

Case No. BZA 17-85 - Cherry Creek  
Village - a partnership, 6100 East  
Pawnee - requests a variance to reduce  
the required number of off-street park-  
ing spaces from 147 spaces to 103  
spaces on property owned by "B"

POSTED  
2-27-85 aRL

ACTION  
BZA 17-85 APPROVED

3-26-85  
DATE

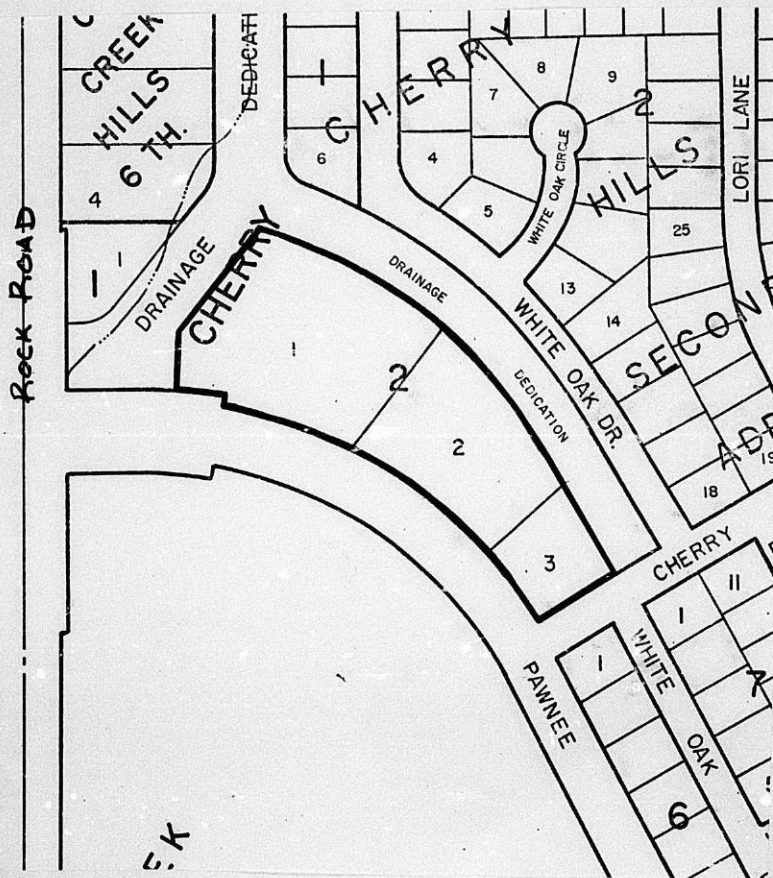
2004 Sec 4-8-85  
Shot 5-2  
Record ✓

Map No. 6045C

BZA 17-85  
Filed \_\_\_\_\_

AREA DATA:

1. Acres: \_\_\_\_\_ ( \_\_\_\_\_ ft. by \_\_\_\_\_ ft.)
2. Adjoining Zoning: E A S B W LC N A2RB
3. Land Use: East 2-F South APTS  
West Comm North 2-F
4. Area (is) (~~is not~~) platted.



STANDARD  
No. 2-153C  
HARTMAN, IN  
LOS ANGELES, CHICAGO, LOS AN, OH  
HOUSTON, TX, LACREST GROVE, GA  
USA.

April 2, 1985

Cherry Creek Village  
8100 East Pawnee  
Wichita, Ks. 67207

Re: BZA 17-85 - Request for Variance

Gentlemen:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on March 26, 1985.

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,

Glen E. Lytle  
Assistant Secretary

GEL:sad  
Encl.

cc: Carmichael/Assoc. P.A., 2911 East Douglas, Wichita 67211  
Monty Robson, Superintendent of Central Inspection (2)  
Don Gisick, City Clerk

RESOLUTION NO. BZA 17-85

WHEREAS, Cherry Creek Village, a partnership, 8100 East Pawnee, Wichita, Kansas, requests a variance as provided in Section 2.12.590.B, Code of the City of Wichita, to reduce the required number of off-street parking spaces from 147 spaces to 103 spaces on property zoned the "B" Multiple-family Dwelling District and legally described as follows:

Lots 1, 2 and 3, in Block 2, Cherry Hills Addition to Wichita, Sedgwick County, Kansas. Generally located on the north side of Pawnee and east of Rock Road (8100 East Pawnee).

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 26, 1985, 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 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 inasmuch as the use of the property is for retirement apartments and a nursing home that demands less parking than general apartments. Also, the use is located on a major street and separated from other uses by drainage ways which limits access from adjoining residential areas; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents inasmuch as the number of parking spaces provided should adequately serve the uses on the property without creating on-street parking congestion in the adjoining residential neighborhood; 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 constitute unnecessary hardship upon the property owners represented in the application inasmuch as the applicant would be required to provide and surface a large area for off-street parking that would not be utilized by the employees, visitors and occupants of the uses on the property; and

WHEREAS, the Board of Zoning Appeals has found that the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare due to the fact that the reduction in the number of off-street parking spaces will not interfere in any way with the need for right-of-way or easements; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the variance desired will not be opposed to the general spirit and intent of Title 28 (Zoning Ordinance) inasmuch as the ordinance does not take into consideration special uses that demand less parking than the general uses listed in the ordinance; and not

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 been found to exist.

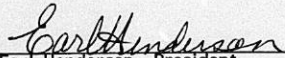
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that this request for a variance to reduce the required number of off-street parking spaces from 147 spaces to 103 spaces on property zoned the "B" Multiple-family Dwelling District and legally described as:

Lots 1, 2 and 3, in Block 2, Cherry Hills Addition to Wichita, Sedgwick County, Kansas. Generally located on the north side of Pawnee and east of Rock Road (8100 East Pawnee).

be approved subject to the following conditions:

1. The reduction in the number of off-street parking spaces from 147 spaces to 103 spaces shall only be applicable as long as the use remains a nursing home and associated retirement apartments (108 units).
2. At any time the Superintendent of Central Inspection determines that the reduction of the parking has created congestion in the area, he shall notify the Board of his findings and recommendations for adjustment in the variance of parking spaces.

ADOPTED AT WICHITA, KANSAS, this 26th day of March, 1985.

  
Earl Henderson, President

ATTEST:

  
Glen E. Lytle, Assistant Secretary

THE CITY OF WICHITA

OFFICE OF Citizen Participation      DATE    March 20, 1985

TO        Glen Lytle, Special Assistant for Zoning  
FROM      Barry L. Carroll, Administrative Aide III

SUBJECT    BZA 17-85: North Side of Pawnee  
              and East of Rock Road (8100 East  
              Pawnee)

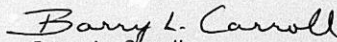
On Monday, March 18, CPO Council Area "H" considered the above captioned case; a request for a variance to reduce the number of off-street parking spaces from 147 to 103 on property zoned the "B" Multiple-Family Dwelling District. After discussion the Council voted 7-0 (Cox abstaining) to recommend approval of the requested variance.

Joe Carmichael, agent for Cherry Creek Village, was present to describe the request and respond to questions.

There were no individuals present to speak either favorably or in opposition to the request.

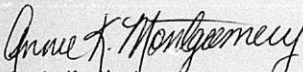
Council members were provided the notice to adjoining property owners and a map of the area. MAPD staff comments were provided as well.

Please provide the Council's recommendation to the Board of Zoning Appeals when BZA 17-85 is considered on Tuesday, March 26.

  
Barry L. Carroll  
Administrative Aide III

BLC:dm

Noted:

  
Annie K. Montgomery  
CRS Director

SECRETARY'S REPORT  
CASE NO. BZA 17-85

APPLICANT: Cherry Creek Village, a partnership, 8100 East Pawnee, Wichita, Kansas.

AGENT: Carmichael/Assoc. P.A., 2911 East Douglas, Wichita, Kansas.

REQUEST: Variance pursuant to Section 2.12.590.B, Code of the City of Wichita, to reduce the required number of off-street parking spaces from 147 spaces to 103 spaces.

GENERAL LOCATION: On the north side of Pawnee and east of Rock Road (8100 East Pawnee).

ZONING: Subject property is zoned the "B" Multiple-family Dwelling District as is the property to the south. To the east is "A" Two-family and to the north is "A" Two-family and "RB" Four-family Districts. To the west is "LC" Light Commercial.

LAND USE: Subject property is occupied by apartments and a nursing home. To the south are apartments and to the east and north is residential. To the west is commercial development.

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 conditions as required by the State Statutes are found to exist.

COMMENTS BY THE SECRETARY:

The applicant is requesting a variance to reduce the amount of parking required for a nursing home and retirement apartments from 147 spaces to 103 spaces. This reduction is requested in order to expand the existing facility by 16 apartments and a new wing to the nursing center.

The ordinance requires one parking space for each dwelling unit for the apartments and one parking space for each 5 beds and one parking space for each 5 employees in the largest working shift. This would require 108 spaces for the apartments and 39 spaces for the nursing home.

The applicant states that of the occupants of the 92 existing apartment units, only 10 own automobiles. Based on the usage of the existing parking areas at the facility, only an average of about 45 spaces are in use at 4:00 p.m. during the week. The applicant has indicated that the number of spaces for the apartments, that has been used to justify the reduction in parking spaces, will be maintained at not less than one space for each two dwelling units and there will be no reduction in the number of spaces required for the nursing center.

UNIQUENESS:

It is the opinion of the Secretary that this property is unique inasmuch as the use of the property is for retirement apartments and a nursing home that demands less parking than general apartments. Also, the use is located on a major street and separated from other uses by drainageways which limits access from adjoining residential areas.

ADJACENT PROPERTY:

It is the opinion of the Secretary that the granting of the variance requested will not adversely affect the rights of adjacent property owners inasmuch as the number of parking spaces provided should adequately serve the uses on the property without creating on-street parking congestion in the adjoining residential neighborhood.

HARDSHIP:

It is the opinion of the Secretary that the strict application of the provisions of the zoning ordinance may constitute an unnecessary hardship upon the applicant inasmuch as the applicant would be required to provide and surface a large area for off-street parking that would not be utilized by the employees, visitors and occupants of the uses on the property.

PUBLIC INTEREST:

It is the opinion of the Secretary that the requested variance would not adversely affect the public interest inasmuch as the reduction in the number of off-street parking spaces will not interfere in any way with the need for right-of-way or easements.

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 ordinance does not take into consideration special uses that demand less parking than the general uses listed in the ordinance.

RECOMMENDATION:

Should the Board determine that all five conditions necessary to the granting of a variance can be found to exist, then it is the recommendation of the Secretary that the variance be granted subject to the following conditions:

1. The reduction in the number of off-street parking spaces from 147 spaces to 103 spaces shall only be applicable as long as the use remains a nursing home and associated retirement apartments (108 units).
  2. At any time the Superintendent of Central Inspection determines that the reduction of the parking has created congestion in the area, he shall notify the Board of his findings and recommendations for adjustment in the variance of parking spaces.
-

BZA CASE NO. 17-85

<u>2</u>	NOTICES SENT TO APPLICANT/AGENT
<u>10</u>	LEGAL ADVERTISEMENT SENT TO MAPC
<u>1</u>	NOTICES SENT TO CPO
<u>13</u>	NOTICES SENT TO ADJOINING PROPERTY OWNERS
<u>16</u>	TOTAL NOTICES SENT <u>3-6-85</u>

BOARD OF ZONING APPEALS  
Tenth Floor - City Hall  
455 North Main, Wichita, Kansas 67202

March 6, 1985

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 17-85

As required by law, all property owners of record, within 200 feet of a property to be considered for an exception or variance by the Board of Zoning Appeals, are to be notified of the public hearing. An application has been filed by Cherry Creek Village, a partnership, 8100 East Pawnee, Wichita, Kansas, requesting a variance.

Pursuant to Section 2.12.590.B, of the Code of the City of Wichita, the applicant is requesting a variance to reduce the required number of off-street parking spaces from 147 spaces to 103 spaces on property zoned the "B" Multiple-family Dwelling District. A legal description of the applicant's property is as follows:

Lots 1, 2 and 3, in Block 2, Cherry Hills Addition to Wichita, Sedgwick County, Kansas. Generally located on the north side of Pawnee and east of Rock Road (8100 East Pawnee).

This application has been assigned Case BZA 17-85. It will be considered by the Board of Zoning Appeals on March 26, 1985 at 1:30 p.m. in the Board Room, First Floor of City Hall, 455 North Main Street, Wichita, Kansas. If you have no interest or objections regarding the requested variance, you have no obligation to appear or comment. If you desire to appear at the Board meeting, you are invited to do so, 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.

If you have any questions about the application, please feel free to call the Wichita-Sedgwick County Metropolitan Area Planning Department at 268-4421.

Jack H. Galbraith  
Secretary

BOARD OF ZONING APPEALS

CASE NO. 17-85

CITY OF WICHITA, KANSAS

FILED 2-25-85

APPLICATION FOR VARIANCE

I. Name of Applicant Cherry Creek Village, a Partnership  
 8100 E. Pawnee  
 Mailing Address Wichita, Kansas 67207 Phone 684-1313  
 Name of Authorized Agent Carmichael/Associates, P.A.  
 2911 East Douglas  
 Mailing Address Wichita, Kansas 67211 Phone 681-1535  
 Relationship of applicant to property is that of Owner (Lessee under Wichita IRB)  
 (Owner, Tenant, Lessee, Other)

II. The variance requested is to reduce the required number of off-street  
parking spaces from 147 to 103 spaces.

for property located 8100 East Pawnee, Wichita, Kansas

and legally described as: Lots 1, 2 and 3, in Block 2 of Cherry Hills  
Addition to Wichita, Kansas.

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

- 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. 36-596); 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.

Applicant Cherry Creek Village, a Partnership

Authorized Agent Carmichael/Associates, P.A.

By: [Signature] President

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals,  
8:00 (a.m./p.m.), FEB 25, 1985, together with  
 appropriate fee of 150.00.

Signed [Signature]



**CARMICHAEL / ASSOCIATES, P.A.**  
ARCHITECTURE

22 February 1985

SUBJECT: Request for Variance, 28.04.141(3)  
Reduction in Parking Spaces  
Cherry Creek Village  
8100 East Pawnee  
Wichita, Kansas

Cherry Creek Village, a Kansas Partnership, requests a variance of Section 28.04.141(3) to reduce the number of off-street parking spaces required for the operation of a 132-bed nursing home and attached 92-unit sheltered care apartment complex located at 8100 East Pawnee.

This facility has been licensed continually since opening September, 1980, by the Kansas Department of Health and Environment at 120 beds of nursing care. Under the current and projected use of this facility, it is to the best interest of this facility and the public to be served to take this to 132 beds and at the same time add an additional 16 one-bedroom units to the apartments. The implementation this past year of the DRG program in hospitals has created a demand for nursing care after short-term hospital confinement.

During the month of January, 1985, two surveys regarding parking at the facility were taken. One was a typical week's count of parking areas use and the second was automobile ownership in the apartments.

<u>Area</u>	8:00 a.m.				
	M	T	W	T	F
1	4	3	5	4	6
2	14	13	15	12	11
3	8	8	7	8	8
4	0	1	2	0	0
5	7	5	6	7	5
	33	30	35	31	30

<u>Area</u>	4:00 p.m.				
	M	T	W	T	F
1	9	9	7	5	8
2	19	18	17	18	19
3	7	8	7	8	8
4	1	3	2	1	0
5	8	10	9	8	9
	44	48	42	40	44

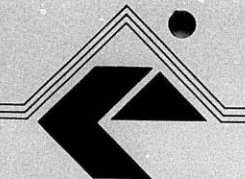
Page Two  
Request for Variance  
22 February 1985

There are 92 units in the apartment complex. There are 10 persons who have automobiles or one for each 10 persons (9.2).

On the basis of the above, the request for 103 spaces is more than twice the highest use shown as actual at peak periods. This should leave more than adequate parking for special occasions.

Cherry Creek Village believes that this request meets the following conditions of Section 2.12.590.B:

1. This facility is unique in that it serves only the elderly, handicapped and medically infirm, who as shown above do not require the same parking requirements that are normally required for multi-family housing or apartments. This request does not ask for a reduction of nursing center parking requirements.
2. Since this area of Pawnee and Rock Road is for the most part zoned Multi-Family and Light Commercial, all already having been required to provide off-street parking, there will be no adverse effect on the rights of adjacent property owners.
3. Due to the needs for present and future housing programs created by such policy decisions as the DRG Program, the limited use of the site creates a hardship in Cherry Creek Village's efforts to serve this segment of our population.
4. This variance will in no way adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare of the public.
5. Cherry Creek Village partners and management do not believe that the granting of this variance would be in opposition to the general spirit and intent of Title 28.



CARMICHAEL / ASSOCIATES, P.A.  
ARCHITECTURE

22 February 1985

Office of the Secretary  
Board of Zoning Appeals  
City of Wichita  
Tenth Floor, City Hall  
455 North Main  
Wichita, Kansas 67202

SUBJECT: Request for Variance  
Off-Street Parking  
Cherry Creek Village  
8100 East Pawnee  
Wichita, Kansas

Cherry Creek Village, a Kansas Partnership, requests that a variance be granted to reduce the required number of off-street parking spaces at their nursing center/apartment complex from 147 spaces to 103 spaces.

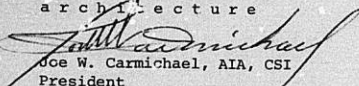
Attached herewith in support of that request are the following:

1. Completed application
2. A certified list of property owners provided by Security Abstract and Title Co.
3. A narrative statement.
4. A site plan to scale of 1" = 30'0" with parking requirements shown, structures, and overall property dimensions.
5. A check of Cherry Creek Village in the amount of \$150.00 as required for this filing.

Joe W. Carmichael, AIA, President of Carmichael/Associates, P.A., acting as agent for Cherry Creek Village, requests that this request be placed on the agenda of the next meeting of the Board of Zoning Appeals and that he be notified of the time so that he will be available to that Board.

Sincerely,

CARMICHAEL/ASSOCIATES, P.A.  
a r c h i t e c t u r e

  
Joe W. Carmichael, AIA, CSI  
President

JWC:sk

cc: Cherry Creek Village  
~~Mendell Butler~~  
Cliff Nies

OWNERSHIP LIST

Lot	Block	Addition	Property Owner
Lots 1, 2 & 3	Block 2	Cherry Creek Hills Addition	Cherry Creek Village, a partnership 8100 E. Pawnee Wichita, KS 67207
Beginning at the SW/c, Lot 1, Blk. 1; th. North along the West line 155'; th. East parallel with the North line 190.02' to the Easterly line; th. Southwesterly and Westerly along the Easterly line of said Lot 1, to beginning.		"	Swiss Construction, Inc. 901 S. 160 East Wichita, KS 67230
That part of Lot 1, Blk. 3, lying North of the following described line: Beginning at the SW'ly most corner of said Lot 1 said point being 325.16 feet North and 65 feet East of the SW/c of the SW $\frac{1}{4}$ of Sec. 32, Twp. 27S, Rge. 2E; th. East along the South line of said Lot 1, 260.16 feet; th. North parallel with the West line of said Lot 1, 148 feet; th. East parallel with the South line of said Lot 1, 320 feet; th. North parallel with the West line of said Lot 1, 442 feet; th. East parallel with the South line of said Lot, 371.65 feet to the E'ly line of said Lot 1.		"	Cherry Hills Investment Associates, a partnership 101-T Windsor Place Meadowbrook Lawrence, KS 66044
Lots 3 & 4	Block 1	Sixth Addition to Cherry Creek Hills	Bill Suter 8507 Longlake Circle Wichita, KS 67207
Lot 5	Block 1	Second Addition to Cherry Creek Hills	Clifford A. Nies Betty J. Nies RFD 2 Rose Hill, KS 67133
Lot 6	Block 1	"	Robert R. Kitchen Irene V. Kitchen 335 N. Hampton Wichita, KS 67206
Lot 4	Block 2	"	Clifford A. Nies Betty J. Nies RFD 2 Rose Hill, KS 67133
Lot 5	Block 2	"	Nies Construction, Inc. 9415 E. Harry Wichita, KS 67207

Lot	Block	Addition	Property Owner
Lot 13	Block 2	Second Addition to Cherry Creek Hills	Clifford A. Nies Betty J. Nies RFD 2 Rose Hill, KS 67133
Lot 14	Block 2	"	Same As Above
Lot 15	Block 2	"	Same As Above
That part of Lot 16, Blk. 2, described as Beg. at the SW/c; th. NW'ly along the front line of Lot 16 43.4 feet; th. NE'ly 114 feet to a point on rear line of lot, said point being 43.1 feet NW'ly of the SE/c; th. SE'ly 43.1 feet to the SE/c of lot; th. SW'ly along the S'ly line of lot, 114 feet to beginning.		"	David S. Sodders Tamara A. Sodders 2154 S. White Oak Dr. Wichita, KS 67207 <i>Returned 3-13-85</i>
Lot 16, Blk. 2, except above described.		"	Leroy A. Ryckman Arlene A. Ryckman 2152 S. White Oak Dr. Wichita, KS 67207 <i>Returned 3-13-85</i>
Lot 17	Block 2	"	Irwin G. Guenthner Christine M. Guenthner 2518 White Oak Dr. Wichita, KS 67207
Lot 18	Block 2	"	Jack W. Charlsen Ellen M. Charlsen 8320 Cherry Creek Wichita, KS 67207
Lots 1 & 2	Block 6	"	Clifford A. Nies Betty J. Nies RFD 2 Rose Hill, KS 67133
Lot 1, exc. the South 43.45'	Block 7	"	Christie M. Freeman 2200 White Oak Dr. Wichita, KS 67207
South 43.4' of Lot 1	Block 7	"	Richard T. McCool Verda Irene McCool 2202 White Oak Dr. Wichita, KS 67207
Lot 2	Block 7	"	Clifford A. Nies Betty J. Nies RFD 2 Rose Hill, KS 67133
Lot 11	Block 7	"	Patty Sue McCullough 8306 E. Indianopolis Wichita, KS 67207

Page 3

We hereby certify the foregoing to be a true and correct list of the property owners of the hereinbefore described lots within a 200 foot radius of:

Lots 1, 2 and 3, in Block 2 of Cherry Hills Addition to Wichita, Kansas, Sedgwick County, Kansas.

as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 21st day of February, 1985, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND  
TITLE COMPANY, INC.

*Mary Gable*

By  
Sr. Vice-President

Order No: 343452  
ja/ns

BOARD OF ZONING APPEALS  
Tenth Floor - City Hall  
455 North Main, Wichita, Kansas 67202

March 6, 1985

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 17-85

As required by law, all property owners of record, within 200 feet of a property to be considered for an exception or variance by the Board of Zoning Appeals, are to be notified of the public hearing. An application has been filed by Cherry Creek Village, a partnership, 8100 East Pawnee, Wichita, Kansas, requesting a variance.

Pursuant to Section 2.12.590.B, of the Code of the City of Wichita, the applicant is requesting a variance to reduce the required number of off-street parking spaces from 147 spaces to 103 spaces on property zoned the "B" Multiple-family Dwelling District. A legal description of the applicant's property is as follows:

Lots 1, 2 and 3, in Block 2, Cherry Hills Addition  
in Wichita, Sedgwick County, Kansas. Generally  
located on the north side of Pawnee and east of  
Rock Road (8100 East Pawnee).

This application has been assigned Case BZA 17-85. It will be considered by the Board of Zoning Appeals on March 26, 1985 at 1:30 p.m. in the Board Room, First Floor of City Hall, 455 North Main Street, Wichita, Kansas. If you have no interest or objections regarding the requested variance, you have no obligation to appear or comment. If you desire to appear at the Board meeting, you are invited to do so, 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.

If you have any questions about the application, please feel free to call the Wichita-Sedgwick County Metropolitan Area Planning Department at 268-4421.

Jack H. Galbraith  
Secretary

WICHITA - SEDGWICK COUNTY

**W**  **SC**

BOARD OF ZONING APPEALS

CITY HALL - TENTH FLOOR

165 NORTH MAIN STREET  
WICHITA, KANSAS 67202

FORWARD  
ORDER EXPIRES  
RETURN TO SENDER

*BZA  
11-85*

WICHITA, KS  
PM  
MAR 13  
1985

**RECEIVED**

MAR 13 1985

METROPOLITAN PLANNING

ROUTE  pd

David S. & Tamara A. Sodders  
2154 S. White Oak Drive  
Wichita, Ks. 67207

WICHITA  
MAR-85  
KANS  
25  
22

*3-9-85  
not  
75*

SOD 54 050706N1 03/07/85

RETURN TO SENDER  
NO FORWARDING ORDER ON FILE  
UNABLE TO FORWARD

WICHITA - SEDGWICK COUNTY

**W**  **SC**

BOARD OF ZONING APPEALS

CITY HALL - TENTH FLOOR

165 NORTH MAIN STREET  
WICHITA, KANSAS 67202

FORWARD  
ORDER EXPIRES  
RETURN TO SENDER

*BZA  
11-85*

WICHITA, KS  
PM  
MAR 13  
1985

**RECEIVED**

MAR 13 1985

METROPOLITAN PLANNING

ROUTE  \_\_\_\_\_

LeRoy A. & Arlene A. Ryckman  
2152 S. White Oak Drive  
Wichita, Ks. 67207

WICHITA  
MAR-85  
KANS  
25  
22

*not  
75  
3885*

RYC 52 050706N1 03/07/85

RETURN TO SENDER  
NO FORWARDING ORDER ON FILE  
UNABLE TO FORWARD

FORM 20021

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
CITY BZA VAR.	\$ 150 <sup>00</sup>

NAME CHERRY CREEK VILLAGE  
ADDRESS 8100 EAST PAWNEE  
FUND 755-40710-003 DUE DATE  
COMMENTS

DATE FEB 25, 1985 BY L. Lytle

\*

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

Roll # 2