indicate that a Zoning Adjustment to reduce the parking requirement from 49 spaces to 37 spaces for the aforementioned property is hereby granted, subject to the following conditions:

- 1) The parking area shall be paved and marked in general conformance with the approved site plan.
- 2) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.

The "Development Application" sign should now be removed from the property.



John L. Schlegel
Planning Director

Kurt A. Schroeder
Superintendent of Central Inspection

Enclosure

cc: Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
Herb Shaner, Office of Central Inspection
Grant Glasgow, Grubb and Ellis, 435 S Broadway, Wichita, KS 67202



FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

December 9, 2005

Kevin Klein
KT Investments LLC
1823 Topaz
Wichita, KS 67212

Re: BZA2005-79: Zoning Adjustment to reduce the parking requirement from 10 to 9 spaces in "LI" Limited Industrial zoning.

Legal Description: South 5' of Lot 4, Lots 6 and 8, and the north 10' of Lot 10, Block A Englishs Subdivision Addition to Wichita, Kansas. Located west of Washington and south of English (157 S Washington).

Dear Mr. Klein,

We have reviewed your request for a Zoning Adjustment to reduce the parking requirement on the above-referenced property. From reviewing your application, we understand that you propose to renovate 1,000 square feet for showroom, and retain 5,500 square feet of warehouse. Your application indicates that the parking need for the proposed use of the property is less than the number of parking spaces required by the Unified Zoning Code, and that the available space on the property for parking is limited. Therefore, you have requested a Zoning Adjustment to reduce the parking requirement from 10 spaces to 9 spaces.

Sec. V-I.2.i. of the Unified Zoning Code allows an adjustment to reduce the parking requirement by up to 25 percent for redevelopment of existing sites when the conditions required by Sec. V-I.6. of the Code are met. We find that the reduction of the parking requirement as proposed meets the four conditions required by Sec. V-I.6. of the Code as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: Flexibility is provided within the Code to allow for minor reductions of the parking requirement to encourage redevelopment of existing sites. The extent of the parking requirement reduction is within allowable limits; therefore, sufficient on-site parking should be provided such that on-street parking for the proposed use should not exceed the amount of on-street parking available.
- 2) Impact on existing uses in surrounding areas: There should be no negative impact on uses in

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