

BZA 2-62 - A.R. & THELMA R. BRUNCH
REQUEST EXCEPTION FOR OFF-STREET
PARKING FACILITIES IN AN AREA N OF
21ST AND EAST OF COOLIDGE

BZA Case 2-62

ATTACHED NOTICE SENT TO THE FOLLOWING ON ~~JUNE 5~~, 1962

GARDNER LAND, INC.
3902 E. 13TH STREET
WICHITA, KANSAS

WILLIAM HENRY AND MARJORIE HOLSAPPLE
1807 W. 23RD STREET
WICHITA, KANSAS

AVIS R. AND DELORIS GUTSHALL
2214 N. ESTELLE AVENUE
WICHITA, KANSAS

ROBERT MILTON NON
DONNA NOLL
2402 PERRY
WICHITA, KANSAS

WILLIAM JR. AND HELEN M. ALLEY
2409 COOLIDGE
WICHITA, KANSAS

C.A. DOOLITTLE, JR.
PATRICIA B. DOOLITTLE
2416 COOLIDGE AVENUE
WICHITA, KANSAS

NOBLE MORTGAGE Co.
211 S. MAIN STREET
WICHITA, KANSAS

ALPHONSE J. GORGES
GENEVIEVE GORGES
2410 COOLIDGE AVENUE
WICHITA, KANSAS

STANLEY M. GALLOWAY
TRESSIE L. GALLOWAY
2402 COOLIDGE
WICHITA, KANSAS

A.R. AND THELMA R. BRUNCH
5059 VALENTINE
WICHITA, KANSAS

PLEASANT VALLEY ASSEMBLY OF GOD, INC.
3357 AMIDON
WICHITA, KANSAS

MR. ROBERT H. NELSON
KARHS, NELSON, FANNING AND HITE
UNION CENTER BUILDING
WICHITA 2, KANSAS

May 14, 1962

Mr. Robert H. Nelson Attorney
Union Center Building
Wichita, Kansas

Re: Brunch Shopping
Center

Dear Mr. Nelson:

For your request, enclosed herewith is the latest revised site plan of the Brunch Addition proposed Shopping Center. This site plan is diagrammatic only and is not intended to show detail and final arrangement of the spaces. It does however indicate the proposed building line within zoning, easements, and setbacks.

ITEM 1. Section 21-19 Zoning Ordinance- Off-Street Parking Regulations, Para. 2.9 ; Office and Commercial Buildings as permitted in "BB", "LC", and "C" districts, including governmental, public utility and other similar buildings. Wherever a land area of 40,000 square feet or more is developed under one ownership, management or direction, and which area contains mixed uses, there shall be provided two (2) square feet of ground area occupied by parking space for each one (1) square feet of ground area occupied by buildings.

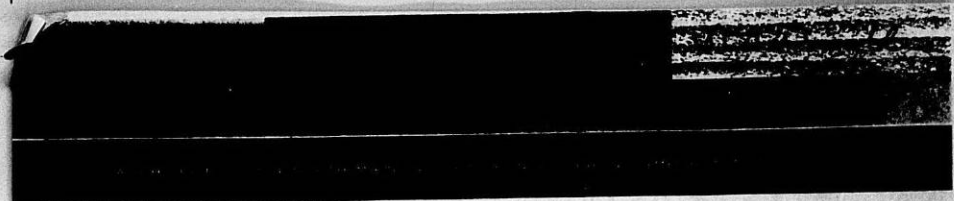
Ground area occupied by buildings	18,100 SF
Parking area	54,928 SF

Total proposed construction pending approval to park North of "LC".

Ground area occupied by buildings	32,384 SF
Parking area	66,556 SF

ITEM 2. The Site Plan North property line and South property line has been dimensioned to River Easement line in accordance with flood control office.

ITEM 3. Type of parking lot lighting shall be of a type which will not project direct glare onto neighboring properties and of a type similar to David's and EAST GATE, namely Wide-lite with mercury vapor lamps and down type reflector and shall be located approximately as noted by l.p. on plan.



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ITEM 4. Landscaped areas along North property line and 120 feet along West property line to be of shrubs minimum 5 feet high to screen parking area from areas to North and West.

ITEM 5. In order to distribute and not concentrate traffic flows and in order to minimize one-way traffic confusion, a two-way traffic pattern with 90 degree parking is proposed with ingress and egress as shown on plan.

WAM:wg

cc: Owners
cc: File

encl.

Very truly yours,

WARREN A. MILLER
ASSOCIATES
a r c h i t e c t s

PAYMENT NOTICE
 City of Wichita
PAY AT TREASURER'S OFFICE — FIRST FLOOR

Bld'g & Elev. _____ Elec. _____ Elev. Insp. _____
 Exam Fees _____ Hse. Mvr. _____ Hse. Moving _____
 Licse. _____ Mech. _____ Oil Well _____ Pav. Cuts _____
 Plnn. _____ Plb'g. _____ Plb'g. Cert. _____
 Sanitation _____ Sewer _____ Signs _____ Sidewalk _____
 Street _____ Trailers _____

DESCRIPTION	AMOUNT

Name _____
 Address _____
 Type _____ Due Date _____
 Comments: paid 5-8-62
 Date _____ By _____

KAHRS, NELSON, FANNING & HITE

ATTORNEYS AT LAW
UNION CENTER BUILDING
WICHITA 2, KANSAS

AUSTIN M. COWAN (1885-1946)
W. A. KAHRS
ROBERT H. NELSON
H. W. FANNING
RICHARD C. HITE

TELEPHONES
AMHERST 2-3441
AMHERST 2-3442

May 4, 1962

Board of Zoning Appeals
402 City Building Annex
Wichita, Kansas

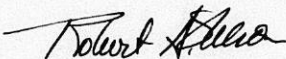
Re: Application for Exception of a
portion of Lot 3, Brunch Addition

Gentlemen:

Enclosed herewith is Application for Exception on
the above described property, on behalf of Mr. and
Mrs. A. R. Brunch. Also enclosed herewith is the
following:

1. Check for \$30.00, the fee as prescribed
by ordinance.
2. Certificate of ownership as prepared by
the Security Abstract Company.
3. Our legal opinion as to the ownership of
the property being in A. R. Brunch.

Yours very truly,



OF KAHRS, NELSON, FANNING & HITE

RHN:b

enclosures



KAHRS, NELSON, FANNING & HITE

ATTORNEYS AT LAW

UNION CENTER BUILDING

WICHITA 2, KANSAS

AUSTIN M. COWAN (1895-1948)

W. A. KAHRS

ROBERT H. NELSON

H. W. FANNING

RICHARD C. HITE

TELEPHONES
AMHERST 2-3441
AMHERST 2-3442

May 4, 1962

Board of Zoning Appeals
402 City Building Annex
Wichita, Kansas

Re: Lot 3, Brunch Addition to Wichita,
Sedgwick County, Kansas

Gentlemen:

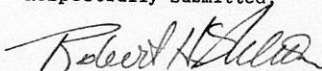
This is to certify that we examined the title to the following described real property, to-wit:

Lot 3, Brunch Addition to Wichita,
Sedgwick County, Kansas

as shown by the abstract of title, containing 122 entries, as last certified by the Security Abstract & Title Company on May 1, 1962 at 7:00 a.m. From our examination of the abstract, based on the correctness thereof, we find a good and merchantable title in fee simple to said property above described in:

A. R. BRUNCH

Respectfully submitted,



OF KAHRS, NELSON, FANNING & HITE

RHN:b



APPLICATION FOR EXCEPTION

I. NAME OF APPLICANT A. R. and THELMA R. BRUNCH

MAILING ADDRESS 5059 Valentine Road PHONE Te 86774

NAME OF AUTHORIZED AGENT ROBERT H. NELSON, Attorney

MAILING ADDRESS 511 Union Center Building PHONE AM 2-3441

(RELATIONSHIP OF APPLICANT TO PROPERTY IS THAT OF owner
(OWNER, TENANT, LESSEE, OTHER))

II. APPLICATION IS MADE FOR AN EXCEPTION AS PROVIDED IN SECTION

28.04.140 Sec. B, CODE OF THE CITY OF WICHITA, KANSAS,

(ZONING ORDINANCE); TO PERMIT THE INSTALLATION OR CONSTRUCTION

OF off-street parking facilities

ON PROPERTY ZONED AA; LOCATED AT N. of 21st St. of Coolidge

Avenue, AND LEGALLY DESCRIBED AS Lot(s)

N 1628' E, Block(s) _____

Brunch Add. ADDITION.

(GIVE METES AND BOUNDS DESCRIPTION BELOW IF APPROPRIATE):

The north onehundred, sixty-seven, point eight feet
of Lot 3, Brunch Addition

III. THE APPLICANT HEREIN, OR HIS AUTHORIZED AGENT:

- A. ACKNOWLEDGES RECEIPT OF AN INSTRUCTION SHEET RELATING TO THIS APPLICATION FOR AN EXCEPTION;
- B. AGREES TO CONFORM TO ALL REQUIREMENTS OF THE APPROPRIATE SECTION OF THE ZONING ORDINANCE IF THIS APPLICATION IS APPROVED;
- C. DECLARES THAT ALL REQUIRED SUPPORTING DOCUMENTS OR INFORMATION ARE ATTACHED HERETO AND MADE A PART OF THIS APPLICATION;
- D. ACKNOWLEDGES THAT HE HAS BEEN ADVISED OF HIS RIGHT OF APPEAL OF THE DECISION OF THE BOARD OF ZONING APPEALS TO THE BOARD OF CITY COMMISSION WITHIN TEN (10) DAYS OF THE DATE OF THAT DECISION.

A. R. and THELMA R. BRUNCH
APPLICANT- Owners

BY Robert H. Nelson
AUTHORIZED AGENT

Robert H. Nelson, Attorney



OFFICE USE ONLY

RECEIVED IN OFFICE OF SECRETARY, BOARD OF ZONING APPEALS, 8:00
(A.M. - P.M.) May 8, 1962, TOGETHER WITH APPROPRIATE
FEE OF \$30.00

Salv. Harkin
SIGNED

OWNERSHIP LIST

Lot	Block	Addition	Property Owner
	1	Gardners Riverlawn Addition	Gardner Land, Inc. 3902 E. 13th St.
9	2	"	William Henry Holsapple Marjorie Holsapple 1807 W. 23rd St.
10	"	"	Avis R. Gutshall <i>2214 N. Estelle Ave.</i> Deloris Gutshall Address-unknown
11	"	"	Gardner Land, Inc. 3902 E. 13th St.
12	"	"	"
16	5	"	Robert Milton Non Donna Noll 2402 Perry
17	"	"	Daniel S. McIntyre, Jr. Jean E. McIntyre Address unknown
18	"	"	William Alley, Jr. Helen M. Alley 2409 Coolidge
23 EXC. E. 130.97'	8	"	C. A. Doolittle, Jr. Patricia B. Doolittle <i>2416 Coolidge Ave.</i> Address-unknown
E 130.97' of 23	"	"	Noble Mortgage Co. 211 S. Main St.
W 290' of 24	"	"	Alphonse J. Gorges <i>2410 Coolidge Ave.</i> Genevieve Gorges Address-unknown
24 exc. W 290'	"	"	Noble Mortgage Co. 211 S. Main St.
W 290' of 25	"	"	Stanley M. Galloway Tressie L. Galloway 2402 Coolidge
25 exc. W 290'	"	"	Noble Mortgage Co. 211 S. Main St.
2		Brunch Addition	A. R. Brunch 5059 Valentine
3		"	"

Continued page 2

Lot	Block	Addition	Property Owner
4	1	Walker-Seed Addition	Jay B. Seed Address unknown
5	"	"	"
<u>6</u>	"	"	"
7	"	"	"
8	"	"	"
9	"	"	"
10	"	"	"
	1	Pleasant Valley Church Addition	Pleasant Valley Assembly of God, Inc. Address unknown <i>3357 Amidon</i>

We, The Security Abstract and Title Company, Inc. hereby certify the foregoing to be a true and correct list of property within a 200 foot radius of the North 167.8 feet of lot 3, in Brunch Addition, Sedgwick County, Kansas, as shown by the deeds on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on this 16th day of March, 1962 at 7:00 A. M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By

Lucille Schneider, Asst Secy
Vice-President

Order No. 91530

*

This BZA. Case
Has a Large Drawing
On 35mm Microfilm
Roll # 1