

BZA 24-70 - KG & E requests Variance
to reduce required front yard
setback from 20 ft. to 0 ft. for
off-street parking purposes only

POSTED

9-2-70



MAP ✓

C.I. ✓

11-9-70



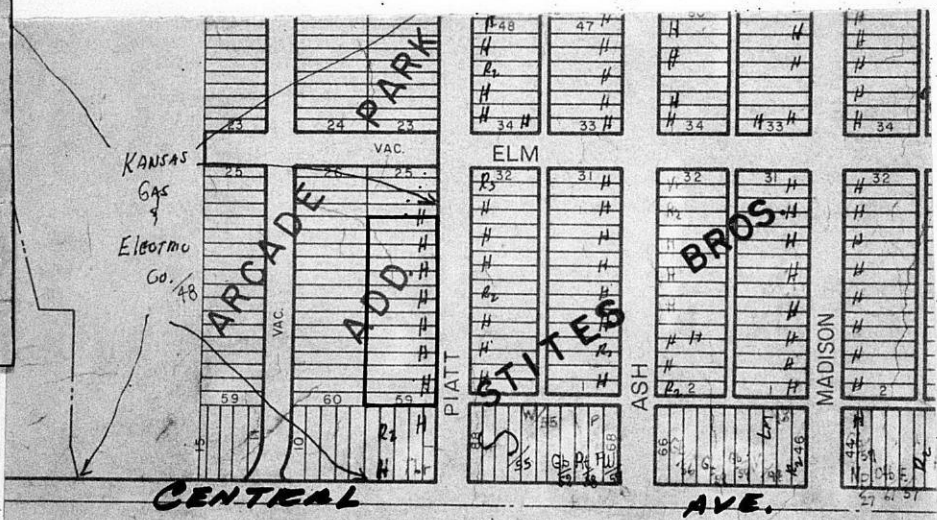
BZA 9-22-70 Approve

E6
 Map No. 5648
 Sec. 15
 Twp. 27
 Range 1E

BZA 24-70
 SC2- _____
 CU- _____
 Filed _____

AREA DATA:
 1. Acres: 0.96 (125 ft. by 336 ft.)
 2. Adjoining Zoning: E _____ S _____ W _____ N _____
 3. Land Use: East SINGLE & TWO FAM. South SINGLE & TWO FAM.
 West VAC North VAC
 4. Sketch Plan Land Use is for: _____
 5. Present Land Use is for: _____
 6. Area (is) (is not) platted.

PHOTO DATA:
 Taken by _____ Date _____ Time _____



RESOLUTION BZA 24-70

WHEREAS, Kansas Gas and Electric Company, P. O. Box 208, Wichita, Kansas, by Wilson K. Cadman, P. O. Box 208, Wichita, Kansas, requests a variance as provided in Section 2.12.590.B, Code of the City of Wichita, to reduce the required front yard setback from 20 feet to 0 feet for off-street parking purposes only, on property zoned "B" Multiple Family, and legally described as follows:

Odd lots 33-59 inclusive, in Arcade Park Addition to Wichita, Sedgwick County, Kansas. Generally located on the west side of Piatt in an area 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 September 22, 1970, 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 this is a large facility and only a limited area will be left for off-street parking once the I-35 (Canal Route) is constructed; 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 applicant owns the land to the west and north, land to the south is zoned commercial and the properties to the east will be protected by proper screening; and

WHEREAS, the Board of Zoning Appeals has found that the strict application of the provisions of Title 28, of which variance is requested, will constitute unnecessary hardship upon the property owner represented in the application inasmuch as an area which is of no practical purpose would have to be retained and could not be utilized for off-street parking; 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 inasmuch as it would tend to eliminate possible on-street parking; 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 a need is established as a result of condemnation proceedings resulting in the loss of existing off-street parking facilities; and

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, have been found to exist.

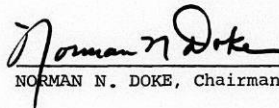
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita, that this request for a variance to reduce the required front yard setback from 20 feet to 0 feet for off-street parking purposes only, on property zoned "B" Multiple Family, and legally described as follows:

Odd lots 33-59 inclusive, in Arcade Park Addition to Wichita, Sedgwick County, Kansas. Generally located on the west side of Piatt in an area south of Central.

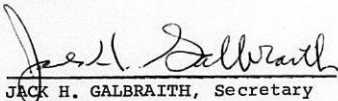
be approved subject to the following conditions:

1. The area shall be utilized for parking purposes only and no permanent structures shall be erected thereon.
2. A solid fence at least 3 feet in height, constructed of masonry, architectural tile, staggered or louvered redwood or rough sawed cedar, shall be erected along the east property line, except for points of ingress and egress.

ADOPTED AT WICHITA, KANSAS, this 22nd day of September, 1970.


NORMAN N. DOKE, Chairman

ATTEST:


JACK H. GALBRAITH, Secretary

October 1, 1970

Mr. Wilson K. Cadman
P. O. Box 208
Wichita, Kansas 67201

Subject: Case No. BZA 24-70
Request for Variance

Dear Mr. Cadman:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on September 22, 1970, in connection with your request for a variance to reduce the required front yard setback from 20 feet to 0 feet for off-street parking purposes only, on property zoned "B" Multiple Family and generally located on the west side of Piatt in an area south of Central.

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 any questions concerning this matter, please call our office.

Very truly yours,

Jack H. Galbraith
Secretary

JHG:ls
Enclosure

cc Robert Feldner, Superintendent of Central Inspection
Joe Donnelly, Central Inspection
Ralph Eberly, City Clerk

September 24, 1970

Wilson K. Cadman
P. O. Box 208
Wichita, Kansas 67201

Subject: Case No. BZA 24-70
Request for Variance

Dear Mr. Cadman:

At the regular meeting of the Board of Zoning Appeals on Tuesday, September 22, 1970, your request for a variance to reduce the required front yard setback from 20 feet to 0 feet for off-street parking purposes only, on property zoned "B" Multiple Family, and generally located on the west side of Piatt Street in an area north of Central was considered.

It was the action of the Board to approve this request subject to the conditions set out in the Secretary's Report.

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.

Very truly yours,

Jack H. Galbraith
Secretary

JHG:ls

cc Robert Feldner, Superintendent of Central Inspection
Joe Donnelly, Central Inspection
Ralph Eberly, City Clerk

SECRETARY'S REPORT
CASE NO. BZA 24-70

APPLICANT: Kansas Gas and Electric Company, P. O. Box 208,
Wichita, Kansas

AGENT: Wilson K. Cadman, P. O. Box 208, Wichita, Kansas

REQUEST: Variance pursuant to Section 2.12.590.B, Code of the
City of Wichita, to reduce the required front yard
setback from 20 feet to 0 feet for off-street parking
purposes only

GENERAL LOCATION: On the west side of Piatt Street in an area
north of Central

ZONING: Subject property is zoned "B" Multiple Family as are
those properties to the east, north and west; south is
"C" Commercial

LAND USE: Subject property is occupied by 7 single family
residences, west is K&S Service Building; east is
single family & duplex; south is single family &
duplex; north is vacant

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
of the following conditions are found to exist;

1. That the variance requested 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.
2. That the granting of the permit for the variance will not
adversely affect the rights of adjacent property owners or
residents.
3. That the strict application of the provisions of Title 28
of which variance is requested will constitute unnecessary
hardship upon the property owner represented in the applica-
tion.

4. That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare; and
5. That granting the variance desired will not be opposed to the general spirit and intent of Title 28 (zoning ordinance.)

COMMENTS BY THE SECRETARY:

The applicant, Kansas Gas and Electric Company, is requesting a variance of the required front yard setback from 20 feet to 0 feet in order to utilize the area for off-street parking in conjunction with their service building located at 1900 East Central.

It should be noted that the existing parking facilities located to the west of the service building will be eliminated with the construction of the I-35 (Canal Route) highway. The new parking lot of which this application area is a part will be located to the east of the building on the west side of Piatt and provides for 130 parking stalls which will be utilized by the service facility's approximately 260 employees. In the event this variance request were not granted, the number of parking spaces would be reduced by 32 thereby necessitating numerous employees to park on the streets in the general area.

UNIQUENESS:

It is the opinion of the Secretary that this is somewhat of a unique situation inasmuch as this is a large facility and only a limited area will be left for off-street parking once the I-35 (Canal Route) is constructed.

ADJACENT PROPERTY:

It is the opinion of the Secretary that the granting of the variance would not adversely affect adjacent properties inasmuch as the applicant owns the land to the west and north, land to the south is zoned commercial and the properties to the east will be protected by proper screening.

HARDSHIP:

It is the opinion of the Secretary that if this variance is not granted it would create a hardship for the applicant inasmuch as an area which is of no practical purpose would have to be retained and could not be utilized for off-street parking.

PUBLIC INTEREST:

It is the opinion of the Secretary that the granting of the variance would not affect the public interest inasmuch as it would tend to eliminate possible on-street parking.

SPIRIT AND INTENT:

It is the opinion of the Secretary that all of the five conditions necessary to the granting of the variance can be found to exist and, therefore, it is recommended that the variance request be granted to reduce the required front yard setback from 20 feet to 0 feet, subject to the following conditions:

1. The area shall be utilized for parking purposes only and no permanent structures shall be erected thereon.
2. A solid fence at least 3 feet in height, constructed of masonry, architectural tile, staggered or louvered redwood or rough sawed cedar, shall be erected along the east property line, except for points of ingress and egress.

BOARD OF ZONING APPEALS
Room 402 City Building Annex
104 South Main Street
Wichita, Kansas 67202

Case No. BZA 24-70

September 2, 1970

NOTICE TO ADJOINING PROPERTY OWNERS

An application has been filed by Kansas Gas & Electric Company, P. O. Box 208, Wichita, Kansas, pursuant to Section 2.12.590.B, Code of the City of Wichita, requesting a variance to reduce the required front yard setback from 20 feet to 0 feet for off-street parking purposes only, on property zoned "B" Multiple Family and legally described as follows:

Odd lots 33-59 inclusive, in Arcade Park Addition to Wichita, Sedgwick County, Kansas. Generally located on the west side of Piatt in an area north of Central.

This application has been assigned Case No. BZA 24-70, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, September 22, 1970, at 1:30 p.m., in Room 401 City Building Annex, 104 South Main Street, Wichita, Kansas, at which time you may appear, if you so desire, either in person or by agent or attorney.

JACK H. GALBRAITH
Secretary

17 Notices Mailed 9-2-70

Map 5648

BOARD OF ZONING APPEALS

CASE NO. 24-70

CITY OF WICHITA, KANSAS

FILED 8-21-70

APPLICATION FOR VARIANCE

I. Name of Applicant Kansas Gas and Electric Company

Mailing Address P.O. Box 208 Wichita, Ks. Phone 264-1111

Name of Authorized Agent Wilson K. Cadman

Mailing Address P.O. Box 208, Wichita, Kansas phone 264-1111

Relationship of applicant to property is that of owner and/or
(Owner, Tenant, Lessee, Other) contract purchaser

II. The variance requested is ~~deletion of the required front yard~~
^{To reduce} setback of twenty feet down to zero feet ^{for} to allow off-street
parking along the west side of Piatt Street out to the property line.
_{purpose only.}

for property located on the west side of Piatt Street, north of
Central

and legally described as: Lots 33,35,37,39,41,43,45,47,49,51,
53,55,57, and 59 in Arcade Park addition to Wichita, Kansas

in the City of Wichita; and which is presently zoned B-multi-family

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 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.

Kansas Gas and Electric Company

Applicant

Wilson K. Cadman

Authorized Agent
Wilson K. Cadman

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals 11:15 (a.m. - p.m.), August 21 19 70
together with appropriate fee of \$50.00.

T9-402

L. Lynn Shirley
Signed



KANSAS GAS AND ELECTRIC COMPANY

August 21, 1970

WILSON K. CADMAN
DIVISION MANAGER

Board of Zoning Appeals
Room 402
City Building Annex
104 South Main
Wichita, Kansas 67202

Gentlemen:

The Kansas Gas and Electric Wichita Service Building, located at 1900 East Central is the operations center for all overhead/underground lines and substation construction, operation and maintenance performed by KG&E, in the City of Wichita and surrounding area.

The building also houses our System Operations equipment and personnel in addition to our System and Division Meter Department, transformer repair shop, material storeroom, transportation repair shop, communications repair shop, relay repair shop, display department and local service operations personnel. Our present employment figure for this facility is approximately 260 employees.

Our present vehicle parking volume varies from 100 to 150 vehicles during the normal work day.

The construction of the I-35 (Canal Route) highway requires that the land presently used for parking and some material storage areas be used in the construction of this roadway. (See Exhibit A, for details). The City of Wichita presently holds title to the property required for highway construction by virtue of recent condemnation action, i.e., including our present parking area.

In addition to the obvious advantage to our employees and the Company, we feel that it is in the public interest to provide off-street parking for our employees.

Kansas Gas and Electric presently owns or has a purchase contract on all properties along the West side of Piatt from Central to the S.L. & S.F. Railroad tracks except lots 1,2,3,4, in Arcade Park Addition to Wichita, Kansas.

Kansas Gas and Electric respectfully requests that a "Variance" be granted on the lots hereinafter described to allow the off-street parking along the West side of Piatt Street out to the property line. The legal description being: Lots 33,35,37,39,41,43,45, 47,49,51,53,55,57,59 in Arcade Park Addition to Wichita, Kansas. (See Exhibit B).

The provision of the Zoning Ordinance from which we are requesting a Variance is Chapter 28.04 of Title 28, Section 28.04. 140-1 pg. 1051 pertaining to off-street parking in areas zoned B multi:family.

In compliance with Section 2.12.590-B Code of the City of Wichita dated August 20, 1965 we offer the following as evidence to support our request.

1. KG&E has a longstanding record of supplying adequate off-street parking facilities for its Wichita Service Building employees at 1900 East Central. The construction of I-35 (Canal Route) highway required that the City of Wichita acquire land owned by KG&E and presently used for off-street parking. The necessary property was acquired by condemnation action and title is presently held by the City of Wicitya. The city has granted us permission to continue parking on this property until such time as highway construction requires us to vacate the site. We urgently need to establish new off-street parking facilities to replace our existing facility. The request for variance is not necessitated by an action or actions of KG&E.
2. We do not feel that the granting of a variance will adversely affect the rights of adjacent property owners. We are unique in that, with one exception, all adjacent property owners are located on the East side of Piatt Street between Central and the S.L. & S.F. railroad tracks. The exception is Lots 1 thru 4 on the West side of Piatt Street presently occupied by three residences and a mobile home trailer park. The properties on the East side of Piatt Street are bounded on the north by the railroad tracks and on the south by a filling station. There are twelve (12) certified owners in this area. Of these, only four (4) reside on their property. Two (2) owners reside out of state and the balance of the property is owned by individuals, corporations or government agencies within the City of Wichita for income purposes. The ownership would indicate that the major land use is for residential rental and commercial purposes. We do not feel that the establishment of off-street parking on the West side of Piatt Street would restrict or adversely affect the owners intended use of the property adjacent to the parking lot. We do feel that such a facility could enhance the esthetic beauty of the area by using architecturally treated construction methods and materials.

3. KG&E, as an electric utility, is obligated and dedicated to provide its customers dependable electric service. In order to provide this service our employees are subject to call 24 hours a day. It is imperative that our employees have adequate parking immediately adjacent to our Service Building. On-street parking or a remote off-street facility would add to the delay in restoring service during emergency conditions when electric service has been interrupted. We also have employees on duty at the Service Building 24 hours a day, and the proposed variance would assure these employees of an adequate and secure vehicle parking area close to their work location.
4. We propose to construct and maintain a parking lot that will be neat in appearance and clean so as not to be offensive to the public in general or adjacent property owners in particular. The area will not be open to the public and the entrances will be locked after working hours. Activity in the lot will be practically dormant from 8:00 a.m. till 4:30 p.m. The high volume of traffic will be during the hours of 7 to 8 a.m. and 4 to 5 p.m. The flow of traffic should be somewhat better with the proposed parking lot than with our present lot. Presently, we exit onto Central only but with the proposed lot, cars could go north and south on Piatt plus some traffic on Elm. Safety should be improved since entrance to Central will be at an intersection rather than at a private drive. Construction of requested off-street parking would conform to all applicable City Codes, Rules and Regulations of the Public Works Department, Traffic Engineering Division of the City of Wichita, Kansas.
5. Title 28 (zoning ordinance) does make provisions for providing off-street parking for commercial and industrial establishments within the city of Wichita. Title 28 also recognizes that unusual circumstances may result in an unnecessary hardship on the property owner if a strict literal enforcement is observed. We contend that the loss of our present off-street parking lot without recourse to establish a new lot on the West side of Piatt Street will be an unnecessary hardship on KG&E, its employees and the customers it serves. We further contend that the proposed parking lot can be constructed without adversely affecting the general public or more specifically, the adjacent property owners. We feel that spirit and intent of Title 28 is met when a need is established, solution is available, and the rights of the public and property owners are not adversely affected.

Board of Zoning Appeals

page 4

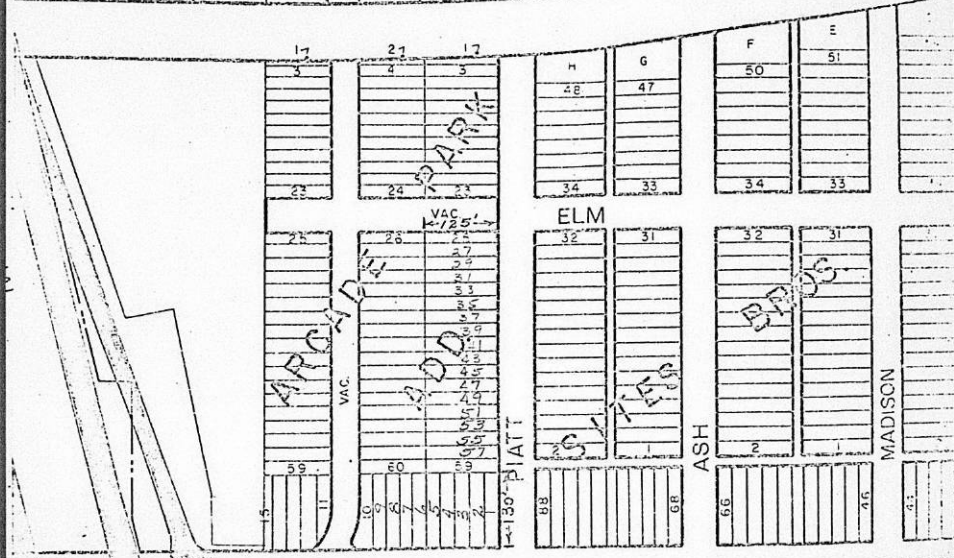
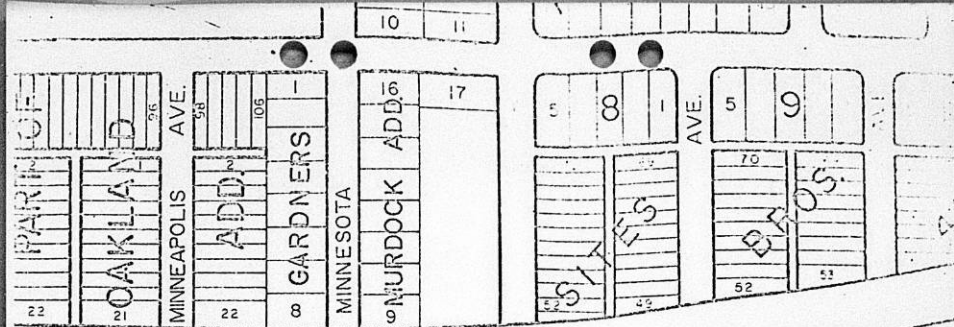
August 21, 1970

It is hoped that this request will meet with your approval
and that you will act favorably upon it.

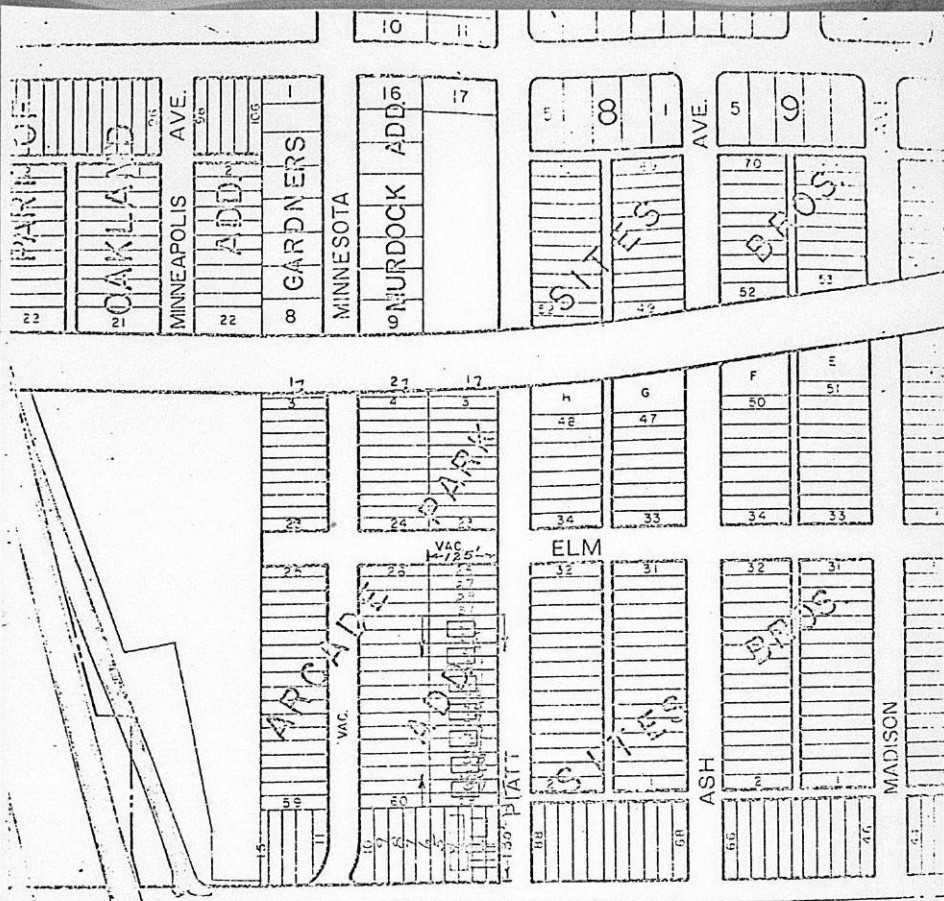
Sincerely,

A handwritten signature in cursive script, appearing to read "Wilbur K. Adams". The signature is written in dark ink and is positioned to the right of the typed name "Wilbur K. Adams".

WKC/jh
attachments



WICHITA - SEDGWICK COUNTY METROPOLI



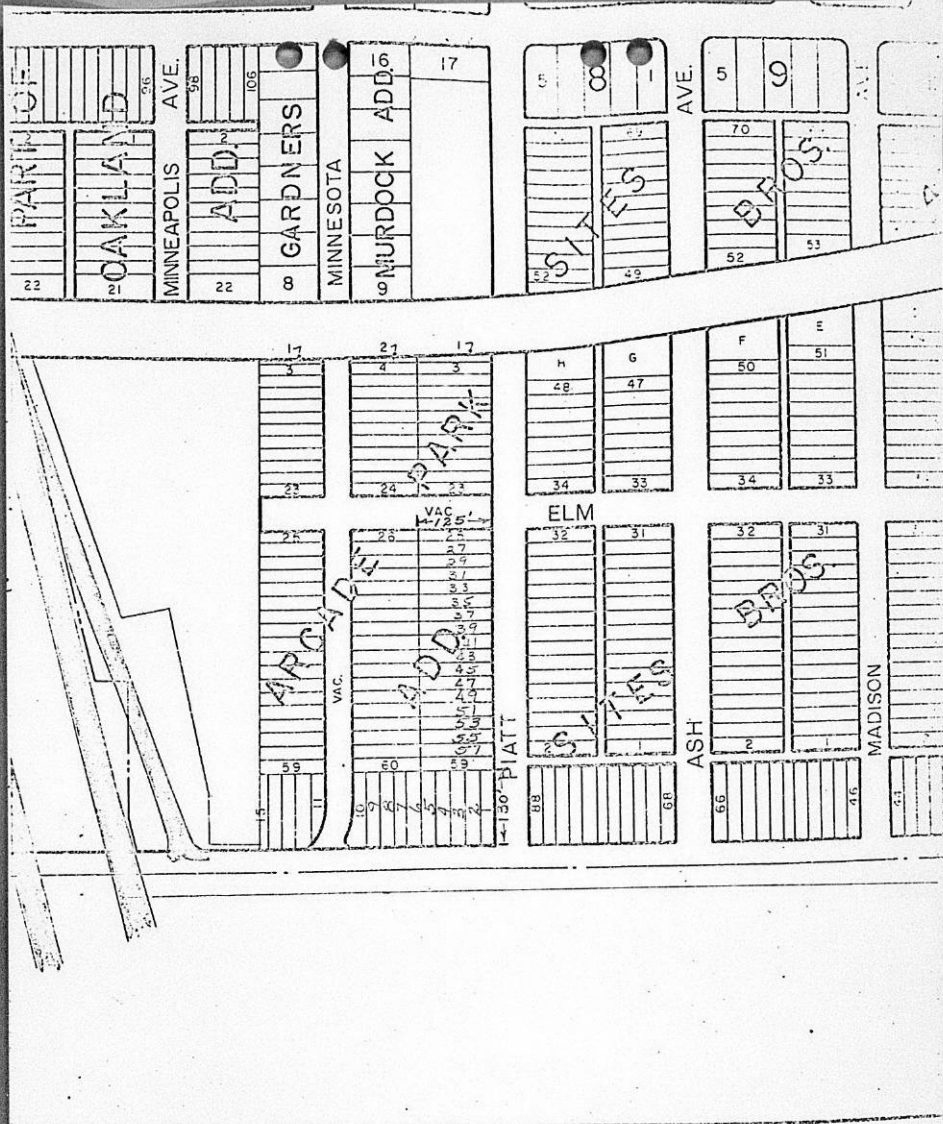
LEGEND

- RESIDENCE — □
- MOBILE HOME — ▨
- PROPERTY PURCHASED BY K&E FOR A — □
- PARKING LOT — □

EXHIBIT B



WICHITA - SEDGWICK COUNTY METROPOLITAN



WICHITA - SEDGWICK COUNTY METROPOLITAN

OWNERSHIP LIST

Lot	Street	Addition	Property Owner
21	Minnesota	Arcade Park	✓ Kansas Gas & Electric Co. 120 E. First Street Wichita, Kansas 67202
23	"	"	Same
25	"	"	Same
27	"	"	Same
29	"	"	Same
31	"	"	Same
33	"	"	Same
35	"	"	Same
37	"	"	Same
39	"	"	Same
41	"	"	Same
43	"	"	Same
45	"	"	Same
47	"	"	Same
49	"	"	Same
51	"	"	Same
53	"	"	Same
55	"	"	Same
57	"	"	Same
59	"	"	Same
12	"	"	Same
14	"	"	Same
16	"	"	Same
18	"	"	Same
20	"	"	Same
22	"	"	Same
24	"	"	Same

Lot	Street	Addition	Property Owner
26	Minnesota	Arcade Park	∅ Kansas Gas & Electric Co. 120 E. First Street Wichita, Kansas 67202
28	"	"	Same
30	"	"	Same
32	"	"	Same
34	"	"	Same
36	"	"	Same
38	"	"	Same
40	"	"	Same
42	"	"	Same
44	"	"	Same
46	"	"	Same
48	"	"	Same
50	"	"	Same
52	"	"	Same
54	"	"	Same
56	"	"	Same
58	"	"	Same
60	"	"	Same
1	Central	"	✓ Charles C. Rosenbaum & Marie M. Rosenbaum 1920 E. Central Wichita, Kansas 67214
2	"	"	Same
3	"	"	Same
4	"	"	Same
5	"	"	∅ Kansas Gas & Electric Co. 120 E. First Street Wichita, Kansas 67202
6	"	"	Same
7	"	"	Same
8	"	"	Same
9	"	"	Same

Lot	Street	Addition	Property Owner
10	Central	Arcade Park	D Kansas Gas & Electric Co. 120 E. First Street Wichita, Kansas 67202
11	"	"	Same
12	"	"	Same
11	Piatt	"	Same
13	"	"	Same
15	"	"	Same
17	"	"	Same
19	"	"	Same
21	"	"	Same
23	"	"	Same
25	"	"	Same
27	"	"	Same
29	"	"	Same
31	"	"	Same
33	"	"	✓ Harley E. Carey & Eva M. Carey 535 Piatt Wichita, Kansas 67214
35	"	"	Same
37	"	"	Same
39	"	"	Same
41	"	"	Same
43	"	"	Same
45	"	"	✓ C. E. ^{EVANS} Eske & Irene Eskew ^{EVANS} 519 Piatt Wichita, Kansas 67214
47	"	"	Same
49	"	"	D Harley E. Carey & Eva M. Carey 535 Piatt 67214
51	"	"	Same

Lot	Street	Addition	Property Owner
53	Piatt	Arcade Park	✓ Kansas Gas & Electric Co. 120 E. First Street Wichita, Kansas 67202
55	"	"	Same
57	"	"	Same
59	"	"	Same
W 94' of 2	"	Stites Bros. 2nd	✓ J. Floyd Updike & Edna Wayne Updike 1639 N. Clarence Wichita, Kansas 67203
W 94' of 4	"	"	Same
2, exc W 94'	"	"	✓ Lyle L. Killion 2205 S. Holly Denver, Colorado 80222
4, exc W 94'	"	"	Same
6	"	"	✓ Patricia J. Shoenecker % 133 N. Glenn Wichita, Kansas 67203
8	"	"	Same
10	"	"	✓ Nellie D. Taylor 526 Piatt Wichita, Kansas 67214
12	"	"	Same
14	"	"	✓ Herman Krueger & Mary E. Krueger 532 Piatt Wichita, Kansas 67214
16	"	"	Same
18	"	"	Same
20	"	"	Same
22	"	"	✓ Administrator of Veterans Affairs 5500 E. Kellogg Wichita, Kansas 67218
24	"	"	Same
26	"	"	✓ Fred D. Clymore & Ethel A. Clymore 548 Piatt Wichita, Kansas 67214
28	"	"	Same

Lot	Street	Addition	Property Owner
30	Piatt	Stites Bros. 2nd	✓ Ogle F. Bailey & Lucile D. Bailey Address unknown 907 Royal Garage, MANOR CANNON, Colo. 81212
32	"	"	Same
W 80' of 34	"	"	D Administrator of Veterans Affairs 5500 E. Kellogg Wichita, Kansas 67218
W 80' of 36	"	"	Same
W 80' of 38	"	"	Same
E 48' of 34	"	"	✓ Mark Hurst, Jr. & Bertha Hurst 1717 S. Erie Wichita, Kansas 67211
E 48' of 36	"	"	Same
E 48' of 38	"	"	Same
40	"	"	✓ Gail Arthur Bocock & Mary Jane Bocock 2023 E. Third Street Wichita, Kansas 67214
42	"	"	Same
44	"	"	✓ Mid Kansas Federal Savings & Loan Association 230 S. Market Wichita, Kansas 67202
46	"	"	Same
48	"	"	✓ James Love Arva M. Love 630 Piatt Wichita, Kansas 67214
78	Central	"	D Lyle L. Killion & Melvina C. Killion 2205 S. Holly Denver, Colorado 80222
80	"	"	Same
82	"	"	Same
84	"	"	Same
86	"	"	Same
88	"	"	Same

The Security Abstract and Title Company, Inc., hereby certifies the foregoing to be a true and correct list of property owners within a 200 Foot radius of:

Lots 25, 27, 29, 31, 33, 35, 37, 39, 41,
43, 45, 47, 49, 51, 53, 55, 57, and 59,
on Piatt Avenue, in Arcade Park Addition
to Wichita, Kansas,

as shown by the records in the Office of the Register of Deeds of Sedgwick County, Kansas, on this 9th day of July 1970, at 7:00 A.M.

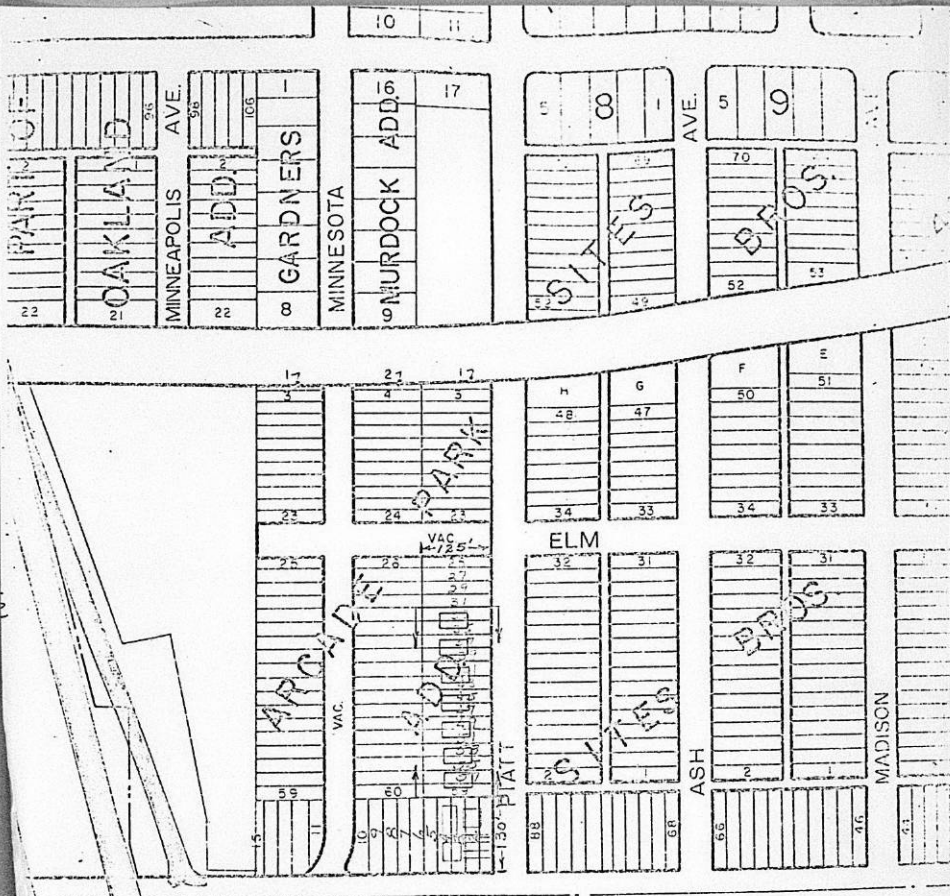
THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By

Lucille Schroeder

Vice President

Order No. 172084
jwp



LEGEND

- RESIDENCE — □
- MOBILE HOME — ▨
- PROPERTY PURCHASED BY K&E FOR A PARKING LOT — □

EXHIBIT B

WICHITA - SEDGWICK COUNTY METROPOLITAN

FORM 223-021

PAYMENT NOTICE

City of Wichita

AT TREASURER'S OFFICE - FIRST FLOOR

Bldg & Elev.	Elec.	Elev. Insp.	Exam. Fees
Hse. Mvr.	Hse. Moving	Licse.	Mech.
Oil Well	Pav. Cuts	Plan.	Pibg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

DESCRIPTION	AMOUNT
<i>BZA Variance</i>	<i>100.00</i>

Name *Wichita Building Dept*

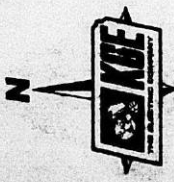
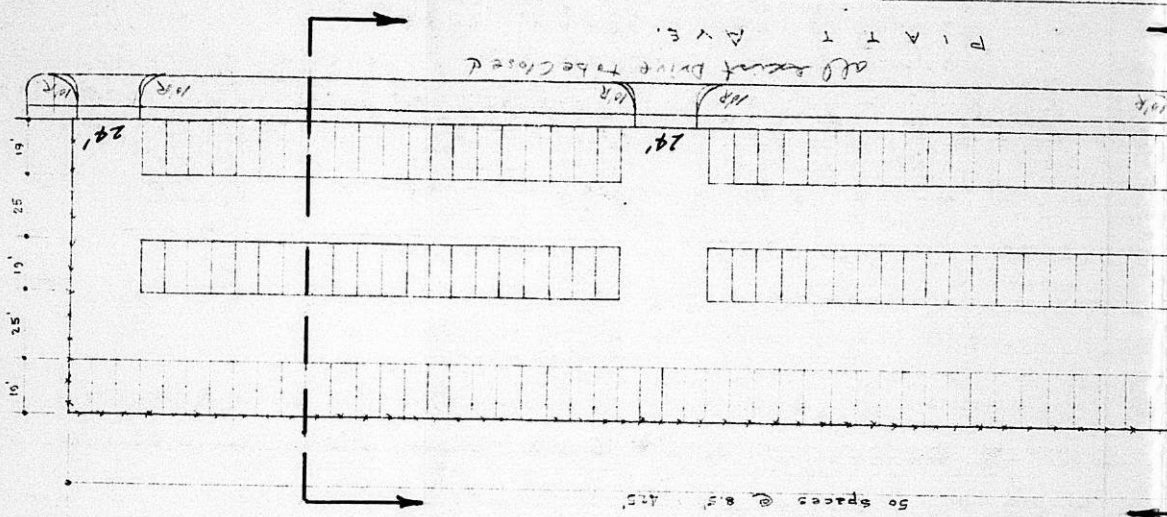
Address *1000 E. 10th St*

Type *Permit* Due Date

Comments:

Date *3-21-77* By *[Signature]*

ELM ST.



130 Car Stalls.

Note
 Area inside brackets
 is property recently
 purchased by KBE

TRAFFIC ENGINEERING DIVISION APPROVED

[Signature]
 17 Aug 1970

Date

(A) Parking barriers shall be installed at all locations that are adjacent to public property (so that vehicles will not obstruct public property) and have a minimum length of 6 feet and a minimum cross section of 4" x 4".

(B) Stall lines shall be painted and 4" or greater in width.

(C) Proper ingress and egress signs shall be installed on private property at the entrances and exits of the parking facility.

Note
 Area inside brackets
 is property recently
 purchased by K&E

TRAFFIC ENGINEERING DIVISION APPROVED
[Signature]
 Date 17 AUG 1970

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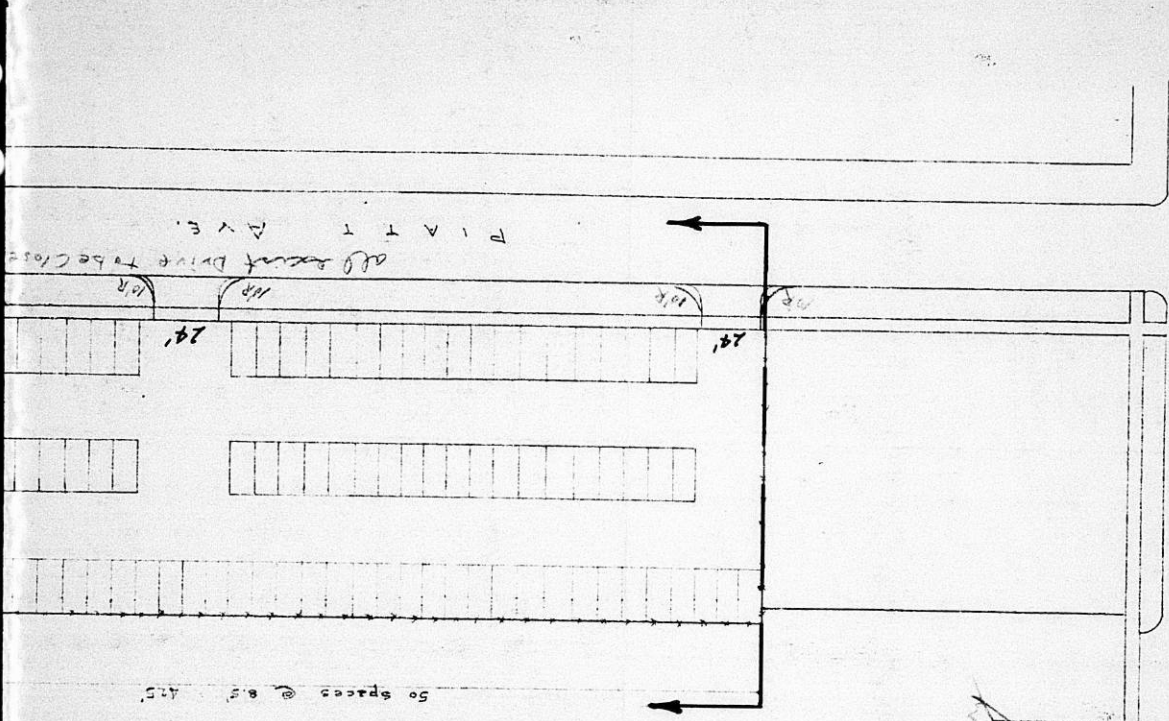
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APPROVED AS NOTED
 BY CITY ENGINEER OF WICHITA

Sanitary Sewers _____
 Storm Sewers _____
 Driveway Approaches B1770

James Gandy



CENTRAL AVE
 PROPOSED PARKING LOT

S. 214 P. 40.0

*

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