

Case No. BZA 27-80 - George M. & Carol
J. Bell requests an exception to permit
the establishment of an off-street
parking lot on property zoned "RB"
Four-family Dwelling District on the
south side of Figg west of Seneca,

RESOLUTION DECLARED

NULL AND VOID 9 24 81
SEE MEMO

file

BZA
27-80

ACTION

COMMITTEE

~~APPROVED~~

DATE

7-22-80

M.A.P.C. _____

B.C.C./B. CO. C. _____

RESOLUTION DECLARED

NULL AND VOID 9-24-81

SEE MEMO

Case No. BZA 27-80 - George M. & Carol J. Bell requests an exception to permit the establishment of an off-street parking lot on property zoned "R8" four-family Dwelling District on the south side of Figg west of Seneca,

Map No. 5346
 Sec. 30
 Twp. 27
 Range 1E

BZA- 27-80
 SCZ- _____
 CU- _____
 Filed _____

AREA DATA:

1. Acres: _____ (100 ft. by 165 ft.)
2. Adjoining Zoning: E _____ S _____ W _____ N _____
3. Land Use: East AUTO REPAIR South SINGLE FAM
 West SINGLE FAM North SINGLE FAM
4. Sketch Plan Land Use is for: _____
5. Present Land Use if for: _____
6. Area (is) (is not) platted.

PHOTO DATA:

Taken by _____ Date _____ Time _____



THE CITY OF WICHITA

OFFICE OF CENTRAL INSPECTION DIVISION

DATE November 4, 1981

TO Glen E. Lytle, Special Assistant for Zoning

FROM Wilbur E. Short, Chief Building Inspector

SUBJECT BZA 27-80 - Request for exception
200' west of Seneca on south side
of Figg

On November 3, 1981, my inspector conducted a follow-up inspection on an illegal use of the area zoned "RB" four-family dwelling district. The chain link fenced area has no car parking. It appears the vehicles were moved some time ago.

The gate is locked and I find no illegal use of this area. The area will be checked monthly for any change in status.

If you have any questions or if we can provide any additional assistance, please feel free to call.

Wilbur E. Short
Wilbur E. Short
Chief Building Inspector

WES:mml

RECEIVED

NOV 5 1981

METROPOLITAN PLANNING

ROUTE

September 24, 1981

Mr. George Bell
1745 North Colorado
Wichita, Kansas 67212

Re: EEA 27-80
Request for Exception

Dear Mr. Bell:

On July 24, 1980 you received notification of the action taken by the Board of Zoning Appeals on your request for an exception to permit an off-street parking lot on property zoned the "RB" Four-family Dwelling District. The file also indicates that Central Inspection has informed you of the expiration date of the request unless the property is improved and complies with the requirements within 12 months. This compliance date was July 22, 1981.

Any use of the property for off-street parking is in violation of the provisions of the "RB" Four-family District. By copy of the letter we are requesting Central Inspection to take the necessary steps to see that any use of the property is in conformance with the zoning ordinance.

Since you have failed to comply with the action taken by the Board within the required 12 month period, the resolution will become null and void.

If you have any questions, please give me a call at 268-4421.

Sincerely,

Glen E. Lytle
Assistant Secretary

cc: Robert B. Feldner, Superintendent of Central Inspection
Sam Mobley, Building Code Administrator
Everett Pettis, Attorney, 504 One-Twenty Building, Wichita 67202

THE CITY OF WICHITA

OFFICE OF CENTRAL INSPECTION DEPARTMENT

DATE July 9, 1981

TO Glen E. Lytle, Special Assistant for Zoning
FROM Sam L. Mobley, Building Code Administrator

SUBJECT Case No. BZA 27-80

As of this date, no work as been accomplished on the required landscaping. Thus, the property is being used in violation of the conditions of the resolution.

The owner, Mr. George Bell, has been informed of the expiration date by our field inspector.

Sam L. Mobley
Sam L. Mobley
Building Code Administrator

SLM:mml

RECEIVED

JUL 10 1981

METROPOLITAN PLANNING
ROUTE Lytle



RESOLUTION NO. BZA 27-80

VOID

WHEREAS, George M. & Carol J. Bell, 1745 North Colorado, Wichita, Kansas, requests an exception as provided in Section 2.12.590.C, Code of the City of Wichita, to permit the establishment of an off-street parking lot on property zoned the "RB" Four-family Dwelling District, and legally described as follows:

Lots 15, 16, 17 & 18, Block G, East University Addition to Wichita, Sedgwick County, Kansas. Generally located on the south side of Figg west of Seneca (1215 Figg).

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 July 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 the "RB" Four-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 to permit the establishment of an off-street parking lot on property zoned the "RB" Four-family Dwelling District and legally described as follows:

Lots 15, 16, 17 & 18, Block G, East University Addition to Wichita, Sedgwick County, Kansas. Generally located on the south side of Figg west of Seneca (1215 Figg).

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 vehicles, 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 shall be paved with concrete, asphaltic concrete, or asphalt and shall be maintained in good condition and free of all weeds, dust, trash and other debris.
5. The parking area shall have adequate guards to prevent the extension or the overhanging of vehicles beyond property lines or parking spaces; and the parking area shall have adequate markings for channelization and movement of vehicles.
6. If lighting facilities are provided, they shall be arranged so as to direct or deflect light away from adjacent residential properties.

7. There shall be no parking in the required twenty foot front yard setback. The front yard setback area shall remain unpaved and shall be landscaped with grass, trees and shrubs which shall be maintained and replaced when necessary.
8. A detailed landscape plan for the setback area adjacent to Figg Avenue showing the proposed locations and types of trees and shrubs, shall be submitted to the Secretary of the Board of Zoning Appeals for approval prior to the release of the Resolution.
9. A six to eight foot solid fence constructed of masonry, architectural tile, wood or other similar material (excluding chain link fence with slats) shall be constructed along the south property line and the west property line. The fence along the west property line shall be reduced to 3 feet in height for the north twenty feet.
10. There shall be no parking or storage of inoperable or wrecked vehicles on the property.
11. All improvements as outlined above shall be installed prior to the occupancy of the site for an off-street parking lot.
12. The applicant shall provide a contingent dedication of an additional 6 feet of right-of-way for the north-south alley to be dedicated at the time the alley is surfaced as set forth in condition number 13.
13. The applicant shall submit a satisfactory guarantee to surface the north-south alley adjacent to his property in accordance with City of Wichita standards, and the surfacing of the alley shall be completed prior to the development of the 2nd phase of the parking lot.
14. The applicant shall maintain the existing fence along the east property line until the 2nd phase of the parking lot is developed.

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


Earl Henderson, Chairman

ATTEST:


Glen E. Lytle, Assistant Secretary

May 18, 1981

Everett C. Fettis, Attorney
504 One-twenty Building
120 South Market
Wichita, Kansas 67202

Re: Case No. EZA 27-80
Request for Exception

Dear Mr. Fettis:

On July 24, 1980 I informed you and your client by letter of the action by the board of Zoning Appeals to approve your request for the establishment of an off-street parking lot subject to several conditions. Included in the conditions was the requirement of a detailed landscape plan for the twenty foot setback area adjacent to Figg.

To this date, no landscape plan has been filed, so therefore the Resolution authorizing the occupancy for parking has not been released. Any use of the property for off-street parking is therefore in violation of the zoning ordinance.

I would also point out that failure to commence the lawful use of the property within 12 months is also justification for the revocation of the special permit. I would point out that the 12 months will expire on July 22, 1981, and if we have not received the necessary information for the release of the Resolution by that date, I will ask the Board to revoke the special permit.

By copy of this letter I am asking Central Inspection to follow-up on this matter and keep me advised of any illegal use of the property.

Sincerely,

Glen E. Lytle
Special Assistant for Zoning

GEL:sad

cc: Robert Feldner, Superintendent of Central Inspection

July 24, 1980

Everett C. Fettis
504 One-twenty Bldg.
Wichita, Kansas

Re: Case No. BZA 27-80
Request for Exception

Dear Mr. Fettis:

At the regular meeting of the Board of Zoning Appeals on July 22, 1980, your request for an exception to permit the establishment of an off-street parking lot on property zoned the "RB" Four-family Dwelling District on and generally located on the south side of Figg Avenue approximately 200 feet west of Seneca was considered.

It was the action of the Board to approve your request 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 vehicles, 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 shall be paved with concrete, asphaltic concrete, or asphalt and shall be maintained in good condition and free of all weeds, dust, trash and other debris.

5. The parking area shall have adequate guards to prevent the extension or the overhanging of vehicles beyond property lines or parking spaces; and the parking area shall have adequate markings for channelization and movement of vehicles.
6. If lighting facilities are provided, they shall be arranged so as to direct or deflect light away from adjacent residential properties.
7. There shall be no parking in the required twenty foot front yard setback. The front yard setback area shall remain unpaved and shall be landscaped with grass, trees and shrubs which shall be maintained and replaced when necessary.
8. A detailed landscape plan for the setback area adjacent to Figg Avenue showing the proposed locations and types of trees and shrubs, shall be submitted to the Secretary of the Board of Zoning Appeals for approval prior to the release of the Resolution.
9. A six to eight foot solid fence constructed of masonry, architectural tile, wood or other similar material (excluding chain link fence with slats) shall be constructed along the south property line and the west property line. The fence along the west property line shall be reduced to 3 feet in height for the north twenty feet.
10. There shall be no parking or storage of inoperable or wrecked vehicles on the property.
11. All improvements as outlined above shall be installed prior to the occupancy of the site for an off-street parking lot.
12. The applicant shall provide a contingent dedication of an additional 6 feet of right-of-way for the north-south alley to be dedicated at the time the alley is surfaced as set forth in condition number 13.
13. The applicant shall submit a satisfactory guarantee to surface the north-south alley adjacent to his property in accordance with City of Wichita standards, and the surfacing of the alley shall be completed prior to the development of the 2nd phase of the parking lot.
14. The applicant shall maintain the existing fence along the east property line until the 2nd phase of the parking lot is developed.

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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:mad

cc: George M. & Carol J. Bell, 1745 North Colorado, Wichita
Robert Feldner, Superintendent of Central Inspection (2)
Don Gisick, City Clerk

THE CITY OF WICHITA
OFFICE OF CITIZEN PARTICIPATION

DATE July 17, 1980

TO Jack Galbraith, Chief Planner

FROM Stan Scott, CPO Administrative Aide

SUBJECT BZA 27-80: South Side of Figg
West of Seneca (1215 Figg)

On Tuesday, July 15, CPO Council "B" considered a request for an exception to permit the establishment of an off-street parking lot on property zoned "RB" Four-Family Dwelling District at the captioned location. The Council voted 5-0 to recommend approval of the requested exception subject to staff recommendations.

Thayne Ellis, 1207 S. Dodge, spoke for area residents and stated that the neighborhood was not opposed to the requested exception.

Please provide the Council's recommendation to the Board of Zoning Appeals, when the case is considered on July 22.

Stan Scott
Stan Scott
CPO Administrative Aide

Noted:

Sarah Gilbert
Sarah Gilbert
Assistant CP Coordinator

SS:rs

RECEIVED

JUL 18 1980

METROPOLITAN PLANNING
ROUTE _____

SECRETARY'S REPORT
CASE NO. BZA 27-80

APPLICANT:

George M. & Carol J. Bell, 1745 North Colorado, Wichita, Kansas.

AGENT:

Everett C. Pettis, 504 One-twenty Building, Wichita, Kansas.

REQUEST:

Exception pursuant to Section 28.04.145, Code of the City of Wichita to permit the establishment of an off-street parking lot on property zoned the "RB" Four-family Dwelling District.

GENERAL LOCATION:

Property is located on the south side of Figg Avenue approximately 200 feet west of Seneca.

ZONING:

Subject property is zoned the "RB" Four-family Dwelling District as are the properties to the north, west and south. The property to the east is zoned "LC" Light Commercial.

LAND USE:

Subject property is vacant. Property to the east is occupied by the applicant's automobile repair garage. Properties to the north and west are single-family dwellings. Property to the south is a parking lot and a single-family dwelling.

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 establish an off-street parking lot in the "RB" Four-family Dwelling District, which is to be used in conjunction with an automobile repair garage located across the alley immediately to the east in the "LC" Light Commercial District.

The applicant recently applied for "LC" Light Commercial zoning on the property in order to expand the automobile repair garage located on the southwest corner of Seneca and Figg Avenue. The Planning Commission recommended approval of the zoning subject to the applicant replatting the entire ownership. After failing to have a four-fifths vote of the City Commission to follow the recommendation of the Planning Commission, a requirement necessary because of valid protest petitions being filed by the adjacent property owners, the City Commission returned the case to the MAPC for reconsideration.

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BZA AGENDA
7-22-30

The applicant subsequently withdrew the zoning change request and has now filed this application for an exception. It should be noted that the neighbors who appeared before the MAPC were opposed to the "LC" zoning but indicated that they were not particularly opposed to the land being used as a parking lot in conjunction with the expansion of the existing business.

It is the opinion of the Secretary that the request for an exception to establish a parking lot is appropriate as long as it is screened and landscaped to make it compatible with the surrounding residential properties. It is also recommended that the applicant dedicate the additional right-of-way necessary to bring the north-south alley into compliance with present standards.

RECOMMENDATION:

It is the recommendation of the Secretary that the exception be approved for the installation of a parking lot 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 vehicles, 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 shall be paved with concrete, asphaltic concrete, or asphalt and shall be maintained in good condition and free of all weeds, dust, trash and other debris.
5. The parking area shall have adequate guards to prevent the extension or the overhanging of vehicles beyond property lines or parking spaces; and the parking area shall have adequate markings for channelization and movement of vehicles.
6. If lighting facilities are provided, they shall be arranged so as to direct or deflect light away from adjacent residential properties.
7. There shall be no parking in the required twenty foot front yard setback. The front yard setback area shall remain unpaved and shall be landscaped with grass, trees and shrubs which shall be maintained and replaced when necessary.

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BZA 27-80
BZA AGENDA
7-22-80

8. A detailed landscape plan for the setback area adjacent to Figg Avenue showing the proposed locations and types of trees and shrubs, shall be submitted to the Secretary of the Board of Zoning Appeals for approval prior to the release of the Resolution.
9. A six to eight foot solid fence constructed of masonry, architectural tile, wood or other similar material (excluding chain link fence with slats) shall be constructed along the south property line and the west property line. The fence along the west property line shall be reduced to 3 feet in height for the north twenty feet.
10. There shall be no parking or storage of inoperable or wrecked vehicles on the property.
11. All improvements as outlined above shall be installed prior to the occupancy of the site for an off-street parking lot.
12. The applicant shall dedicate an additional 6 feet of right-of-way to bring the north-south alley up to standard.
13. The applicant shall submit a satisfactory guarantee to surface the north-south alley adjacent to his property in accordance with City of Wichita standards.

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

July 2, 1980

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 27-80

An application has been filed by George M. & Carol J. Bell, 1745 North Colorado, 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 "RB" Four-family Dwelling District and legally described as follows:

Lots 15, 16, 17 & 18, Block G, East University
Addition to Wichita, Sedgwick County, Kansas.
Generally located on the south side of Figg
west of Seneca (1215 Figg).

This application has been assigned case No. BZA 27-80, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, July 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. 27-80

2 NOTICES SENT TO APPLICANT/AGENT

10 NOTICES SENT TO MAPC

1 NOTICES SENT TO CPO

23 NOTICES SENT TO ADJOINING PROPERTY OWNERS

36 TOTAL NOTICES SENT 7-2-80

STATEMENT

The applicants herein own and operate a car repair facility immediately adjacent to the subject property and directly on Seneca Street in Wichita, Kansas. They need the subject property which is presently vacant. They are requiring the use of this additional property in connection with their business to enable them to park passenger vehicles for their customers and employees during the working hours.

FR
ZONING CASE
2-2210

CERTIFICATE OF OWNERSHIP

GUARANTEE TITLE CO., INC. hereby certifies the following to be a true and correct list of the property owners as shown by the last deed of record in the Office of the Register of Deeds of Sedgwick County, Kansas, within a 200 foot radius of and including the following described property, viz:

Lots Fifteen (15), Sixteen (16), Seventeen (17), and Eighteen (18), Block "C", EAST UNIVERSITY ADDITION to Wichita, Sedgwick County, Kansas.

NOTE: Addresses are furnished as a service only and are not certified.

DESCRIPTION	OWNER/OWNER'S ADDRESS
<u>EAST UNIVERSITY ADDITION</u>	
<u>Block F</u>	
Lots 11 and 12	✓✓ Herman Oil Co., Inc. P. O. Box 2240 Wichita, Kansas 67201
Lots 13, 14, 15 and 16	✓✓ Cities Service Oil Co. 209 E. William, Room 700 Wichita, Kansas 67202
Lots 35 and 36	✓✓ Sylvester F. Hageman and Lucille E. 1426 S. Dodge Wichita, Kansas 67213
Lots 37 and 38	✓✓ Abbie H. Kirk 1428 S. Dodge Wichita, Kansas 67213
Lots 39 and 40	✓✓ Thayne J. Ford 1430 S. Dodge Ave. Wichita, Kansas 67203
Lots 41 and 42	✓✓ Alma Jean Meyer c/o American Savings Association P. O. Box 1601 Wichita, Kansas 67201
Lots 43 and 44	✓✓ Robert L. Craddock and Eva F. 1222 Figg Ave. Wichita, Kansas 67213 *
Lots 45 and 46	✓✓ Robert Lee Craddock and Eva Frances 1222 Figg Ave. Wichita, Kansas 67213
Lots 47 and 48	✓✓ Esther A. Boldrey 1218 Figg Ave. Wichita, Kansas 67213 * <i>called on 1-30-80 to approve E.C. for any use other than parking</i>

CERTIFICATE OF OWNERSHIP
Page 2


DESCRIPTION	OWNER/OWNER'S ADDRESS
<u>EAST UNIVERSITY ADDITION</u>	
<u>Block C</u>	
Lots 1 and 2	George M. Bell and Carol J. 1745 N. Colorado Wichita, Kansas 67212
Lots 3 and 4	George M. Bell and Carol J. 1745 N. Colorado Wichita, Kansas 67212
Lots 5 and 6	George M. Bell and Carol J. 1745 N. Colorado Wichita, Kansas 67212
Lots 7, 8, 9 and 10	Progress Builders, Inc. c/o Ronald Cazel 1617 West Harry Wichita, Kansas 67213
The West 65 feet of Lots 11 through 14, and all of Lots 43 and 44	Town & Country Food Markets, Inc. c/o President Phillip G. Ruffin 943 McLean Blvd. Wichita, Kansas 67213
The East 75 feet of Lots 11, 12, 13 and 14	Rolland R. Watson and Wanda Fern 1018 Mary's Drive Wichita, Kansas 67213
Lots 15, 16, 17 and 18	George M. Bell and Carol J. 1745 N. Colorado Wichita, Kansas 67212
Lots 19 and 20	J. H. Condit and Lucille 1227 Figg Ave. Wichita, Kansas 67213
Lots 21 and 22	Walter R. ShROUT 1231 Figg Ave. Wichita, Kansas 67213
Lots 23 and 24	J. R. Johnson and Alma 1301 S. Seneca Wichita, Kansas 67213
Lots 25 and 26	Earl F. Shull 1648 S. Dodge Wichita, Kansas 67213
Lots 27 and 28	M. J. Anderson 1516 S. Dodge Wichita, Kansas 67213
Lots 29 and 30	Merlin J. Anderson and Florence 1516 S. Dodge Wichita, Kansas 67213

Send notice
info from Acc min
of 3-4-80

MRS HAYDEN
1430 S. DODGE, 67213

DESCRIPTION	OWNER/OWNER'S ADDRESS
<u>EAST UNIVERSITY ADDITION</u>	
<u>Block C</u> continued	
Lots 31 and 32	✓ Sam B. Odenbaugh and Tina L. 1516 W. 2nd Wichita, Kansas 67203
Lots 33 and 34	✓ Vardie V. Erickson 1540 S. Dodge Wichita, Kansas 67213
Lots 35 and 36	✓ Charles L. Stein and Helen L. Stein 6057 S. Seneca Wichita, Kansas 67217
Lots 37 and 38	✓ Vernon W. Hagan and Patricia N. Hagan 311 Washington - Box 289 Sedgwick, Kansas 67135
Lots 39 and 40	✓ Donald R. Fullerton and Malinda L. 525 S. Westfield Wichita, Kansas 67209
Lots 41 and 42	✓ Joseph A. Wilson and Goldie L. 1745 N. Waco Wichita, Kansas 67203

Dated this 10th day of December, 1979.

By: 
Connie L. Douthitt

No. 5148

March 21, 1980

Mr. Everett Fettis
120 South Market, Suite 504
Wichita, Kansas 67202

Dear Everett:

Returned herewith is your application for a variance for George Bell on Lots 15, 16, 17 and 18, Block G, East University Addition. I have enclosed an application for an exception which is the only type of application that will accomodate a portion of the use as you describe on the variance application.

As you will note on the instructions of the "exception" application, I have underlined the provision that requires that you submit a detailed site plan showing the parking spaces, ingress, egress, etc. This shall be submitted to Traffic Engineering for approval prior to being accepted for consideration by the Board. Please prepare the plan without surfacing of the required 20 foot front yard setback except for the points of ingress and egress drives, and indicate the required landscaped areas and screening.

I would refer you to Section 28.04.145 that gives the Board of Zoning Appeals authority to grant an exception for a parking lot in any zoning district. It specifically states that the area shall be used for passenger vehicles only and in no case used for storage of vehicles. This is contrary to what your enclosed application for a variance states.

If I can be of any assistance, please give me a call.

Sincerely,

Glen E. Lytle
Special Assistant for Zoning

GEL:sad
Encl.

LAW OFFICES
FETTIS & McCLURE
120 SOUTH MARKET
SUITE 504
WICHITA, KANSAS 67202
316-267-7251

EVERETT C. FETTIS
DAVID R. McCLURE

MICHAEL G. QUINN
KEITH M. CURFMAN
OF COUNSEL

17 March 1980

RECEIVED

MAR 19 1980

METROPOLITAN PLANNING

ROUTE Lytle


Glen E. Lytle
City of Wichita
455 North Main
Wichita, Kansas 67202

RE: Application for Variance
George Bell - East University Addition Property

Dear Glen:

I am submitting an Application for Variance on the above property which you and I have previously discussed. There is presently pending a zone case on this property (Z-2210) which I understand from talking with you that you can use the ownership list from that case. If I misunderstood you, please let me know, otherwise, I will assume that that list is sufficient to be used in this request.

Very truly yours,


EVERETT C. FETTIS

ECF/dbs

**MICROFILMED
FROM THE BEST
AVAILABLE COPY**

FORM 25 21 PAYMENT NOTICE
City of Wichita

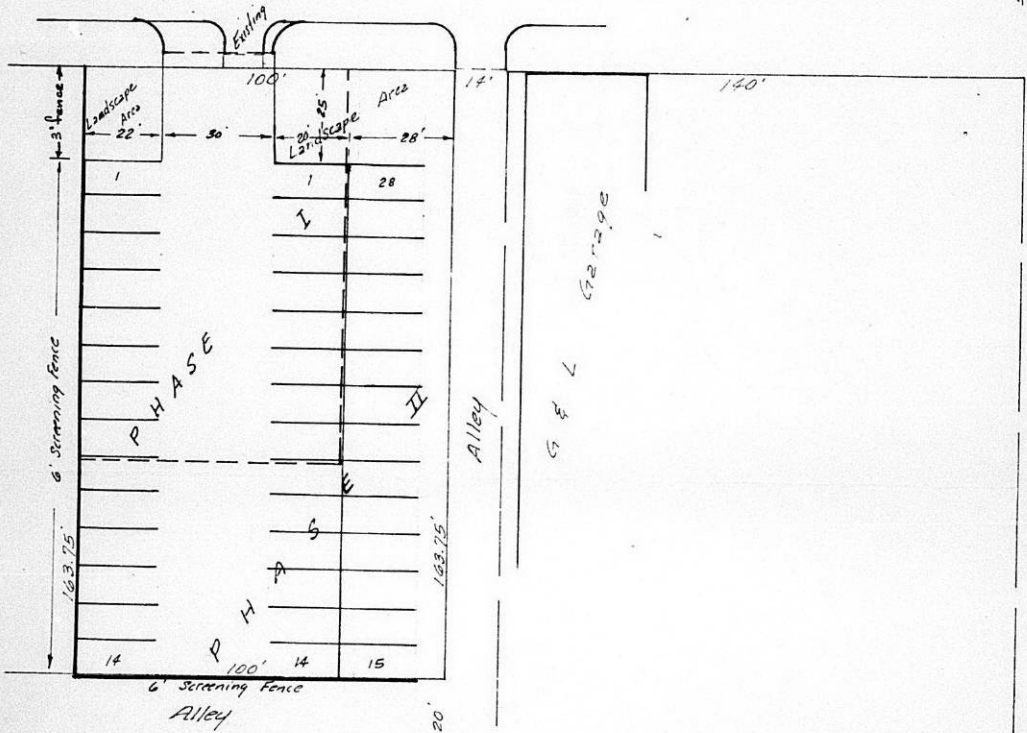
Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Plbg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.
	Planning		

DESCRIPTION	AMOUNT
NAME	
ADDRESS	
FUND	DUE DATE
COMMENTS	
DATE	BY

FIGG

AVE.

55'



ST.

SENECA

Must Talk
BZA 6-19-80

BZA-27-80



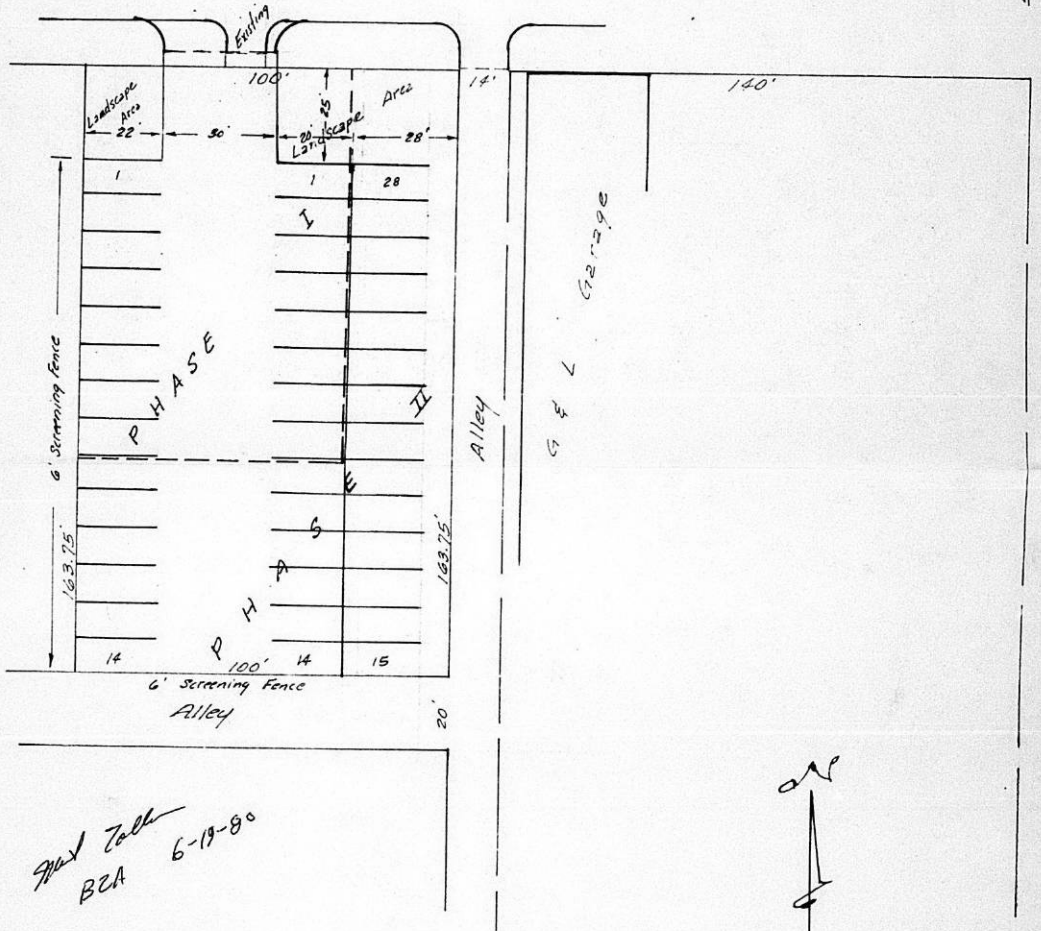
Lots 15-16-17-18 Block G, EAST UNIVERSITY ADDITION

Revised 6-19-80
Baughman Co. P.A. 6-18-80

FIGG

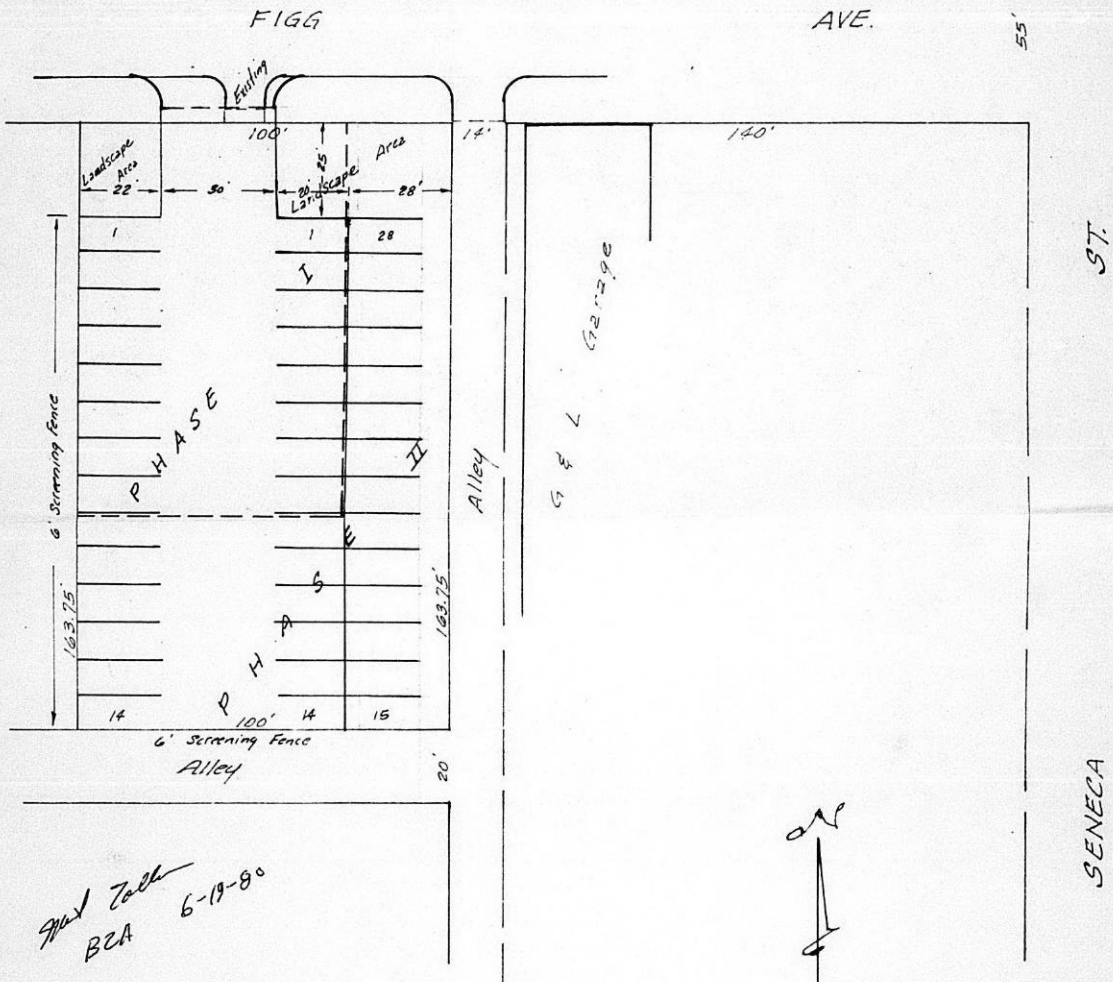
AVE.

55'



John J. Zalk
 BZA 6-19-90

Lots 15-16-17-18 Block G, EAST UNIVERSITY ADDITION



Paul Zick
 BEA 6-19-80

Lots 15-16-17-18 Block G, EAST UNIVERSITY ADDITION

Revised 6-19-80
 Baughman Co. P.A. 6-18-80