

Case No. BZA 18-80 - Central  
Bank & Trust - Requests an  
exception to permit the estab-  
lishment of an off-street  
parking lot on property zoned  
"AA" One-family Dwelling District  
and generally located on the

POSTED  
4-1-80  
X

# ACTION

BZA  
18-80

COMMITTEE

Leibel

DATE

4-22-80

M.A.P.C. \_\_\_\_\_

B.C.C./B. CO. C. \_\_\_\_\_

Case No. BZA 18-80 - Central Bank & Trust - Requests an exception to permit the establishment of an off-street parking lot on property zoned "AA" One-family Dwelling District and generally located on the



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

April 1, 1980

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 18-80

An application has been filed by Central Bank & Trust, 3433 East Central, Wichita, Kansas, pursuant to Section 2.12.590.C, Code of the City of Wichita, requesting 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 9, Block 3, A. C. Payne's Addition,  
Wichita, Sedgwick County, Kansas. Generally  
located on the west side of Vassar Avenue  
south of Central.

This application has been assigned case No. BZA 18-80, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, April 22, 1980, at 1:30 p.m., in the Board Room, First Floor, City Hall, 455 North Main, Wichita, Kansas, at which time you may appear if you so desire, either in person or by agent or attorney. If you have any questions about this application, please call 268-4390 and ask for Lynn Shirkey or 268-4394 and ask for Glen Lytle.

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.

Jack H. Galbraith  
Secretary

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

April 1, 1980

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Secretary

We, the undersigned residents of the College Hill Area of Wichita, Kansas, do whole-heartedly oppose Central Bank and Trust's new request for a parking exception (BZA 18-80). We've already compromised with Central Bank and Trust at the last City Commission Meeting on this issue. We don't want any further encroachment into our residential area.

(22)

NAME	ADDRESS
Hazel C. Chapman	502 1/2 Broadview
Robert J. Dorley	520 N. Broadview
Ernie M. Rowley	530 N. Broadview
Alice Schmidt	527 1/2 Broadview
Margerson Rodda	540 N. Broadview
Jack S. Blythe	557 N. Broadview
Merle M. Davidson	556 N. Broadview
Fera Farajpandi	554 N. Belmont
Arnes M. Gilbert	552 N. Belmont
H. M. K. Gilbert	552 N. Belmont
Edith P. Harper	553 N. Belmont
Lyle G. Harper	553 N. Belmont
Jesse Orl	546 N. Belmont
Paul J. Logan Jr	535 N. Belmont
Boris R. Logan	535 N. Belmont
Bonnie Medicine	541 N. Belmont
Walt Belmont	538 N. Belmont
Mary Ellen Stearns	517 N. Belmont
Percy A. Stearns	517 N. Belmont
Fogel G. McNeil	528 N. Belmont
Elizabeth Murphy	528 N. Belmont
Leo J. Sinclair	522 N. Belmont



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(22) NAME	ADDRESS
A. S. Parnds	330 N. Terrace Pl. Wichita, Ks 67201
Dolan Banker	330 N. Terrace
J. S. Bruntz	329 W. Terrace Dr.
Richard W. Curish	260 N. Terrace Dr.
Martha J. Curish	260 N. Terrace Dr.
Margaret C. McKnight	250 N. Terrace Dr.
Joe G. Sutt	240 N. Terrace
Harry J. Smartt	240 N. Terrace
<del>John J. Smith</del>	<del>234 N. Terrace</del>
Neil A. Jumper	234 N. Terrace
Barbara B. Juddley	230 N. Terrace
Mary Allright	222 N. Terrace
Laura A. Dralle	130 N. Terrace Dr.
Mildred Dralle	130 N. Terrace Dr.
Dorothy Lyman	124 N. Terrace
<del>John J. Smith</del>	<del>124 N. Terrace</del>
Norma Lyman	139 N. Terrace
Anna Coffey	139 N. Terrace
Nancy Aech	116 N. Terrace
Paul L. Hermy	112 N. Terrace
Marilyn Graham	105 N. Terrace
Louise Stader	113 N. Terrace

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(20)

NAME	ADDRESS
Margie Steele	113 N. Terrace
Virginia Sauer	119 N. Terrace
Elizabeth LaMaster	121 N. Terrace
Mildred W. Huffman	123 N. Terrace
Bruce C. Custer	133 NORTH TERRACE
Dick Komer	140 N. TERRACE
George K. Suedoff	145 N. TERRACE
Shirley J. Siedleroff	145 N. TERRACE
Mrs. R. D. Harrington	151 N. Terrace
R. D. Harrington	151 N. Terrace Drive
Mr. H. C. Shannon	152 N. Terrace Dr.
H. C. Shanon	152 N. Terrace Dr.
Jean G. Marsh	205 N. Terrace Dr.
Johnny Buzdie	419 N. Terrace Dr.
Jack P. Miller	411 N. Terrace
Donna Cook	451 N. TERRACE
George C. Cook	451 N. TERRACE DR.
Frank L. Kelly	442 N. Terrace
Jean L. Lutz	435 N. Terrace
Will Wayne Lutz	435 N. Terrace











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NAME	ADDRESS
1. Brenda Thomas	342 N. Quentin
2. Jim Burke	338 N. Quentin
3. Gerald Bump	338 N. Quentin
4. Mary J. Farrell	334 N. Quentin
5. Wayne H. Hume	324 N. Quentin
6. Marge Dummer	324 N. Quentin
7. Marty Vandergriff	320 N. Quentin
8. Janice S. Schaidt	312 N. Quentin
9. Frances A. Schmitt	312 N. Quentin
10. Rebecca H. Adams	307 N. Quentin
11. Chas C. Johnson	309 N. " "
12. Kenneth A. Johnson	307 N. " "
13. John D. Tripple	321 N. " "
14. Robert J. Wilson	337 N. Quentin
15. Elizabeth J. Dudge	337 N. Quentin
16. Bentley D. Vandergriff III	320 N. Quentin
17. Marilyn J. Ralston	315 N. Quentin
18. Andy Ralston	315 N. Quentin
19. Carl Rull	341 N. QUENTIN
20. Barbara J. Loeck	341 N. Quentin
21. Wendy Cox	310 N. Quentin
22. Mary Cox	310 N. Quentin

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NAME	ADDRESS
1 Michael G. Nichols	328 N. Bluff
2 Julia Nagle	342 N. Bluff
3 Sam F. Nagle	342 No. Bluff
4 J C Young	351 No. Bluff
5 Cathleen Young	351 N. Bluff
6 Wm H Bates	347 N. Bluff
7 Elaine A. Bates	347 N. Bluff
8 Robert E. Bates	355 N. Bluff
9 Dela Lee	325 N. Bluff
10 Glenda Ross	344 N. Bluff
11 Robert Cloney	333 N. Bluff
12 David H. Stephens	339 N. Bluff
13 Mary M. Stephens	359 N. Bluff
14 Lloyd D. Smith	401 N. Bluff
15 Elizabeth Smith	401 N. Bluff
16 Charles Cunningham	407 N. Bluff
17 Leonard B. Spachuk	409 N. Bluff
18 Helen Spachuk	409 N. Bluff
19 Cindy Patter	425 N. Bluff
20 W. Patter	425 N. Bluff
21 Mary J. Helder	427 N. Bluff
22 David Laker	435 N. Bluff
23 Linda Leiber	435 N. Bluff



ROB WILBECK - 685-5489  
3400 E 2ND









(5)

RET. TO ROB WILBECK 3900 E. 2ND

685-5489

OR ROBERT FEE 685-5763

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NAME	ADDRESS
1 <u>Nancy Hoy</u>	<u>200 N. Dellrose</u>
2 <u>Jim Crawford</u>	<u>208 N. Dellrose</u>
3 <u>Jo Ellen Andreas</u>	<u>212 N. Dellrose</u>
4 <u>George A. Nilson</u>	<u>250 N. Dellrose</u>
5 <u>Frank Nichols</u>	<u>204 N. Dellrose</u>
6 <u>Virginia Shaw</u>	<u>211 N. Dellrose</u>
7 <u>Mrs. Eddie Quinn</u>	<u>251 N. Dellrose</u>
8 <u>Gerald B. Hoag</u>	<u>200 N. Dellrose</u>
9 <u>Aubrey S. Hastings</u>	<u>136 N. Dellrose</u>
10 <u>Marguerite L. Nette</u>	<u>145 N. Dellrose</u>
11 <u>Geo. S. Johnston</u>	<u>175 N. Dellrose</u>
12 <u>Betty L. Hebel</u>	<u>149 N. Dellrose</u>
13 <u>Lorlyn R. Dregg</u>	<u>139 N. Dellrose</u>
14 <u>Lon Dwyer</u>	<u>137 N. Dellrose</u>
15 <u>M. W. Hull</u>	<u>127 N. Dellrose</u>
16 <u>William A. McEwen</u>	<u>127 N. Dellrose 682-7120</u>
17 <u>Ernest S. Richards</u>	<u>121 N. Dellrose 686-6568</u>
18 <u>Mary Anderson</u>	<u>205 N. Dellrose</u>
_____	_____
_____	_____
_____	_____
_____	_____

We, the undersigned residents of the College Hill Area of Wichita, Kansas, do whole-heartedly oppose Central Bank and Trust's new request for a parking exception (bZA 18-80). We've already compromised with Central Bank and Trust at the last City Commission Meeting on this issue. We don't want any further encroachment into our residential area.

NAME

ADDRESS

Mark E. Singer

451 N Clifton

Nancy M. Singer

451 N. Clifton

Allen O. Lambert

458 N. Clifton

Jacques Fox

452 N Clifton

Nancy Richardson

436 No Clifton

Bernice Siegel

410 No. CLIFTON

Daphne Kehr

402 N Clifton

Fanny Schmidt

401 N Clifton

Rosanna Harvey

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# THE CITY OF WICHITA



BOARD OF ZONING APPEALS  
CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
(316) 268-4421

April 21, 1980


TO: Board of Zoning Appeals  
FROM: Jack H. Galbraith, Secretary  
SUBJECT: Rules and Regulations for Hearing Cases

At your last meeting in considering your first "Appeals" case in a number of years, legal council for the Board recommended that you swear in witnesses. Although you certainly have a right to reject that recommendation, in reading the minutes from that meeting, some of your comments reflected that you believed that you did not have the power to put anyone under oath.

In reviewing your Rules and Regulations, Article VI, Paragraph D reads as follows:

- D. The Board may require persons testifying before it to be sworn in a manner and by an official as provided by law; provided, however, this provision shall not be applicable to members of the Board or administrative employees of the City of Wichita serving in an official or advisory capacity to the Board; or to legal counsel representing applicants in an application before the Board.

This is provided for your information.

  
Jack H. Galbraith  
Secretary

JHG:sad  
cc: Joe Bogle, Law Department  
Glen Lytle, Assistant Secretary

RESOLUTION No. BZA 18-80 24

EXCEPTION

WHEREAS, Central Bank and Trust, 3433  
E. Central, W.K.

requests an exception as provided in Section 2.12.590.C, Code of  
the City of Wichita, To establish an off-street parking lot

on property zoned "AA" One-family dwelling district  
and legally described as follows:

Lot 9, Block 3, A. C. Payne's Addition,  
Wichita, Sedgwick County, Kansas. Generally  
located on the west side of Vassar Avenue  
south of Central.

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 April 22, 1980, consider said application; and

WHEREAS, the Board of Zoning Appeals has proper jurisdic-  
tion to consider said request for an exception under the provisions  
of Section 2.12.590.C, Code of the City of Wichita; and

EXCEPTION

Page 2

WHEREAS, the Board of Zoning Appeals has authority to permit the establishment of an off-street parking lot

on property zoned "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~~ denied

on property zoned \_\_\_\_\_  
and legally described as follows: \_\_\_\_\_

generally located \_\_\_\_\_

~~subject to the following conditions:~~  
~~(see attached for conditions)~~

ADOPTED AT WICHITA, KANSAS, this 22<sup>nd</sup> day of April, 1980.

Earl Henderson  
\_\_\_\_\_  
, Chairman

ATTEST:  
[Signature]  
\_\_\_\_\_  
Secretary/  
Assistant Secretary

northwest  
college hill preservation association

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NOTES TRANSCRIBED DIRECTLY FROM 10/23/79  
CITY COMMISSION MEETING.

RE: B-B ZONING REQUEST BY CENTRAL BANK  
AND TRUST

---

(AFTER LENGTHY DISCUSSION AND VISUAL AIDS)  
A PRELIMINARY MOTION BY COMMISSIONER KNIGHT  
WAS DEFEATED AT WHICH TIME PORTER MADE  
A MOTION THAT WAS EXPANDED UPON BY MR.  
LAKIN AND THE FOLLOWING CONVERSATION  
TOOK PLACE, SUMMARIZING THE MEETING.

---

PORTER:

THE MAJOR CONCERN AS I UNDERSTAND IT FROM  
THE NEIGHBORHOOD GROUP IS COMMERCIAL INTRUSION  
INTO THE COLLEGE HILL AREA, WHERE ARE WE AT  
BEYOND THIS? ARE YOU HAVING QUITE A FEW  
APPLICATIONS FOR MORE COMMERCIAL ZONING IN  
COLLEGE HILL?

LAKIN:

IT SEEMS LIKE WE HAVE HAD A NUMBER OF  
APPLICATIONS, BUT UH.. WE HAVE ONE ON THE  
AGENDA ON DOUGLAS FOR BB ON THE OLD HISTORIC  
PROPERTY. WE'VE HAD A COMMERCIAL APPLICATION  
AT FIRST AND HOLYOKE AND A COUPLE OF OTHER  
PUSHES ON CENTRAL THAT HAVE BEEN TURNED DOWN.  
I THINK GENERALLY SPEAKING PEOPLE ARE  
BEGINNING TO GET THE MESSAGE..... THAT THERE  
IS NOT GOING TO BE A LOT MORE OF STRIPPING OF  
DOUGLAS AND BIG HUNKS OF B-MULTIPLE FAMILY  
SETTING IN THE CENTER OF COLLEGE HILL.

northwest  
college hill preservation association

HONOURABLE MAYOR CASADO:

I THINK WE HAVE A POLICY PRETTY WELL STATED . . . . SO FAR WE'VE STAYED WITH IT PRETTY WELL . . . . THE ONLY PROBLEM IN THIS PARTICULAR CASE WAS THE DEPTH OF THIS PROPOSAL.

THE MOTION HAS BEEN MADE BY MR. PORTER AND SECONDED . . . THAT 100' BB FROM CENTRAL SOUTH ON THE EAST SIDE OF VASSAR BE APPROVED BY THE COMMISSION . . . AND THAT THE NEXT 100' BB SOUTH WOULD GO TO THE BZA FOR HEARING INCLUDING PLATTING REQUIREMENTS,

THAT MOTION CARRIED 4 TO 1 WITH PETERS IN THE NEGATIVE.

April 30, 1980

Mr. Kenneth P. Stewart  
1030 First National Bank Bldg.  
Wichita, Kansas 67202

Re: Case No. BZA 18-60  
Request for Exception

Dear Mr. Stewart:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on April 22, 1980, in connection with your request for an exception to permit the establishment of an off-street parking lot on property zoned "AA" One-family Dwelling District and generally located on the west side of Vassar Avenue South of Central.

This Resolution reflects the official action of the Board to deny your request. 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  
Enclosure

cc: Central Bank & Trust, 3433 East Central, Wichita  
Robert Feldner, Superintendent of Central Inspection (2)  
Don Gisick, City Clerk

RESOLUTION NO. BZA 18-80

WHEREAS, Central Bank and Trust, 3433 East Central, Wichita, Kansas, requests an exception as provided in Section 2.12.590.C, Code of the City of Wichita, to establish an off-street parking lot on property zoned "AA" One-family Dwelling District and legally described as follows:

Lot 9, Block 3, A. C. Payne's Addition,  
Wichita, Sedgwick County, Kansas. Generally  
located on the west side of Vassar Avenue south  
of Central.

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 April 22, 1980, 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

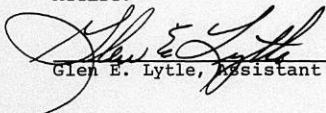
WHEREAS, the Board of Zoning Appeals has authority to permit the establishment of an off-street parking lot on property zoned "AA" One-family Dwelling District subject to the conditions outlined in Section 28.04.145 Code of the City of Wichita.

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita, that this application be denied.

ADOPTED AT WICHITA, KANSAS, this 22nd day of April, 1980.

  
Earl Henderson, Chairman

ATTEST:

  
Glen E. Lytle, Assistant Secretary

April 23, 1980

Mr. Kenneth P. Stewart  
1030 First National Bank Bldg.  
Wichita, Kansas 67202

Re: Case No. BEA 18-80  
Request for Exception

Dear Mr. Stewart:

At the regular meeting of the Board of Zoning Appeals on April 22, 1980, your request for an exception to permit the establishment of an off-street parking lot on property zoned "AA" One-family Dwelling District and generally located on the west side of Vassar Avenue South of Central was considered.

It was the action of the Board to deny this request.

A Resolution setting forth the official action of the Board is being prepared and you will be mailed a copy as soon as the signatures of the Chairman and Secretary have been obtained.

If you have any questions, please call our office.

Sincerely yours,

Glen E. Lytle  
Assistant Secretary

GEL:sad

cc: Central Bank & Trust, 3433 East Central, Wichita  
Robert Feldner, Superintendent of Central Inspection (2)  
Don Gisick, City Clerk

**THE CITY OF WICHITA**

OFFICE OF CITIZEN PARTICIPATION

DATE April 22, 1980

TO Glen Lytle, Special Assistant for Zoning

FROM Shirley Mast, CPO Administrative Aide

SUBJECT BZA 18-80 (West side of Vassar  
Avenue south of Central)

At their meeting of April 21, CPO Council "G" considered the captioned case. Fran Lovell, Central State Bank representative, explained the exception request, presented site plans, and answered questions directed by the Council and several adjoining property owners.

The property owners present, voiced opposition to the exception, citing concern about the continued intrusion into the residential neighborhood.

After comments and discussion, the Council voted unanimously (6-0) to recommend denial of the exception request to permit the establishment of an off-street parking lot on property zoned the "A" Two-family Dwelling District at the aforementioned location.

Please provide the Council's recommendation to the Board of Zoning Appeals when the case is considered at the April 22 meeting.

*Shirley Mast*

Shirley Mast  
CPO Administrative Aide

Noted: *Sarah Gilbert*  
Sarah Gilbert  
Assistant CP Coordinator

**RECEIVED**

APR 22 1980

METROPOLITAN PLANNING

ROUTE  \_\_\_\_\_  
 \_\_\_\_\_

SECRETARY'S REPORT  
CASE NO. BZA 18-80

APPLICANT: Central Bank & Trust, 3433 East Central, Wichita, Kansas.

AGENT: Kenneth Stewart, 1030 First National Bank Bldg., Wichita, Kansas.

REQUEST: Exception pursuant to Section 2.12.590.C, Code of the City of Wichita to permit the establishment of an off-street parking lot.

GENERAL LOCATION: On the west side of Vassar Avenue approximately 200 feet south of Central Avenue.

ZONING: Subject property is zoned "A" Two-family Dwelling District. To the north and west is "BB" Office

LAND USE: Subject property is presently occupied by a Single-family Dwelling. Property to the north is a bank that is being expanded. Property to the east and south are developed with Single-family homes.

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.

COMMENTS BY THE SECRETARY:

The applicant is requesting an exception to permit the establishment of an off-street parking lot on property zoned "A" Two-family Dwelling District. The site plan submitted with the application indicates that this parking lot would be used in conjunction with the present Bank and proposed expansion. The applicant is proposing to remove the existing residence on the application area as well as the four residences on the east side of Vassar to provide the off-street parking necessary for the planned expansion. The south half of the area on the east side of Vassar was approved as an off-street parking exception by the Board of Zoning Appeals on November 27, 1979.

The application area is a part of a recent zone change request for "BB" Office zoning that was denied by the City Commission, as were the south two lots on the east side of Vassar. In the motion to approve "BB" Office zoning on the 100 feet south of Central on the east side of Vassar, the City Commission suggested that the applicant seek an exception for an off-street parking lot on the next 100 feet on the east side of Vassar and to deny the requested zoning. It should be noted that the City Commission action did not suggest that this application area to be referred to the Board of Zoning Appeals for possible consideration.

The applicant indicates that this area is needed to comply with the minimum off-street parking requirements for the existing building (approximately 10,000 square feet) and the proposed expansion of 21,000 square feet. Based on one space for each 250 square feet, 124 spaces would be required. There are 136 spaces shown on the plan of which 9 spaces are indicated to be in the street right-of-way along the north side of Central and are a part of a minor street privilege and cannot be counted as required parking.

The Traffic Engineer's Office has reviewed the plan and has approved the plan to be in accordance to the design standards established by the Department of Public Works. It should be noted that a landscape plan has not been submitted for approval for the area on the east side of Vassar in accordance with the requirements established by the Board on November 27, 1979, however no work has been done on the site to date.

RECOMMENDATION:

Should the Board determine that an off-street parking lot would be an appropriate use at this location, it is recommended that the application be approved subject to the following conditions:

1. The parking area shall be used for passenger vehicles only and in no case shall it be used for sales, repair work, storage, dismantling or servicing of any vehicle, equipment, materials, or supplies.
2. Only such signs as are necessary for the proper operation of the parking lot shall be permitted.
3. In no case shall a fee be charged for parking facilities provided hereunder.
4. The off-street parking lot and all driveways providing ingress and egress to the parking lot shall be paved with concrete, asphaltic concrete, or asphalt, and shall be maintained in good condition and free of all weeds, dust, trash, and debris.
5. All parking spaces abutting property lines shall have adequate guards to prevent the extension or overhanging of vehicles beyond property lines or parking spaces. All parking areas shall have adequate markings for channelization and movement of vehicles.
6. If lighting facilities are provided, they shall be so arranged as to reflect or direct light away from adjacent properties.
7. There shall be no parking in the required 25 foot front yard setback area adjacent to Vassar. This area shall remain unpaved, except for points of ingress and egress and shall be landscaped with trees, and/or shrubs and grass and shall be maintained compatible with the residential area.

Page 3  
EZA 18-80  
EZA AGENDA  
4-22-80

8. An eight foot high solid fence, constructed of redwood or cedar, shall be erected along the west property line and along the south property line to within 25' of the street right-of-way for Vassar; thence reduced to three feet in height and extended to the property line.
9. The applicant shall submit two revised copies of the site plan which indicate the required fencing along the west and south property lines.
10. All improvements as outlined above shall be installed prior to the occupancy of the site for an off-street parking lot.

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

April 1, 1980

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CASE NO. BZA 18-80

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Wichita, Sedgwick County, Kansas. Generally  
located on the west side of Vassar Avenue  
south of Central.

This application has been assigned case No. BZA 18-80, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, April 22, 1980, at 1:30 p.m., in the Board Room, First Floor, City Hall, 455 North Main, Wichita, Kansas, at which time you may appear if you so desire, either in person or by agent or attorney. If you have any questions about this application, please call 268-4390 and ask for Lynn Shirkey or 268-4394 and ask for Glen Lytle.

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.

Jack H. Galbraith  
Secretary

BZA CASE NO. 18-80

2 NOTICES SENT TO APPLICANT/AGENT

10 NOTICES SENT TO MAPC

1 NOTICES SENT TO CPO

14 NOTICES SENT TO ADJOINING PROPERTY OWNERS

27 TOTAL NOTICES SENT 4-1-80

BOARD OF ZONING APPEALS

CASE NO. 18-80

CITY OF WICHITA, KANSAS

FILED 3-24-80

APPLICATION FOR EXCEPTION

I. Name of Applicant CENTRAL BANK & TRUST

Mailing Address 3433 East Central Phone 686-7111

Name of Authorized Agent Kenneth P. Stewart

1030 First Natl. Bank Bldg.  
Mailing Address Wichita, Kansas 67202 Phone 264-7321

Relationship of applicant to property is that of owner  
(Owner, Tenant, Lessee, Other).

II. Application is made for an exception as provided in Section

2.12.590.C, Code of the City of Wichita, Kansas, to permit

the establishment of <sup>an</sup> off-street parking lot

\_\_\_\_\_ on property zoned

"AA", located <sup>on the</sup> west side of Vassar Ave. south of Central

\_\_\_\_\_ and legally described as: \_\_\_\_\_

Lot 9, Block 3, A.C. Payne's Addition,

Sedgwick County,

\_\_\_\_\_, in the City of Wichita.

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. 24-606); and that the appropriate fee is herewith tendered;
- c. That all documents are attached hereto as noted in paragraphs 2, 3, and 4 of the instructions.
- d. 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.

Applicant CENTRAL BANK & TRUST

Authorized Agent Kenneth P. Stewart  
----- Kenneth P. Stewart

OFFICE USE ONLY: Received in the office of the Secretary, Board of Zoning Appeals, 4:00 (a.m. - p.m.), MAR 24, 1980, together with appropriate fee of \$50.00

Signed L Lytle

STATEMENT:

Applicant seeks off-street parking exception under jurisdiction of the Board of Zoning Appeals, City Code §2.12.590.C, especially §28.04.145 specifically providing for off-street parking as an exception to the zoning ordinance by special permit based upon location within six hundred feet (along lines of public access) from the boundary of the use of the following described property, to-wit:

Lots 2, 4, 6 and 8, Block 2,  
A. C. Paynes Addition

and

Central State Bank Addition,

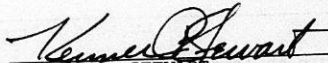
which property is expected to be utilized for off-street parking purposes in connection with building premises of Central Bank & Trust which now occupy a portion of the following described property, to-wit:

Central State Bank Addition

on the south side of Central between Rutan and Vassar.

Expansion of the Central Bank & Trust which has been approved by appropriate zone changes in cases Z-2127 and Z-2156, including also off-street parking exception as approved in BZA 65-79, all as approved by the Metropolitan Area Planning Commission, the Board of Commissioners, City of Wichita, and the Board of Zoning Appeals, require additional off-street parking to most efficiently accommodate the needed building expansion and to most effectively reduce the imposition and obstruction on traffic circulation resulting from the lack of adequate parking.

Applicant proposes that the off-street parking will be developed in accordance with §28.04.145 and the requirements of the Board of Zoning Appeals, consistent with the previous actions of the Metropolitan Area Planning Commission, the Board of City Commissioners and the Board of Zoning Appeals.

  
KENNETH P. STEWART  
Attorney and Agent, Applicant

OWNERSHIP LIST

Lot	Addition	Property Owner
lot 1	Central State Bank Add. <span style="float: right;">D</span>	Central State Bank of Wichita 3433 East Central 67208
lot 9, Block 3	A. C. Payne's Addition <span style="float: right;">D</span>	Central Bank & Trust 3433 East Central 67208
lot 11, Block 3	Same	Patrick Arden Coulter and <span style="float: right;">X</span> Joyce Heather Coulter 413 N. Vassar 67208
lot 13, Block 3	Same	Ruth Oliver 409 N. Vassar 67208
lot 15, Block 3	Same	Rene K. Clausen & Mary F. 407 N. Vassar 67208
lot 17, Block 3	Same	Donald W. Johnson & Thelma C. 403 N. Vassar 67208
lot 5, Block 2	Same	Mark E. Singer & Nancy 451 N. Clifton 67208
lot 7, north 15 ft lot 9, Block 2	Same	Hunt E. Kingsbury and Winnie M. Kingsbury 447 N. Clifton 67208
south 35 ft lot 9 north 15 ft lot 11 Block 2	Same	Administrator of Vet. Affairs 5500 East Kellogg 67218
south 35 ft lot 11 north 25 ft lot 13 Block 2	Same	Jerold W. Vogt, Trustee for William A. Kennedy Trust Estate 6806 Sheriac Circle 67209
lots 2,4,6,8,10 N½ lot 12, Blk 2	Same <span style="float: right;">D</span>	Central Bank & Trust 3433 East Central 67208
S½ lot 12, north 25 ft lot 14 Block 2	Same	Belle Rickard Major 430 North Vassar 67208
S½ lot 14, all lot 16, Blk 2	Same	Same
lot 18, Block 2	Same	Magdalene Harper, Joyce Magdalene Bates, Jo Anne E. Leff 416 N. Vassar 67208

Lot	Addition	Property Owner
lot 4	Rutan Place Addition	<del>Lenora</del> Frank & Ruth A. Address Unknown
north 40 ft lot 5	Same	✓ Raymond S. Carey & Inis I. 1427 North Charles 67203
south 30 ft lot 5 north 20 ft lot 6	Same	✓ David Parris and Marcy 416 North Rutan 67208
south 50 ft lot 6	Same	✓ Chelsea Marie Roberts 408 N. Rutan 67208
lot 7	Same	✓ R. G. Langenwalter and Ted Wells 3433 East Central 67208

We hereby certify the foregoing to be a true and correct list of the property owners of:

A 200 foot radius of: Lot 9, Block 3,  
A. C. Payne's Addition to Wichita,  
Sedgwick County, Kansas

as shown by the last deeds of record on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on the 24th day of March, 1980 at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE CO., INC.

By

*Mary Hable*

Vice President

Order No. 286638  
wh

**MICROFILMED  
FROM THE BEST  
AVAILABLE COPY**

FORM 20 21

PAYMENT NOTICE  
City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Pibg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.
	Planning		

DESCRIPTION		AMOUNT
4724 Case		\$ 502
NAME		
ADDRESS		
FUND		DUE DATE
COMMENTS		
DATE		BY

\*

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

Roll # 2