

200' 4 Sec 7-18-83
Checked 7-27-83
Slot 8-2-83
Recorded 8-4-83

Case No. BZA 28-83 - Dean White and
Kenneth Hull, M.D., 3555 East Douglas,
request a variance to reduce the re-
quired number of off-street parking
spaces from 86 spaces to 71 spaces on
property zoned the "Light Commercial"

ACTION

B.Z.A. 28-83 APPROVED 6-28-83

DATE

Pasted
6-8-83
G.E.L.

5747C

200'4 Sec 7-18-83

Checked 729 mt

Slot 8-2-83

Recorded 8-4-83

Case No. BZA 28-83 - Dean White and Kenneth Hill, M.D., 3555 East Douglas, request a variance to reduce the required number of off-street parking spaces from 86 spaces to 71 spaces on property zoned the [unclear] [unclear]

Map No. 5747C
 Sec. _____
 Twp. _____
 Range _____

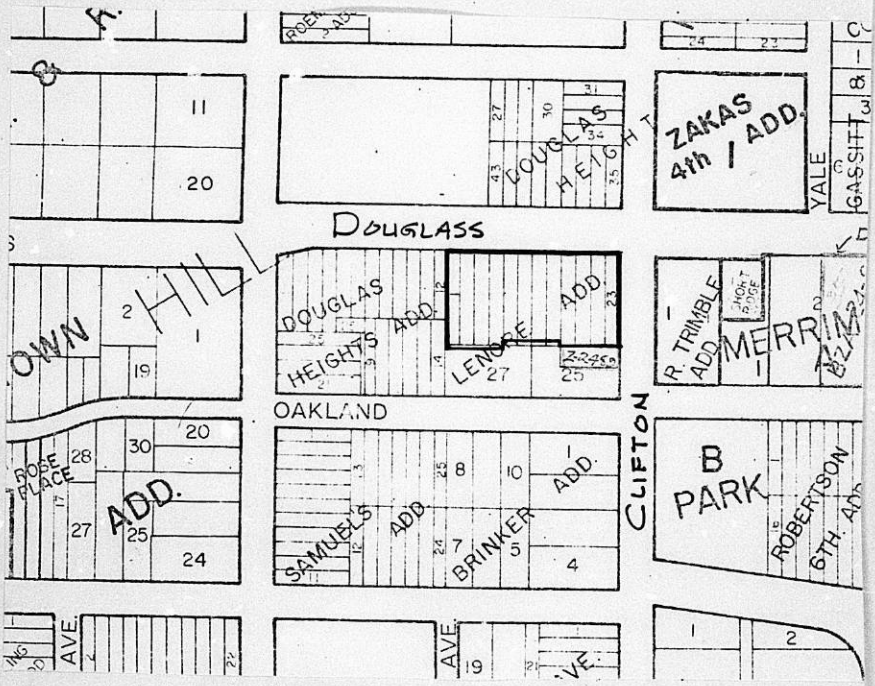
BZA- 28-83
 SCZ- _____
 CU- _____
 Filed _____

AREA DATA:

1. Acres: _____ (_____ ft. by _____ ft.)
2. Adjoining Zoning: E BB S A W LC N BB
3. Land Use: East Office South Office
 West Drug Shop North Office & Res.
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 _____



LOS ANGELES COUNTY
 REGISTERED MAP
 No. 2153C
 MCGREGOR, TULOCUST GROVE, USA

Shoemaker
 No. 2153C

July 23, 1986

Mr. Brad White
Happiness Plaza, Inc.
3555 East Douglas
Wichita, Kansas 67218

RE: BZA 28-83

Dear Mr. White:

On June 28, 1983, the Board of Zoning Appeals approved your request for a reduction in the number of off-street parking spaces for the properties located on the southwest corner of Douglas and Clifton (3429, 3543 and 3555 East Douglas). This approval was to reduce the number of spaces from 86 to 71, and was based on the fact that the major tenants were a fur shop and a flower and gift shop with a considerable amount of storage that did not generate traffic.

A recent news article states that one of your major tenants will be relocating, and as such the condition of the BZA Resolution will be violated if the new tenant is not a fur shop. I am pointing this out to you so that you will have ample time to resolve the parking problem before a new tenant is secured.

At a recent Board of Zoning Appeals hearing, the neighbors again pointed out the on-street parking problem in the neighborhood. As stated in 1983 when your parking variance was granted, you are required to provide parking for customers and the employees of the businesses on the property.

BZA Resolution 28-83, authorizing the variance, sets forth conditions of approval. These include providing 71 off-street parking spaces in conformance to the standards established by the City. In viewing the properties recently, these spaces were not visible on the two structures, known as 3429 and 3543 East Douglas. In addition, there does not appear to be a sign designating the lot at these properties that the parking spaces are for customers and employees.

Mr Brqd White
July 23, 1986
Page 2

In case the copy of the resolution sent to you on July 1, 1983 has been misplaced, I am attaching a copy for your information. If you have any questions on this matter, please do not hesitate to give me a call.

I hope that any deficiencies of compliance can be corrected in the next few weeks so that it will not be necessary for Central Inspection to take action to request the Board to revoke the resolution.

Sincerely,

Glen E. Lytle
Assistant Secretary
Board of Zoning Appeals

GEL/lw

Attachment

cc: Monty Robson, Superintendent of Central Inspection
Joe Donnelly, Housing Code Supervisor

FROM _____ DATE _____

ADMINISTRATION	ADVANCE PLANS	CURRENT PLANS	GRAPHICS
<input type="checkbox"/> Lakin	<input type="checkbox"/> Stockwell	<input type="checkbox"/> Galbraith	<input type="checkbox"/> Pierce
<input type="checkbox"/> Walter	<input type="checkbox"/> Schwartz	<input type="checkbox"/> Lytle	<input type="checkbox"/> Commer
<input type="checkbox"/> Doramus	<input type="checkbox"/> Leivo	<input type="checkbox"/> Young	<input type="checkbox"/> Crook
<input type="checkbox"/> Eubanks	<input type="checkbox"/> Bechtel	<input type="checkbox"/> Chambers	<input type="checkbox"/> Jones
<input type="checkbox"/> Hanson	<input type="checkbox"/> Clark	<input type="checkbox"/> Daniels	<input type="checkbox"/> Whitney
<input type="checkbox"/> Henderson	<input type="checkbox"/> Dudark	<input type="checkbox"/> Lahey	<input type="checkbox"/>
<input type="checkbox"/> Lakin, E.	<input type="checkbox"/> Flynn	<input type="checkbox"/> Nagley	
<input type="checkbox"/> Scott	<input type="checkbox"/> Hart	<input type="checkbox"/> Olivarez	
<input type="checkbox"/>	<input type="checkbox"/> Losew	<input type="checkbox"/> Shirkey	
<input type="checkbox"/>	<input type="checkbox"/> Shen		
<input type="checkbox"/>	<input type="checkbox"/> Vinson		
<input type="checkbox"/>	<input type="checkbox"/>		
		<input type="radio"/> Note & Return	<input type="radio"/> Signature
		<input type="radio"/> Handle	<input type="radio"/> Library
		<input type="radio"/> All Staff	<input type="radio"/> Information
		<input type="radio"/> Comment	<input type="radio"/> Files

REMARKS

Carol Souther -
683 8419
Handling Plans - How long do they
take to complete

October 7, 1983

Mr. Dean White
3555 East Douglas
Wichita, Kansas 67218

Re: BZA 28-83 - Request for Variance

Dear Mr. White:

On July 1, 1983 I transmitted to you a copy of the resolution setting forth the action of the Board of Zoning Appeals related to the request for a variance on the required number of off-street parking spaces for the properties at 3555, 3543 and 3429 East Douglas. Condition number one of that resolution required that the common driveway approach between 3543 and 3429 East Douglas be widened to 24 feet in width and that some type of signage be provided to denote that the parking on the property is for employees and customers of all three buildings.

The site plan submitted by your architect also indicates the layout for the required 71 spaces to be provided on the properties. An inspection of the properties on October 5, 1983 did not reveal that you have made any attempt to comply with the conditions established by the Board in the approval of your variance request. It would appear that three months is more than adequate time to comply.

By copy of this letter to the Superintendent of Central Inspection I am requesting that his personnel monitor the project and notify this office of your intent to comply with the conditions. Unless an effort is made to complete widening of the driveway approach and the striping of the parking spaces by October 31, 1983, this matter will be referred to the Board for the revocation of the resolution thereby voiding the off-street parking variance.

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

Sincerely,

Glen E. Lytle
Assistant Secretary

GEL:sad

cc: Woodrow W. Goodvin, Jr., 6200 East Central #100, Wichita
Kenneth Hull, 3429 East Douglas, Wichita 67218
Robert Feldner, Superintendent of Central Inspection
William McKinley, Traffic Engineering

July 1, 1983

Mr. Dean White
3555 East Douglas
Wichita, Kansas 67218

Re: BZA 28-83 - Request for Variance

Dear Mr. White:

Attached hereto is a copy of the Resolution setting forth the action of the Board of Zoning Appeals on June 28, 1983. As you will note, approval is subject to compliance with several conditions and that the property be marked as indicated by the off-street parking plan submitted with your application.

For your information, the Board felt very confident that the owner can give certain instructions to the employees as to the location on the properties that should be used for their convenience. Also, the requirement of the Zoning Ordinance includes parking for employees. It was evident that employee parking has created certain problems to the residential area to the south and that you as the property owner should make every attempt to relieve on-street parking by providing designated areas for your employees and tenants on the property.

If you have any questions, please feel free to give me a call.

Sincerely,

Glen E. Lytle
Assistant Secretary

GEL:sad

cc: Woodrow W. Goodvin, Jr., 6200 East Central, #100, Wichita
Kenneth Hull, 3555 East Douglas, Wichita 67218
Robert Feldner, Superintendent of Central Inspection (2)
Donald Gisick, City Clerk

RESOLUTION NO. BZA 28-83

WHEREAS, Dean White and Kenneth Hull, M.D., 3555 East Douglas, 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 86 to 71 spaces on property zoned the "LC" Light Commercial and "BB" Office Districts and legally described as follows:

Lots 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, and 23 and the 20'+ vacated street adjoining on the north of all lots; and the 7.5' vacated alley adjoining on the south of lots 1, 3, 5 and 7; and excepting the south 9' of lots 9, 11, 13 and 15, all in Lenore Addition to Wichita, Sedgwick County, Kansas. Generally located on the southwest corner of Douglas and Clifton.

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 June 28, 1983, 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 has essentially been the same for nearly 15 years and it has been demonstrated that the amount of space in fur vaults and flower coolers reduces the demand for parking; 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 is not increasing the demand for parking by any change of use of the property that has not existed over the last several years; 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 property is existing and the request is to eliminate the semi-annual verification, as required by Case No. BZA 38-67, on the use of the basement area; 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 variance would not interfere with any right-of-way or utility 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 requirement for off-street parking is to eliminate excessive congestion in the streets due to on-street parking; 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 has been found to exist.

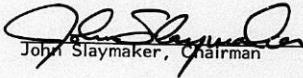
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that this request for a variance to reduce the required number of off-street parking spaces from 86 to 71 on property zoned the "LC" Light Commercial and "BB" Office Districts and legally described as:

Lots 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, and 23 and the 20'+ vacated street adjoining on the north of all lots; and the 7.5' vacated alley adjoining on the south of lots 1, 3, 5 and 7; and excepting the south 9' of lots 9, 11, 13 and 15, all in Lenore Addition to Wichita, Sedgwick County, Kansas. Generally located on the southwest corner of Douglas and Clifton.

be approved subject to the following conditions:

1. The applicants shall widen the driveway approach between 3429 and 3543 East Douglas to 24 feet in width to comply with City standards for a two-way driveway and provide signage to indicate the use of the parking is for customers and employees of 3555, 3543 and 3429 East Douglas.
2. Parking shall be provided for both customers and employees as required by the zoning ordinance.
3. This variance shall be applicable only as long as the major tenants at 3555 East Douglas are a fur shop and flower, gift and home furnishings.
4. The use of the basement areas shall not be converted to retail sales, but shall be used only for storage and employee work space.
5. Upon the release of this resolution, the previous variance authorized by Resolution BZA 38-67 shall become null and void.

ADOPTED AT WICHITA, KANSAS, this 28th day of June, 1983.


John Slaymaker, Chairman

ATTEST:


Glen E. Lytle, Assistant Secretary

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

JUNE 8, 1983

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 28-83

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 Dean White and Kenneth Hull, M.D., 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 86 spaces to 71 spaces, on property zoned the "LC" Light Commercial and "BB" Office Districts. A legal description of the applicant's property is as follows:

Lots 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, and 23 and the 20'± vacated street adjoining on the north of all lots; and the 7.5' vacated alley adjoining on the south of lots 1, 3, 5 and 7; and excepting the south 9' of lots 9, 11, 13 and 15, all in Lenore Addition to Wichita, Sedgwick County, Kansas. Generally located on the southwest corner of Douglas and Clifton.

This application has been assigned Case BZA 28-83. It will be considered by the Board of Zoning Appeals on June 28, 1983 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
Tenth Floor - City Hall
455 North Main, Wichita, Kansas 67202

JUNE 8, 1983

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Jack H. Galbraith
Secretary

THE CITY OF WICHITA

OFFICE OF CITIZEN PARTICIPATION

DATE June 24, 1983

TO Glen Lytle, Special Assistant for Zoning

FROM Shirley Mast, Interim CP Coordinator

SUBJECT BZA 28-83 (Southwest corner of
Douglas and Clifton)

On Monday, June 20th, CPD Council "G" considered the captioned case and voted 6-1 to recommend approval of the variance to reduce the required number of off-street parking spaces from 86 spaces to 71 spaces subject to the conditions outlined in the MAPD Secretary's report.

Dean White, applicant and Woodrow Goodvin Jr., agent, were present and spoke in support of the variance. Two adjoining property owners were present and spoke in opposition to the application.

Please provide the Council's recommendation to the Board of Zoning Appeals when the case is considered on June 28th.


Shirley Mast
Interim CP Coordinator

SECRETARY'S REPORT
CASE NO. BZA 28-83

APPLICANT: Dean White and Kenneth Hull, 3555 East Douglas, Wichita, Kansas.

AGENT: Woodrow W. Goodvin Jr., 6200 East Central, #100, 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 86 to 71 spaces.

GENERAL LOCATION: On the southwest corner of Douglas and Clifton.

ZONING: Subject property is zoned "LC" Light Commercial and "BB" Office. To the west is "LC" and to the north and east is "BB". The property to the south is zoned the "A" Two-family Dwelling District.

LAND USE: Subject property is developed with commercial and office uses. To the east is an office. To the north is an office and residential. To the west is a donut shop. To the south are one-family dwellings.

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 applicants are requesting a variance of the number of required off-street parking spaces for all the uses established on the property. Based on the total square feet of floor area in the two buildings to the east, 78 spaces are required for the 19,500+ square feet. The Doctor's office contains 1,500+ square feet and has a total of six employees.

When the major use was constructed at the corner of Clifton and Douglas, known as Happiness Plaza, a variance was necessary in order to construct the building as off-street parking based on one space for each 250 square feet of floor area could not be provided. This variance was approved to reduce the number of required off-street parking spaces from 54 to 41. Apparently more building was constructed under the variance than was presented to the Board in 1967 for consideration. The total square feet in the building is 18,124 which would require 72 parking spaces at 1 space for each 250 square feet.

The applicants have acquired the properties to the west and have provided additional parking. The variance granted in 1967 was contingent upon two conditions. None of the basement area was to be used for retail sales or other than storage purposes. And the second condition was that the owner would be required to submit an affidavit to Central Inspection each six months verifying the use of the basement areas. It appears that this condition was never met and the present owners would prefer to solve the parking on a permanent basis. This is the main reason for the request.

The applicant indicates that there is approximately 2,500 square feet of fur vaults and flower coolers in the main building. This space would account for 10 of the required parking spaces. In addition much of the basement area below the flower shop is used for storage and limited work space. The nature of the fur business and flowers is somewhat seasonal and the peak parking demand would be prior to certain holidays and special days when additional help is required.

The applicant shows 71 approved off-street parking spaces on the property, and in addition 5 spaces having limited access are provided and are

intended for owners and certain employee personnel. Since notices of this case have been mailed to the adjoining property owners, this office has received several calls from neighbors. Most of their real concerns are the fears that this application is related to the recent zone change request for a property located on the west side of Clifton and south of Happiness Plaza. In addition, the neighbors indicate that the employees are told to park on the street to leave the parking for customers.

It would appear that if a variance was originally granted for a reduction of 24% of the required number of parking spaces, that a reduction of 17% for the same general uses would be appropriate at this time. In viewing the property over the last several weeks, it would appear that for the normal run of business days that adequate parking is being provided, even if the employees all parked on the property. It is the opinion of the Secretary that the requirement for off-street parking is for employees as well as customers and for businesses immediately adjacent to a residential neighborhood should not instruct their employees not to park in the neighborhood.

The Traffic Engineer has reviewed the applicant's site plan and has recommended two changes. One is to increase the width of the common driveway between 3543 and 3429 East Douglas to 24 feet in width, and the second is to sign the driveway, that goes behind 3555 East Douglas, as a one-way drive, the direction at the option of the property owner to best serve the loading area.

UNIQUENESS:

It is the opinion of the Secretary that this property is unique inasmuch as the use of the property has essentially been the same for nearly 15 years and it has been demonstrated that the amount of space in fur vaults and flower coolers reduces the demand for parking.

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 applicant is not increasing the demand for parking by any change of use of the property that has not existed over the last several years.

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 property is existing and the request is to eliminate the semi-annual verification, as required by Case No. BZA 38-67, on the use of the basement area.

PUBLIC INTEREST:

It is the opinion of the Secretary that the requested variance would not adversely affect the public interest inasmuch as the variance would not interfere with any right-of-way or utility 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 requirement for off-street parking is to eliminate excessive congestion in the streets due to on-street parking.

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 applicants shall widen the driveway approach between 3429 and 3543 East Douglas to 24 feet in width to comply with City standards

for a two-way driveway.

2. The owner of Happiness Plaza, 3555 East Douglas, shall install one-way signs on the driveway that circulates to the south of the building.
3. This variance shall be applicable only as long as the major tenants at 3555 East Douglas are a fur shop and flower shop.
4. The use of the basement areas shall not be converted to retail sales, but shall be used only for storage and employee work space.

BZA CASE NO. 28-83

2 NOTICES SENT TO APPLICANT/AGENT

9 NOTICES SENT TO MAPC

1 NOTICES SENT TO CPO

38 NOTICES SENT TO ADJOINING PROPERTY OWNERS

50 TOTAL NOTICES SENT 6-8-83

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

JUNE 8, 1983

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CASE NO. BZA 28-83

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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 86 spaces to 71 spaces, on property zoned the "LC" Light Commercial and "BB" Office Districts. A legal description of the applicant's property is as follows:

Lots 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, and 23 and the 20'± vacated street adjoining on the north of all lots; and the 7.5' vacated alley adjoining on the south of lots 1, 3, 5 and 7; and excepting the south 9' of lots 9, 11, 13 and 15, all in Lenore Addition to Wichita, Sedgwick County, Kansas. Generally located on the southwest corner of Douglas and Clifton.

This application has been assigned Case BZA 28-83. It will be considered by the Board of Zoning Appeals on June 28, 1983 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. 28-83

CITY OF WICHITA, KANSAS

FILED 5-26-83

APPLICATION FOR VARIANCE

- I. Name of Applicant Dean White & Kenneth Hull, M.D.
Mailing Address 3555 E. Douglas City Phone 686-6674
Name of Authorized Agent W. W. Goodvin, Jr.
Mailing Address 6200 E. Central, #100 City Phone 688-5781
Relationship of applicant to property is that of Owners
(Owner, Tenant, Lessee, Other)
- II. The variance requested is See attached sheets

for property located at Douglas and Clifton.

and legally described as: See attached sheets

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

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 Dean White & Kenneth Hull, M.D.

Authorized Agent W. W. Goodvin, Jr.

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals. 11:00 (a.m. - p.m.), MAY 26, 1983
together with appropriate fee of 15.00

Signed _____

The variance requested is:

At the present time there is a variance that was granted by the Board of Zoning Appeals for a portion of the property in question. That variance reduced the required parking by assuming that all basement areas at 3555 E. Douglas would remain storage facilities. The variance also required certain biannual reports concerning uses of the basement areas. Some of the reasons for this request for a variance are; first it is the owners desire to remove the original variance requirements and second, property available for parking has increased since the first variance was granted. The site has grown from the original Happiness Plaza corner to the addition of the two pieces of property directly west of Happiness Plaza. At the present there are houses located on the two properties mentioned above with a dress shop in one and a doctor's office in the other. It is the desire of the owners of all three properties to combine all available parking spaces to meet the city requirements. The parking requirements are:

3555 E. Douglas	
1st Floor	11,428 sq. ft.
Balcony	1,436 sq. ft.
Basement	<u>5,260 sq. ft.</u>
TOTAL	18,124 sq. ft.

3543 E. Douglas	
	<u>1,420 sq. ft.</u>
TOTAL	19,544 sq. ft.

3429 E. Douglas
3 doctors
3 employees

19,544 sq. ft.	÷ 250	= 78
1,492 sq. ft.	÷ 500	= 2
6 employee stalls		= 6

86 Total Parking Spaces

However, there are two areas that we would like to have considered. One is the fur storage vaults that are located in the basement and 1st floor of Happiness Plaza. The other is the flower storage coolers located on the first floor and in the basement of Happiness Plaza.

Basement Fur Storage	1,798 sq. ft.
First floor fur storage	<u>256 sq. ft.</u>
	2,054 sq. ft.

Basement flower storage	350 sq. ft.
First Floor flower storage	<u>162 sq. ft.</u>
	512 sq. ft.

TOTAL	2,566 sq. ft.
-------	---------------

2,566 sq. ft. \div 250 = 10 parking spaces

86 spaces required

- 10 spaces for vaults and coolers

76 spaces

71 parking spaces can be provided on the 3 properties. However, there are 5 additional spaces that do not meet the city standards for off-street parking. All but one of the 5 spaces are currently being utilized as parking for owner's or managers of the shops located in the center.

Legal Description

3, Sub 7
Lots 1, ~~and West 22-25 of Lot 3~~ and South 20 feet of the ^{vacated} ~~vacant~~ street on the North and the North 7.5 feet of the ~~vacated~~ alley on the South, all in Lenore Addition, Wichita, Sedgwick County, Kansas;

~~Lots 5 and 7 and the East 1.75 feet of Lot 3, and a strip of land twenty (20) feet wide adjoining said lots and running along the entire North side thereof; also including a seven and one-half (7½) foot strip adjoining said lots and running along the entire South side thereof, all on Douglas Avenue in Lenore Addition, a subdivision of a part of College Hill Park, College Hill Addition to Wichita, Sedgwick County, Kansas;~~

- (1) Lots 19, 21 and 23 on Douglas Avenue in Lenore Addition, a Subdivision of a Part of College Park, in College Hill Addition to Wichita, Kansas
- (2) Beginning at Northeast Corner, Lot 17, Douglas Avenue, Lenore Addition, a Subdivision of a Part of College Park in College Hill Addition to Wichita thence North to a point 40 feet South of North line of Southwest Quarter, Section 23, Township 27 South Range 1 East of the Sixth Principal Meridian, thence West parallel with and 40 feet South of North line of said Southwest Quarter for a distance of 25 feet thence South to Northwest Corner of Lot 17, thence East to Place to beginning, Sedgwick County, Kansas
- (3) Lots 13 and 15, except the South 18 feet thereof and all of Lot 17, on Douglas Avenue, in Lenore Addition, a subdivision of a part of College Park in College Hill Addition to Wichita, Kansas; also a tract commencing at the Northeast Corner of Lot 17 in said addition, thence North 21 feet, thence West 75 feet; thence South 21 feet; thence East 75 feet to place of beginning, in Sedgwick County, Kansas
- (4) Beginning at Northeast corner of Lot 15, Douglas Avenue, Lenore Addition, a Subdivision of a Part of College Park in College Hill Addition to Wichita, thence North to a point 40 feet South of North line of Southwest Quarter, Section 23, Township 27 South, Range 1 East of the Sixth Principal Meridian, thence West parallel with and 40 feet South of North Line of said Southwest Quarter for a distance of 50 feet, thence South to Northwest Corner of Lot 13 Douglas Avenue in said Addition, thence East 50 feet to place of beginning, Sedgwick County, Kansas
- (5) Lots 9 and 11, on Douglas Avenue, in Lenore Addition to Wichita, Sedgwick County, Kansas.

DISCOUNT				AMOUNT							
1	3	5	7	9	11	13	15	17	19	21	23

DISCOUNT

27	25
----	----

HALL & ASSOCIATES

LAND SURVEYORS

2 of 2

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

I, T. L. Daniel, Registered Land Surveyor in said State and County hereby certify that I did on the 2nd day of October, 1975, survey the following described property and the accompanying sketch is a true and correct exhibit thereof:

Lots Five (5) and Seven (7) and the East 1.75 feet of Lot three (3) and a strip of land 20 feet wide adjoining said lots and running along the entire North side thereof; also including a 7 1/2 foot strip adjoining said lots and running along the entire South side thereof, all on Douglas Avenue in Lenore Addition, a subdivision of a part of College Park in College Hill Addition to Wichita, Kansas in Sedgwick County, Kansas.

On said tract is house numbered 3543 which is clear of all property lines.


T. L. Daniel LS # 489

OWNERSHIP LIST

Property Description

Property Owner

Lot 1, & lot 3, except east
1.75 feet & 20' vacated street adjoining
on North & 7.5 feet
vacated alley adjoining on
South, Lenore Addition

D. W. Hendrickson
Dorothea R. Hendrickson
3404 Country Club Place
Wichita, Kansas
67208

East 1.75 feet of Lot 3,
all lots 5 & 7, and 20'
strip adjoining on north &
7.5 foot adjoining on south,
Lenore Addition

~~V.A. Amend (deceased)~~
Dorothy M. Amend
1020 Amidon Avenue
Wichita, Kansas
67203

• South 9' lots 9 & 11, Lenore Addition

Leo A. Rasmussen
Genevieve I. Rasmussen
3344 Oakland Avenue
Wichita, Kansas
67218

Lot 9 & 11, except south 9 feet, Lenore Addition

Happiness Unlimited Inc.
3555 E. Douglas
Wichita, Kansas
67218

North 9 feet of the south 18 feet
of lots 13 & 15, Lenore Addition

Same as above

Lot 13 & 15, except the south 18 feet,
and all of lots 17, 19, 21, & 23,
& a 21 foot strip adjoining lots 13,
15, & 17 on the north, Lenore Addition

same as above

South 9 feet of lots 13 & 15,
Lenore Addition

Leo A. Rasmussen
Genevieve I. Rasmussen
3344 Oakland Avenue
Wichita, Kansas
67218

North 50 feet of the east 99.65 feet
of lot 25, & vacated alley adjoining
on the North, Lenore Addition

Happiness Unlimited Inc.
3555 E. Douglas
Wichita, Kansas
67218

South 50 feet of the east 99.65 feet
of lot 25, Lenore Addition

James F. Clancy
Cyrilene K. Clancy
125 S. Clifton
Wichita, Kansas
67218

Lot 25, except the East 100 feet,
Lenore Addition

Leo A. Rasmussen
Genevieve W. Rasmussen
3344 Oakland Avenue
Wichita, Kansas
67218

West 50 feet of the east 100 feet
of lot 27, Lenore Addition

returned
Robert McDonald Morgan
Georgia L. Morgan
Address unknown

West 44.25 feet of lot 27, Lenore Addition

to Simpson, Augusta
Robert M Morgan
Georgia L. Morgan
Address unknown

RS
67012

Property Description

East 50 feet of lot 27, Lenore Addition

Lots 4, 5, & 6, on Douglas,
Douglas Heights AdditionLots 7 through 12, inclusive,
on Douglas, Douglas Heights AdditionLots 21 through 25, inclusive, on Rutan,
Douglas Heights AdditionLots 14 & 15, on South Park now Oakland,
Douglas Heights AdditionLots 16 & 17, on South Park now Oakland,
Douglas Heights AdditionLots 18, 19 & 20, on South Park, now
Oakland, Douglas Heights Addition

Lot 1, Brinker Addition

Lot 8, Brinker Addition

Lot 9, Brinker Addition

Lot 10, Brinker Addition

Lots 13, 15 & 17, on South Park now
Oakland, Samuel's Additionall lot 19, & lot 21, except the
east 3 1/3 feet, on South Park now
Oakland, Samuel's AdditionEast 3 1/3 feet of lot 21, all
of lots 23 & 25, on South Park, now
Oakland, Samuel's AdditionProperty OwnerD
Leo A. Rasmussen
Genevieve Rasmussen
3344 Oakland Avenue
Wichita, Kansas
67218✓
Daniel E. Foley
Robin M. Foley
dba D & R Real Estate
3305 E. Douglas
Wichita, Kansas
67218

same as above

Same as above

✓
Robert J. Pecchioni
Take A. Wakugawa
Pecchioni
3326 E. Oakland
Wichita, Kansas
67218D
D & R Real Estate
3305 E. Douglas
Wichita, Kansas
67218

Same as above

✓
Thomas Graham Salter
Veda C. Salter
205 S. Clifton
Wichita, Kansas
67218✓
Virgil J. McIntyre
30878 Avenida Del La Vista
San Juan Capistrano, Ca.
92675✓
Francis L. Johnson
Tina Mae Johnson
3335 Oakland
Wichita, Kansas
67218✓
Preston L. Leslie
Margaret F. Leslie
3341 Oakland
Wichita, Kansas
67218~~✓~~
Celesta A. Herman
3345 Oakland
Wichita, Kansas
67218 *returned*✓
James R. Ralston
3323 Oakland
Wichita, Kansas
67218✓
Marvin C. Pendergraft
Beverly Ann Pendergraft
3327 Oakland
Wichita, Kansas
67218

Property Description

Beginning 73 feet east of the northeast corner of Rutan & Douglas, thence east 62 feet, thence north 130 feet; thence west 35 feet; thence south 33.25 feet; thence west 27 feet; thence south 96.75 feet to point of beginning, College Park in College Hill Addition

Beginning 137 feet east of the northeast corner of Rutan & Douglas, thence north 130 feet; thence east 53 feet; thence south 130 feet; thence west 53 feet to point of beginning, College Park in College Hill Addition &

Beginning 190 feet east of the northeast corner of Rutan & Douglas; thence north 130 feet; thence east 59 feet; thence south 130 feet; thence west 59 feet to point of beginning, College Park in College Hill Addition

Beginning at a point 135 feet east of the northeast corner of Rutan & Douglas, thence north 130 feet; thence east 2 feet; thence south 130 feet; thence west 2 feet to the point of beginning, College Park in College Hill Addition

Beginning 249 feet east & 236.75 feet south of the northwest corner of College Park in College Hill to the City of Wichita, thence east 60.5 feet; thence north 130 feet; thence west 60.5 feet; thence south 130 feet to point of beginning, College Park in College Hill Addition

Beginning 166.75 feet south & 6 feet east of the southwest corner of lot 2, Block 2, College Hill, City of Wichita, Sedgwick County, Kansas; thence east 69 feet; thence south 130 feet; thence west 69 feet; thence north 130 feet to point of beginning

East 52.66 feet of the south 10 feet of lot 34, all of lots 35 & 36, on Douglas, Douglas Heights Addition

south 10 feet of west 50 feet of lot 34, all of lots 37 & 38, on Douglas Douglas Heights Addition

all of lots 39 & 40, on Douglas Douglas Heights Addition

Lots 41, 42, & 43, on Douglas, Douglas Heights Addition

Property Owner

Dr. Newsom & Morrow, co-partnership consisting of
D F. Carter Newsom
Thomas F. Morrow
3310 E. Douglas Suite 201
Wichita, Kansas
67208

Robert R. Kitchen
Irene V. Kitchen
3420 E. Douglas
Wichita, Kansas
67208

Same as above

F. Carter Newsom
Thomas F. Morrow
3310 E. Douglas
Wichita, Kansas
Suite 201
67208

John D. Greenstreet
119 N. Persing
Wichita, Kansas
67208

Keith E. Parker
Suite 2
239 Pattie Avenue
Wichita, Kansas
67211

Jeffrey L. Krehbiel
7223 E. 17th
Wichita, Kansas
67206

Ruby B. Parks
216 Patton Drive
Wichita, Kansas
67208

Same as above

Same as above

Dorothy L. Campbell
Warren W. Campbell
1902 N. Volusia
Wichita, Kansas
67214

<u>Property Description</u>	<u>Property Owner</u>
Lot 1, R. Trimble Addition	Clifton Place 1555 E. Douglas Wichita, Kansas 67218 <i>Returned</i>
Apartment #101, Building A, 200 Clifton Place, Condominium	Roach Milton Greeson Berniece B. Greeson 101a 3411 Oakland Wichita, Kansas 67218
Apartment 102, Building A, 200 Clifton Place, Condominium	Garland M. Hattan Frieda C. Hattan 102a 3411 Oakland Wichita, Kansas 67218
Apartment 103, Building A, 200 Clifton Place, Condominium	Marvin A. Rettig Leatha B. Rettig 103a 3411 Oakland Wichita, Kansas 67218
Apartment 104, Building A, 200 Clifton Place, condominium	Joan Gleeson 104a 3411 Oakland Wichita, Kansas 67218
Apartment 105, Building A, 200 Clifton Place, condominium	Sidney G. Neff Eleanor Neff 105a 3411 Oakland Wichita, Kansas 67218
Apartment 106, Building A 200 Clifton Place, condominium	Dorothy A. Coldsnow 202a 3411 Oakland Wichita, Kansas 67218
Apartment 201, Building A, 200 Clifton Place, condominium	Garland M. Hattan Frieda C. Hattan 102 a 3411 Oakland Wichita, Kansas 67218
Apartment 202, Building A, 200 Clifton Place, condominium	Dorothy A. Coldsnow 202a 3411 Oakland Wichita, Kansas 67218
Apartment 203, Building A, 200 Clifton Place, condominium	Everett E. Jones Winnie M. Jones 203a 3421 Oakland Wichita, Kansas 67218

Property Description

Property Owner

Apartment 204, Building A,
200 Clifton Place, condominium

Florabelle E. Scorth
3421 Oakland
204a
Wichita, Kansas
67218

Apartment 205, Building A,
200 Clifton Place, condominium

Katherine M. Shelton, trustee
205a
3421 Oakland
Wichita, Kansas
67218

F. W. Shelton, Jr.,
trustee
134 Brendonwood
Wichita, Kansas
67206

~~John M. Shelton,
trustee
Address Unknown~~

Apartment 206, Building A,
200 Clifton Place, condominium

Jeanne S. Naugle
206a
3421 Oakland
Wichita, Kansas
67218

Lot 1, Block A, Shortridge Addition

Center for the Improvement
of Human Functioning
Inc.
434 N. Oliver
Wichita, Kansas
67208

South half of lot 1, except the east 15
feet & west 105 feet, Block A, Merriman Park

Dale D. Lott, Jr.
Rita C. Lott
3416 Oakland
Wichita, Kansas
67211

Lot 1, except portion previously described as
the east 34 feet of the south 100 feet of lot 45,
on Douglas, Douglas Heights Addition.

Returned 6-22-83
Jo S. Zakas
3555 E. Douglas
Wichita, Kansas
67218

That part of Lot 1, Zakas Fourth Addition,
previously described as the east 34 feet of the
south 100 feet of lot 45, on Douglas, Douglas
Heights Addition

*Alert to 8201 E. Navy
67267*
John H. Zakas
105 S. Ridgewood
Wichita, Kansas
67218

Shirley M. Zakas
3555 E. Douglas
Wichita, Kansas
67218

200 Clifton

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

Lots 1 through 23, inclusive, and vacated street on the
North and vacated alley on the South, Lenore Addition
a Subdivision of part of College Park in College Hill
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 of Sedgwick County, Kansas, on the 23rd day of May, 1983

at 7:00 A.M.

THE SECURITY ABSTRACT & TITLE CO. INC.

By

Mary Gable
Vice President

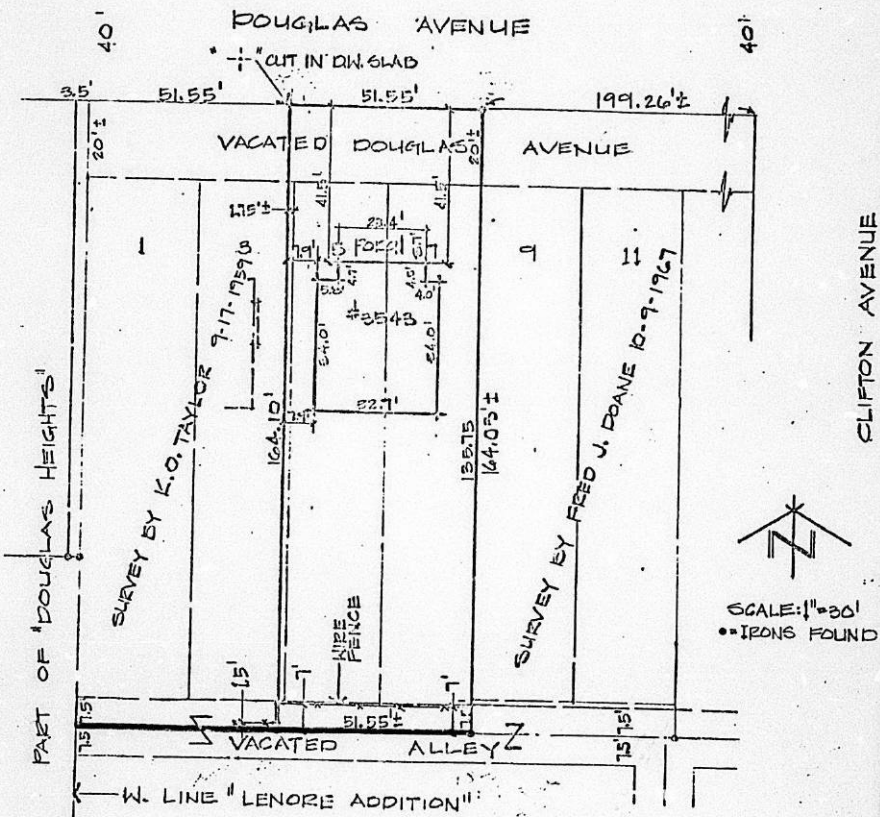
Order No: 320507
cf

HALL & ASSOCIATES INC.

LAND SURVEYORS

1 of 2

N. LN. SW 1/4 SEC. 25, T21S, R1E, 6TH P.M.



WICHITA - SEDGWICK COUNTY

W S C

RECEIVED

JUN 22 1983

METROPOLITAN PLANNING
ROUTE

BOARD OF ZONING APPEALS
CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202

FORWARDING
ORDER EXPIRED
RETURN TO SENDER

2883

WICHITA, KS 672
PM
JUN 21
1983

Jo S. & Shirley M. Zakas
3555 East Douglas
Wichita, Ks. 67218

8201 G. Navy
67207

F.O.E.
VBT
RT1801

WICHITA, KS 672
PM
JUN 21
1983

ZAK 55 011125N1 06/11/83

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

WICHITA - SEDGWICK COUNTY

W S C

BOARD OF ZONING APPEALS
CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202

WICHITA, KS
PM
JUN 21
1983

28-83

VBT
WIKY
RT1801

Celesta A. Herman
3315 Oakland
Wichita, Ks. 67218

ATTEMPTED
NOT KNOWN
RETURN TO SENDER

WICHITA, KS 672
PM
JUN 11
1983

HER 15 011018N1 06/13/83

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

RECEIVED

JUN 24 1983

METROPOLITAN PLANNING
ROUTE

HELP GOODWILL REGISTER
WICHITA, KS 672
JUN 22 1983
20

WICHITA - SEDGWICK COUNTY

W SC

BOARD OF ZONING APPEALS
CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202

*Return
WRONG
Robert M.
28-83*



NOT DELIVERABLE AS ADDRESS
NO FORWARDING ORDER ON FILE
AUGUSTA

Robert M. & Georgia L. Morgan
509 Sunflower
Augusta, Ks. 67010



RECEIVED

JUN 28 1983

METROPOLITAN PLANNING

ROUTE _____

WICHITA - SEDGWICK COUNTY

W SC

BOARD OF ZONING APPEALS
CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202

28-83

*VBT
RT 1801
INSUFFICIENT
ADDRESS*

Clifton Place
3555 East Douglas
Wichita, Ks. 67218



RECEIVED

JUN 23 1983

METROPOLITAN PLANNING

ROUTE _____



INSUFFICIENT
ADDRESS
RETURN TO SENDER



MICROFILMED
FROM THE BEST
AVAILABLE COPY

FORM 021

PAYMENT NOTICE
City of Wichita

Bldg.	Use of Str.	Code Eks	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
<i>Planning</i>	<i>1000</i>

NAME _____
ADDRESS _____
FUND _____ DUE DATE _____
COMMENTS _____
DATE _____ BY _____

*

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

Roll # 2