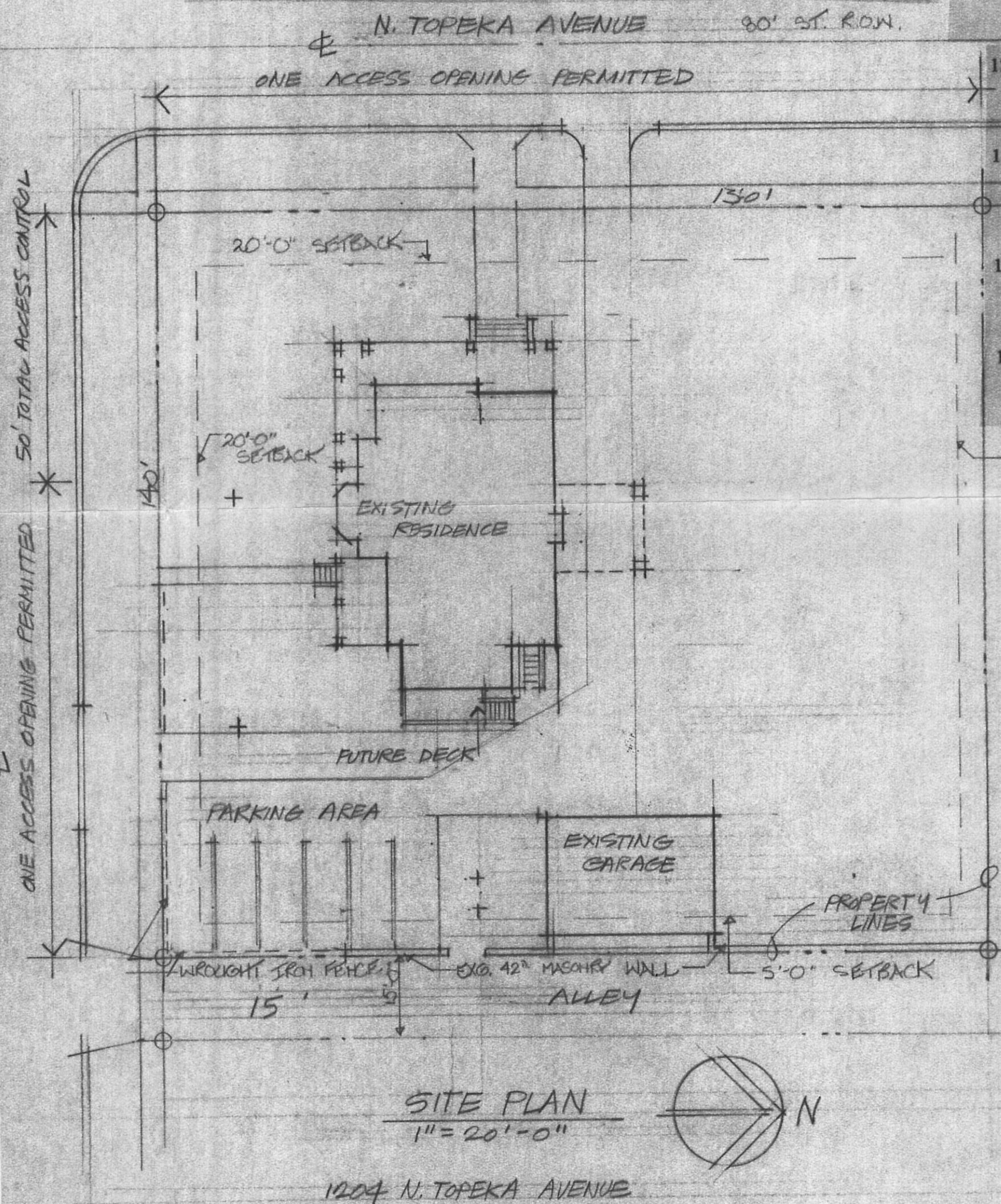


GENERAL PROVISIONS

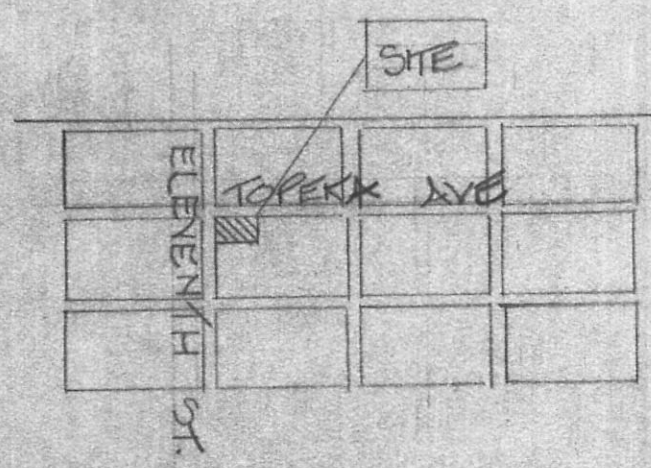
- SITE AREA:** The land of this development contains approximately 18,200 s.f.
- EXISTING BUILDINGS:** Due to the historic significance of the structures on this property, the architectural exterior and design integrity of both structures (the main house and the carriage house) will be maintained. Construction will be performed in two phases. Phase I will include (1) the replacement of existing materials for maintenance, (2) alterations required for safety or for usability, and (3) the addition of a bay window on the second floor east side of the structure. Phase II will include the renovation of the carriage house. All work shall be in character with the architecture of the existing buildings.
- GROSS FLOOR SPACE:** Currently existing floor space, dimensioned on the exterior of the structures is as follows: Main house first floor, 1692 square feet; second floor, 2096 square feet; third floor, 1237 square feet; for a total of 5025. Carriage house first floor, 660 square feet; second floor, 362 square feet; for a total of 1022. Subsequent to construction there will be a maximum gross floor space of 2156 square feet on the second floor of the main house allowing for the additional floor space created by addition of the bay window on the east. The third floor does not have adequate access for guest rooms and will be used for storage only.
- PROPOSED USES:** The uses on this site shall be limited to the following:
 - Bed and Breakfast with a maximum of 6 rooms.
 - Private meetings limited to the lodging capacity of the facility.
- ADDITIONAL IMPROVEMENTS:** Exterior structural improvements will include the second floor bay window addition on the east side over a deck that replaces steps removed due to deterioration. Other exterior work will be performed to upgrade the general condition of the structure.
- CERTIFICATE OF APPROPRIATENESS:** The issuance of building permits required for construction occurring on the site is subject to approval of Certificates of Appropriateness by the Wichita Historic Preservation Board and Major Certificates of Appropriateness by the Wichita City Council.

- PARKING:** Parking shall be provided as follows:
 - Guest use: 1 space for each sleeping room
 - Owners' use: 2 spaces (currently using one stall in carriage house)
 Parking will be developed in concert with the two phase development of the business.
 - Phase I: Four guest rooms. No changes to existing parking space.
 - Phase II: Six guest rooms (addition of 2 in carriage house). Existing space is available to park six (6) guest vehicles using access from the alley. However, a plan option has been developed to provide parking access from Eleventh street and eliminate and screen all parking from the alley with shrubs and a wall / fence. This option would eliminate all alley access to the property.
- SCREEN WALLS:** An existing 42" high solid masonry wall runs from the carriage house to the northeast property corner and screens the alley from the property. It is topped with a 4' wood fence. Phase II will extend that wall south of the carriage house 30' to a point in line with the house equidistant from Eleventh street. A connecting wrought iron fence compatible with that existing on the south and west boundaries of the property will run from the terminus of the masonry wall to the southeast property corner and tie to the existing wrought iron fence at that point. This is a variance from the "BB" requirement to have a 6 to 8 foot high solid masonry wall separating adjoining residences. Suitable landscaping will be installed to separate the two properties. An option to extend the masonry and wood fence to the southeast corner of the property is included.
- VEHICULAR ACCESS CONTROL:** Access control to the property by vehicles will be limited to 2 locations. Phase I will have Topeka access from the front of the property and the alley between Topeka and Emporia from the back of the property. Phase II will have Topeka access from the front of the property and the optional Eleventh street access for the back of the property.
- LANDSCAPE AREAS:** North, west and south yards will be landscaped with the addition of flowers and shrubs. Walkways and benches will be added. A landscape plan will be prepared indicating the type, location and specification of plant materials and methods of providing water to the plant materials. This plan will be submitted to the Planning Department for review and approval prior to issuance of permits.
- PARKING LOT LIGHTING:** Illumination of parking lot shall be by the existing mercury vapor light on the carriage house and the existing spot flood lights from the second story SE corner of the house. Any additional lighting fixtures shall be compatible with the architecture of the existing buildings. All exterior lighting will be directed away from adjacent residences.



- SIGNS:** No freestanding yard signs will be used. Only an identity sign for establishment identification mounted on the structure would be used. It would have an area of less than six square feet and would have indirect illumination only. Neon, back lighted, flashing or moving signs shall not be permitted.
- A site plan will be required for administrative approval prior to issuance of an occupancy permit.** The site plan shall show land use relationships, access points and / or control, setbacks, interior circulation, parking, screening and other similar design considerations which may affect adjacent property or the general health and welfare of the public. The site plans shall be submitted to the Director of Planning for review and approval.
- The transfer of title of all or any portion of the land included in the C.U.P. does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns and their lessees unless amended.**
- Building setback lines are 20' from the property line fronting on both Topeka, to the west, and Eleventh Street, to the south. There is a 5' setback on the north adjoining the residence to the north and a 5' setback on the east adjoining the alley. The existing location of the carriage house rests within the 5' alley setback.**

DP-208
APPROVED CUP
 MWP APP'D - 7-30-92
 BCC APP'D - 8-25-92
 M.A.P.D. Copy 1 of 2
 5548 D
 posted 29 Sep 92
 shot 3 Feb 93



REVISIONS

PLACES
ARCHITECTS

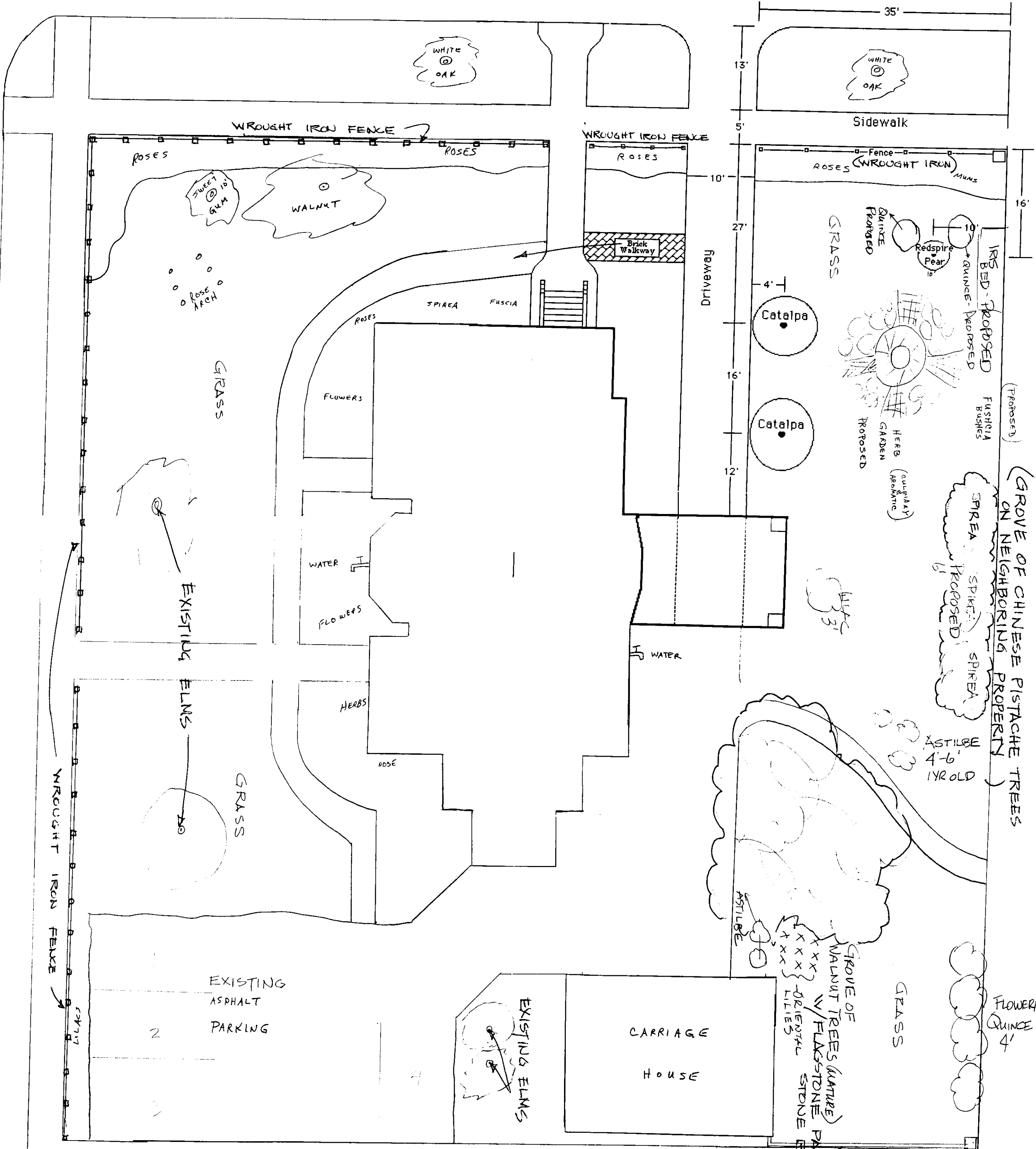
110 SOUTH MAIN SUITE 100 WICHITA KANSAS 67202 316 264 3322

KERN-ANDERSON HOME

1204 N. TOPEKA

PROJECT NUMBER
 DATE 25
 7-21-92
 SHEET NUMBER

11th STREET



DP-208

1204 North Topeka Avenue
Landscape layout

LANDSCAPE PLAN

APPROVED [Signature] BY [Signature]

COMBINATION MASONRY WALL/WOOD FENCE
EXISTING
Drawn by: KHK
Date: 8-7-93
Revised:
Scale: 1" = 10'