

BZA 29-88-MHM Prop. (Hilton E.) req. a
VARIANCE to reduce park. req. from 358
to 341 sp. on prop. zoned LC Lite Com.
at SW corner of Kellogg & Rock Road.

ACTION

BZA. 29-88 Approved 6/28/88
DATE

7004 Sec. 9-9-88
Checked LO
Shot 9-21-88
Revised 9-21-88

WMA

DATA SHEET

MAP NO.: 5946A

CASE NO. BZA 29-88

(CFO 2B, 6/20/88)

REQUEST: Variance to reduce the parking requirements from 358 spaces to 341 spaces

EXISTING ZONING: "LC" Light Commercial District

GENERAL LOCATION: Southwest corner of Kellogg and Rock Road

APPLICANT: M.H.M. Properties, Inc. (Hilton Inn East)
ADDRESS: 549 S. Rock Road
Wichita, KS 67207

PHONE: 686-7131

AGENT: Wilson-Darnell-Associates, P.A.
ADDRESS: 128 N. Oliver
Wichita, KS 67208

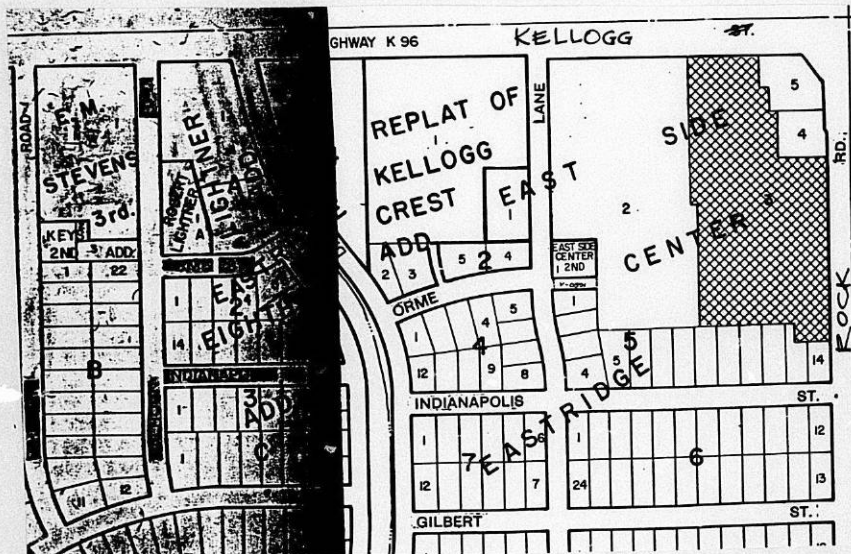
PHONE: 681-2099

AREA DATA

Acres: 7.8 (385 ft. by 720 ft.)

Adjacent Zoning and Land Use:

North "LC"
South "AA"
East "LC"
West "LC"



PL1-0433

LOS ANGELES-CHICAGO-LODAN, OH
MCGREGOR TX, LOCUST GROVE, GA
U.S.A.

Shiloh
No. 2153C

BZA INSPECTION SHEET

MAP NO.: 5946A

CASE NO. BZA 29-88

REQUEST: Variance to reduce the parking requirements from 358 spaces to 341 spaces

EXISTING ZONING: "LC" Light Commercial District

GENERAL LOCATION: Southwest corner of Kellogg and Rock Road

APPLICANT: M.H.M. Properties, Inc. (Hilton Inn East)

ADDRESS: 549 S. Rock Road
Wichita, KS 67207

PHONE: 686-7131

AGENT: Wilson-Darnell-Associates, P.A.

ADDRESS: 128 N. Oliver
Wichita, KS 67208

PHONE: 681-2099

HEARING DATE: June 28, 1988

BZA ACTION: Approved

FOLLOW-UP DATE: None

RESOLUTION NO. BZA 29-88

WHEREAS, M.H.M. Properties, Inc. (Hilton Inn East), pursuant to Section 2.12.590.B, Code of the City of Wichita, requests a variance to reduce the parking requirements from 358 spaces to 341 spaces on property zoned the "LC" Light Commercial District and legally described as follows:

Lot 3, East Side Center Addition to Wichita, Sedgwick County, Kansas. Generally located at the southwest corner of Kellogg and Rock Road.

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, 1988, 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 proposed building additions will not increase the hotel occupancy, because no additional hotel rooms, conference rooms or restaurant areas are being added; 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 adequate parking can still be provided on site for all hotel needs, based on past occupancy rates and on the high percentage of business which arrives by airport van or tour bus, rather than private car; 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 a requirement to provide the full 358 parking spaces would necessitate the leasing of off-site spaces which would most likely never be used OR the proposed building additions would have to be scaled down or deleted, thus hindering this hotel in its effort to upgrade the facility and become more competitive with newer facilities in the 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 adequate parking for the hotel's needs can be provided on site without utilizing adjacent public street rights-of-way or adjacent private parking lots; 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 reduction of only 5% in the parking requirement will still result in adequate parking being provided for this hotel; 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.

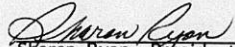
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that this request be approved for a variance to reduce the parking requirements from 358 spaces to 341 spaces on property zoned the "LC" Light Commercial District and legally described as follows:

Lot 3, East Side Center Addition to Wichita, Sedgwick County, Kansas. Generally located at the southwest corner of Kellogg and Rock Road.

subject to the following condition:

1. The applicant shall obtain a building permit for the proposed additions to the hotel and shall comply with all applicable building and zoning codes, except that the number of parking spaces may be reduced to not less than 341.
2. The south driveway to Rock Road shall be maintained as a two-way drive.

ADOPTED AT WICHITA, KANSAS, this 28th day of June, 1988.


Sharon Ryan, President

ATTEST:


Louise Olivarez, Assistant Secretary

THE CITY OF WICHITA



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

July 1, 1988

Wilson-Darnell-Associates, P.A.
128 N. Oliver
Wichita, KS 67208

Re: BZA 29-88 - Variance to reduce parking at the Hilton Inn East

Gentlemen:

Enclosed is a signed copy of the above-referenced BZA Resolution adopted by the Board of Zoning Appeals on June 28, 1988. 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. The approved site plan has been revised to show the south driveway on Rock Road to be a two-way drive.

This is a reminder that the zoning adjustment signs should now be removed from the property. If you have questions concerning this matter, please call our office.

Sincerely,

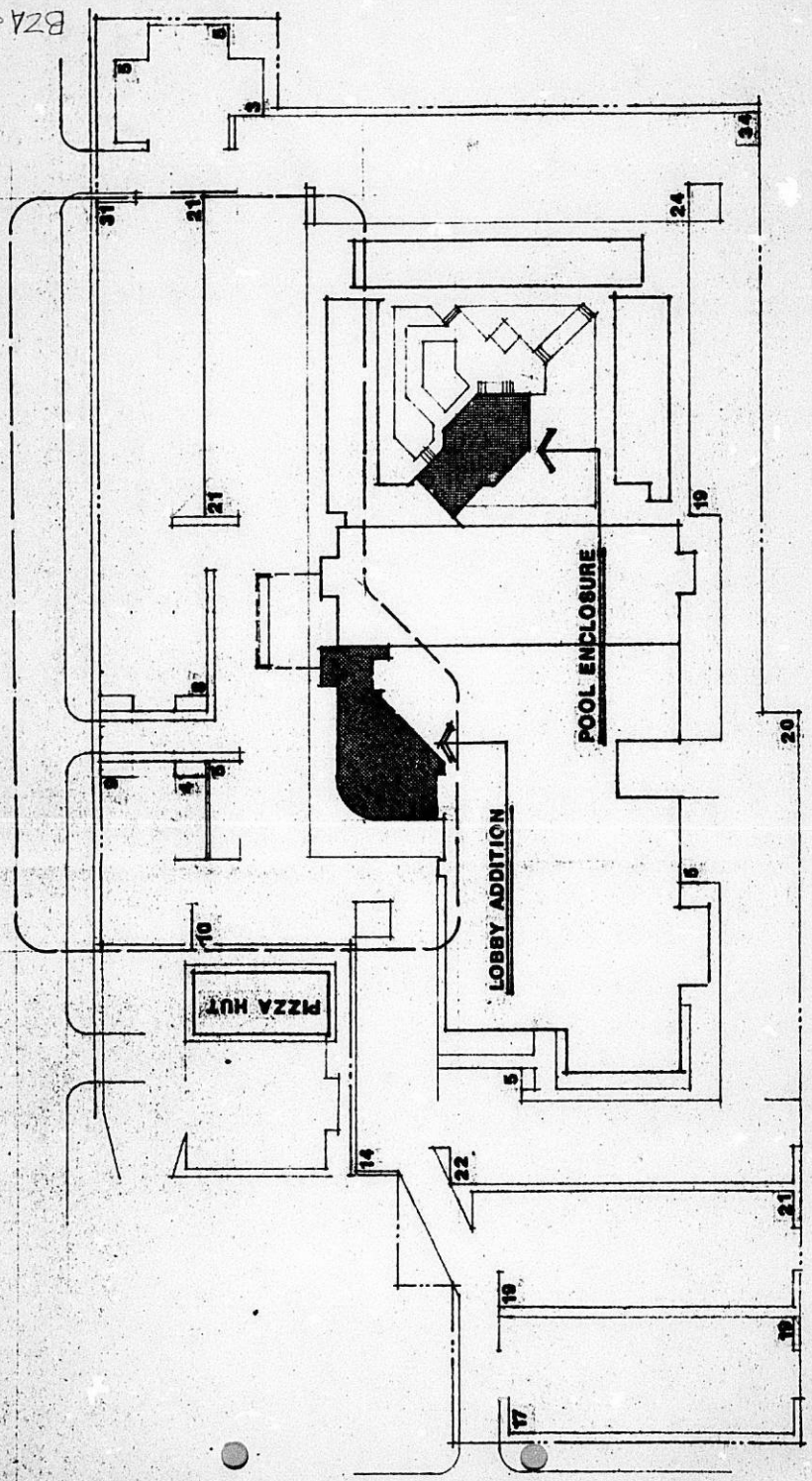

Louise Olivarez
Assistant Secretary
Board of Zoning Appeals

LO/jcm
Enclosure

cc: M.H.M. Properties, 549 S. Rock Road, Wichita, KS, 67207
Monty Robson, Superintendent of Central Inspection (w/site plan)
Joe Donnelly, Zoning Administrator, CID
Dale Rea, Deputy City Clerk

BZA 29-88

ROCK ROAD



THE CITY OF WICHITA

OFFICE OF Citizen Participation DATE June 27, 1988

TO Louise Olivarez, Principal Planner

FROM Shirley Mast, Administrative Aide III

SUBJECT BZA 29-88: South of Kellogg
 and West of Rock Road (variance)

On Monday, June 20, 1988, East Side CPO Council 2B considered the captioned case, a request for a variance to reduce the parking requirements from 358 spaces to 341 spaces.

Council members were provided the Notice of Public Hearing and MAPD staff comments. Following discussion, the Council voted 7-0 to recommend approval of the request subject to MAPD staff comments.

The agent, Wesley Darnell, and Richard Britt, General Manager of the Hilton Inn East, were present to describe the request and respond to questions. The following persons were present concerning the case: Mr. and Mrs. James Harris, 7920 East Indianapolis; Mr. and Mrs. Joe Mizgnko, 7720 East Indianapolis. The residents did not voice opposition to the variance but expressed concern about increased traffic that will use Indianapolis street to get to the Citadel Bank as a result of the changed traffic patterns.

Please provide the Council's recommendation to the Board of Zoning Appeals when case #BZA 29-88 is considered at the June 28 meeting.

SM:dm

RECEIVED
JUN 27 1988
METROPOLITAN PLANNING
ROUTE _____

SECRETARY'S REPORT

CASE NUMBER: BZA 29-88

OWNER/APPLICANT/AGENT: M.H.M. Properties, Inc. (Hilton Inn East)
(owner/applicant)
Wesley Darnell, A.I.A. (agent)

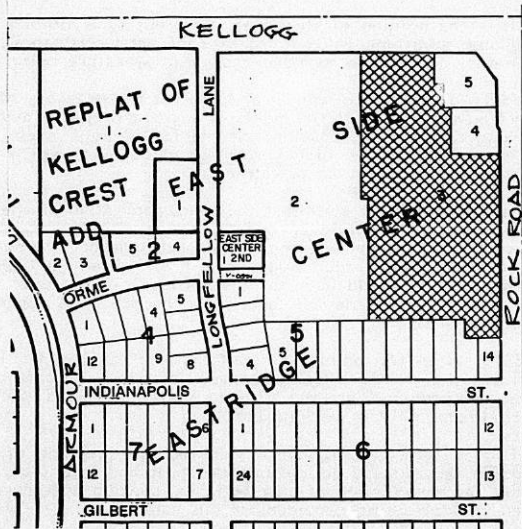
REQUEST: Variance to reduce the parking requirements from 358 spaces to 341 spaces.

CURRENT ZONING: "LC" Light Commercial with C.U.P.

SITE SIZE: 7.8 acres

LOCATION: South of Kellogg and west of Rock Road

PROPOSED USE: Hilton Inn hotel and parking lot



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.

BACKGROUND: The applicant proposes to remodel the Hilton Inn East to include a lobby bar area and indoor pool which will add 5,829 sq. ft. of enclosed space to the building, thus requiring an additional 24 parking spaces over and above the 334 spaces now required. The site will permit only 341 spaces to be provided after these building additions are made, although 351 spaces are provided today. The hotel manager has stated that the proposed building additions will not have the effect of increasing the hotel occupancy and that the present parking has been more than adequate in the past. Almost 60% of the hotel's business comes from the airport (to which van service is provided) or from bus tours, according to the manager. There are 259 hotel rooms with a current occupancy rate in the low 40% range. The applicant is requesting a reduction of 17 in the number of required parking spaces (from 358 to 341 spaces).

ADJACENT ZONING AND LAND USE:

NORTH	"LC"	Retail commercial and motel
SOUTH	"AA"	One-family dwellings
EAST	"LC"	Retail commercial
WEST	"LC"	Office building

UNIQUENESS: It is the opinion of staff that this property is unique inasmuch as the proposed building additions will not increase the hotel occupancy, because no additional hotel rooms, conference rooms or restaurant areas are being added.

ADJACENT PROPERTY: It is the opinion of staff that the granting of the variance requested will not adversely affect the rights of adjacent property owners inasmuch as adequate parking can still be provided on site for all hotel needs, based on past occupancy rates and on the high percentage of business which arrives by airport van or tour bus, rather than private car.

HARDSHIP: It is the opinion of staff that the strict application of the provisions of the zoning ordinance may constitute an unnecessary hardship upon the applicant inasmuch as a requirement to provide the full 358 parking spaces would necessitate the leasing of off-site spaces which would most likely never be used OR the proposed building additions would have to be scaled down or deleted, thus hindering this hotel in its effort to upgrade the facility and become more competitive with newer facilities in the area.

PUBLIC INTEREST: It is the opinion of staff that the requested variance would not adversely affect the public interest inasmuch as adequate parking for the hotel's needs can be provided on site without utilizing adjacent public street rights-of-way or adjacent private parking lots.

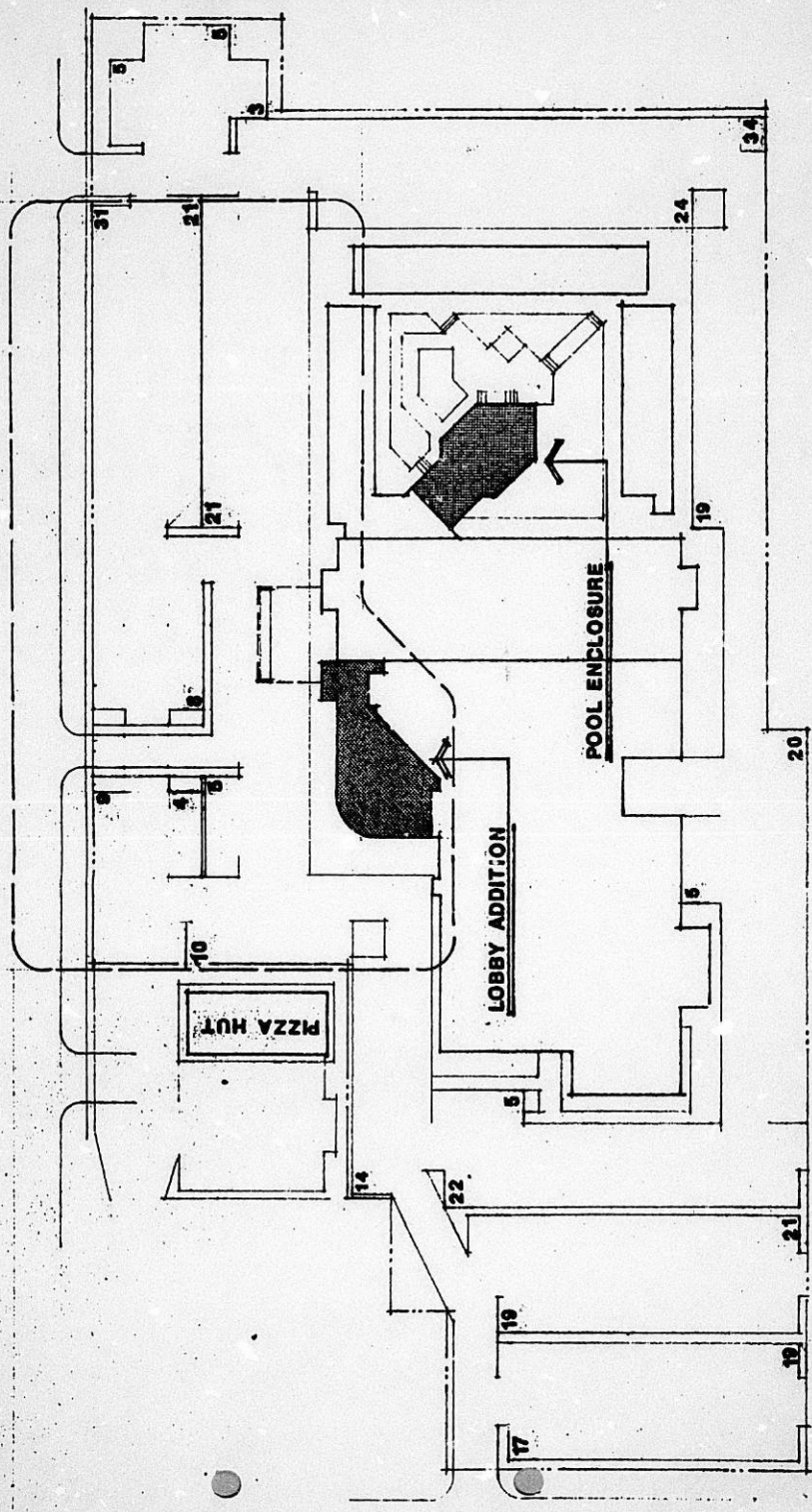
SPIRIT AND INTENT: It is the opinion of staff that the granting of the variance requested would not be opposed to the general spirit and intent of the zoning ordinance inasmuch as a reduction of only 5% in the parking requirement will still result in adequate parking being provided for this hotel.

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 condition:

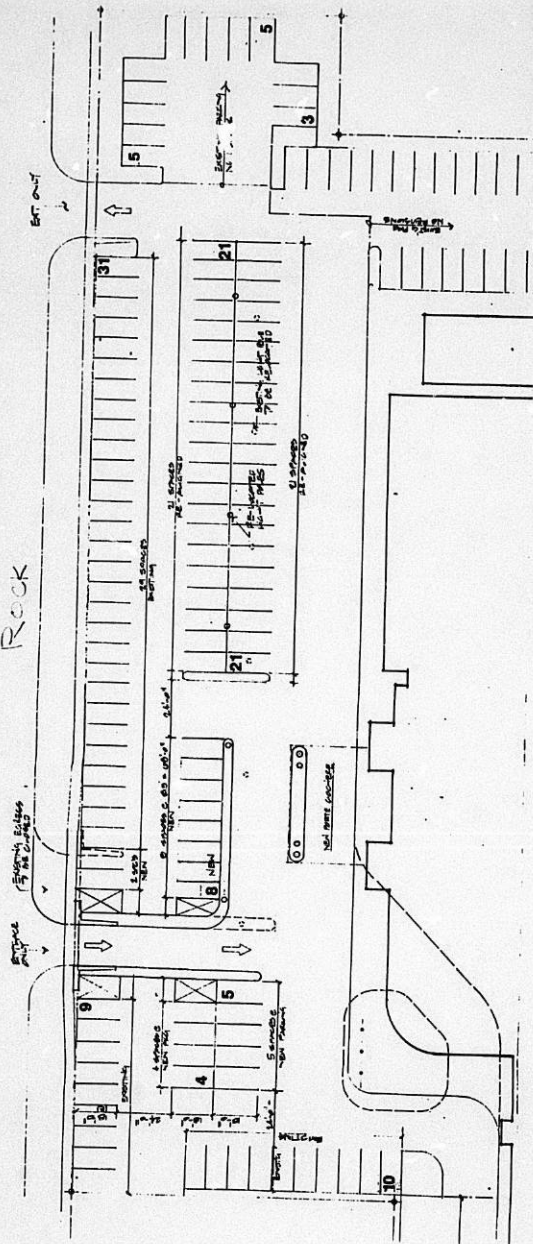
1. The applicant shall obtain a building permit for the proposed additions to the hotel and shall comply with all applicable building and zoning codes, except that the number of parking spaces may be reduced to not less than 341.

BZA 29-88 SR

ROCK ROAD



ROCK





Wilson · Darnell · Associates, P.A.
architects & planners
128 North Oliver • Wichita, KS 67208 • (316)681-2099

May 26, 1988

Board of Zoning Appeals
City of Wichita
455 North Main
Wichita, KS 67202

RE: Request for Zoning Variance
Hilton Inn East
Wichita, Kansas

Gentlemen:

This request for variance is in connection with proposed additions to the referenced property. Presently, there are 351 parking spaces provided at this facility versus a requirement of 334 spaces per section 28.04.141, paragraph 3.2 of the City Zoning Ordinance (see the attached calculation sheet).

To maintain the standards of the Hilton Inn chain, the hotel owners intend to upgrade the facility with an overall remodel and the addition of a lobby bar area, new porte cochere, and an indoor pool enclosure. The pool enclosure (see enclosed site plan) and lobby bar will add 5,829 sf of enclosed space to the building and would necessitate 24 additional parking spaces (250 sf/space by ordinance).

However, based on the reworked site plan with the new entry location and revised site circulation pattern, we are only able to provide 341 parking spaces.

It is the owner's contention that these improvements are not intended to nor will they have the effect of increasing hotel occupancy beyond the original building's needs. These improvements are intended to bring the hotel back to a more competitive position with other newer and more upgraded properties in the east Wichita market. The hotel management has stated that the present parking has been more than adequate to date and that in fact, a reduced level of parking would be acceptable (see enclosed letter from Mr. Dick Britt, hotel manager). The fact that less parking is needed is probably due to the multiple use of the facilities by the same persons. Secondly, this hotel serves many group events where participants arrive by bus rather than by personal transportation. Thirdly, many guests are transported from the airport by hotel van.

Based on this information and the opportunity to allow an existing facility important to the Wichita economy to remain viable, we request that you grant a variance to allow the added construction based on the reduced parking referenced above.

Sincerely,

Wesley A. Darnell

WESLEY A. DARNELL, AIA

WAD:lkd

cc: Frank Fowler, MHM



WICHITA HILTON EAST

May 26, 1988

Board of Zoning Appeals
City of Wichita

As operators of the Wichita Hilton East, we feel there is ample parking for the quantity of business we do now and in the future. We have an inventory of 259 rooms and are running an occupancy in the low 40% range, or on average 100 rooms per night. Almost 60% of our room business comes from the airport or from bus tours. This leaves 40 rooms that have other methods of transportation. We average 1.5 guests per room which would give us about 26 cars for rooms. Of course this is not allowing for local people dropping guests off at the hotel and not parking.

At our worst scenario, our parking lot has never been over flowing, nor do we expect any problems in the future.

Sincerely,

A handwritten signature in cursive script that reads "Richard Britt".

Richard Britt
General Manager

BZA CASE NO. 29-88

15 LEGAL ADVERTISEMENT SENT TO MAPC & BZA

2 NOTICES SENT TO APPLICANT/AGENT

26 NOTICES SENT TO ADJOINING PROPERTY OWNERS

5 NOTICES SENT TO BZA MEMBERS

NOTICES SENT 6-3-88

1 NOTICES SENT TO CPO

2 NOTICES SENT TO CITY MANAGER & CITY
COUNCIL REPRESENTATIVE TO DISTRICT

4 NOTICES TO MAPD STAFF

Jack Galbraith
Louise Olivarez
Bob Young
Karen Crook

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

June 6, 1988

NOTICE OF PUBLIC HEARING:

CASE NO. BZA 29-88

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 M.H.M. Properties Inc. (Hilton Inn East) requesting a variance.

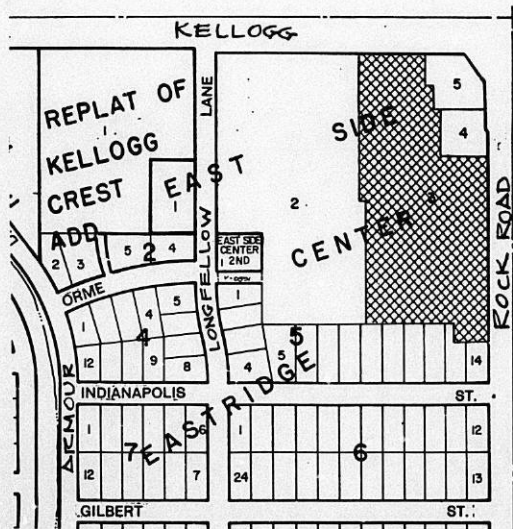
Pursuant to Section 2.12.590.B, of the Code of the City of Wichita, the applicant is requesting a variance to reduce the parking requirements from 358 spaces to 341 spaces on property zoned the "LC" Light Commercial District. A legal description of the applicant's property is as follows:

Lot 3, East Side Center Addition to Wichita, Sedgwick County, Kansas. Generally located at the southwest corner of Kellogg and Rock Road.

This application has been assigned Case No. BZA 29-88. It will be considered by the Board of Zoning Appeals on Tuesday, June 28, 1988, at 1:30 p.m. in the Board Room, First Floor of City Hall, 455 N. Main Street, Wichita, Kansas. If you have no interest in or objections to 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.

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

NOTE: We have been advised by the Citizen Participation Organization staff that CPO Council 2B, Eastside, will consider this case at their meeting to be held on Monday, June 20, 1988, at 7 p.m., at Capitol Federal Savings and Loan Building, 8040 East Douglas. Additional information regarding this CPO meeting may be obtained by calling the CPO office at 268-4516.



PL1-0430

(_____) Published in The Daily Reporter, June 3, 1988

OFFICIAL NOTICE

NOTICE IS HEREBY given that on the 28th day of June, 1988, the Board of Zoning Appeals of the City of Wichita, Kansas, meeting in the Board Room, First Floor, City Hall, 455 North Main, Wichita, Kansas will consider the following applications beginning at 1:30 p.m.

1. Case No. BZA 23-88 - John A. Van Walleghen, pursuant to Section 2.12.590.B, Code of the City of Wichita, requests a variance to reduce the rear yard setback from 20 feet to 8 feet on property zoned the "AA" One-Family Dwelling District and legally described as follows:

Lot 1, Block 13, Garden Park Addition to Wichita, Sedgwick County, Kansas. Generally located at the southwest corner of Tulsa and Pattie Streets (1239 Tulsa).

2. Case No. BZA 24-88 - Patrick M. Chapman, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit the establishment of a used car sales lot on property partially zoned the "LC" Light Commercial District and the balance approved for the "LC" Light Commercial District and legally described as follows:

Lots 1241, 1243 and 1245 on Market Street and the north 9 feet of Lot 1244 and all of Lot 1246 on Broadway in Bush's Addition to the City of Wichita, Sedgwick County, Kansas. Generally located on the south side of 13th Street between Market and Broadway.

3. Case No. BZA 25-88 - Rocky L. and Terry L. Wilburn, pursuant to Section 2.12.590.B, Code of the City of Wichita, request a variance to reduce the side yard setback from 6 feet to 1½ feet for a deck and reduce to 1 foot the setback for the roof over the deck on property zoned the "AA" One-Family Dwelling District and legally described as follows:

Lot 8, Murray's 3rd Addition to Wichita, Sedgwick County, Kansas. Generally located at the northeast corner of Pawnee and Pawnee Court (3860 E. Pawnee Court).

4. Case No. BZA 26-88 - John C. and Mary L. Nodgaard, pursuant to Section 2.12.590.B, Code of the City of Wichita, request a variance to reduce the side yard setback from 6 feet to 5 feet on property zoned the "AA" One-Family Dwelling District and legally described as follows:

Lot 1, Block 6, Fifth Addition to Pine Valley Estates, Wichita, Sedgwick County, Kansas. Generally located on the east side of Lawrence Lane, ¼-mile south of 13th Street (1002 Lawrence Lane).

5. Case No. BZA 27-88 - Quality Child Care Centers, Inc.-Wesley Children's Center, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit the establishment of a child care center on property zoned the "A" Two-Family Dwelling District and legally described as follows:

The West Half of Reserve D, Ken-Mar Addition to Wichita, Sedgwick County, Kansas. Generally located on the south side of 17th Street in an area west of Oliver (4401 E. 17th).

6. Case No. BZA 28-88 - Amoco Oil Company, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit the establishment of a detached, single-bay automatic car wash in association with a proposed Amoco service station on property zoned the "LC" Light Commercial District and legally described as follows:

That part of Lot 1, Block 1, Amarado Estates, an addition to Wichita, Sedgwick County, Kansas, described as beginning at the S.W. Corner thereof; thence N 00° E, along the west line of said Lot 1, 175 feet; thence N 86°34'56" E, 213 feet; thence S 00° E, 184.38 feet more or less to a point on the south line of said Lot 1; thence N 79°22'53" W, along said south line of Lot 1, 38.59 feet to a deflection corner of said Lot 1; thence S 86°34'56" W, 175 feet to the point of beginning. Generally located at the northeast corner of 13th Street and Maize Road.

7. Case No. BZA 29-88 - M.H.M. Properties Inc. (Hilton Inn East), pursuant to Section 2.12.590.B, Code of the City of Wichita, requests a variance to reduce the parking requirements from 358 spaces to 341 spaces on property zoned the "LC" Light Commercial District and legally described as follows:

Lot 3, East Side Center Addition to Wichita, Sedgwick County, Kansas. Generally located at the southwest corner of Kellogg and Rock Road.

8. Case No. BZA 30-88 - Rudy Betts, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit the establishment of an off-street parking lot on property zoned the "A" Two-Family Dwelling District and legally described as follows:

Lots 14 and 16, Block 6, J.O. Davidson 2nd Addition to Wichita, Sedgwick County, Kansas. Generally located on the east side of Custer in an area south of Central.

9. Case No. BZA 31-88 - Rudy Betts, pursuant to Section 2.12.590.B, Code of the City of Wichita, requests a variance to reduce the rear yard setback from 10 feet to 0 feet on property zoned the "LC" Light Commercial District and legally described as follows:

Lots 2, 4, 6, 8, 10 and 12, Block 6, J. O. Davidson 2nd Addition to Wichita, Sedgwick County, Kansas. Generally located on the southeast corner of Central and Custer (3015 W. Central).

As provided in City Ordinances hereinabove described and Section 2.12.560 et. seq., Code of the City of Wichita, Sedgwick County, Kansas, the same will then and there be discussed and considered by the said Board of Zoning Appeals and all persons interested in said matters will be heard at this time concerning their views and wishes in the premises, and any protest against any of the provisions of the exceptions and the variances will be considered by the Board of Zoning Appeals as by law provided.

WITNESS my hand and seal this 3rd day of June, 1988.

Jack H. Galbraith, Secretary

LETTER OF TRANSMITTAL

TO: METROPOLITAN PLANNING PROJECT: HILTON INN EAST
CITY OF WICHITA KELLOGG AND ROCK ROAD
455 N. MAIN, WICHITA, KS 67202 WICHITA, KS
ATTN: LOUISE OLVIRAREZ DATE: 5/27/88

WE SEND YOU HEREWITH:

- ONE COPY OF APPLICATION FOR ZONING VARIANCE
- CERTIFIED PROPERTY LIST
- WDA LETTER EXPLAINING REQUESTED VARIANCE
- 2 PRINTS OF SITE PLAN SHOWING REVISION
- CHECK IN THE AMOUNT OF \$ 300.00

THESE ARE TRANSMITTED as checked below:

- | | |
|---|--|
| <input checked="" type="checkbox"/> For your use and information. | <input type="checkbox"/> Revise and resubmit per required corrections. |
| <input type="checkbox"/> For your review and approval. | <input type="checkbox"/> Rejected. |
| <input type="checkbox"/> Reviewed for compliance with contract documents. | <input type="checkbox"/> Return <input type="checkbox"/> copy(s). |
| <input type="checkbox"/> Other _____ | |

REMARKS: _____

SIGNED WESLEY DARNELL COPY TO: FRANK FOWLER

APPLICATION FOR VARIANCE

operates on behalf of Travelers Insurance Co.

i. Applicant M.H.M. Properties Inc. (Hilton Inn East)
 Address 549 S. Rock Rd. Kellogg & Rock Road, Wichita, KS Zip Code 67207 Phone 665-7131
 Agent Wilson-Darnell-Associates, P.A.
 Address 128 N. Oliver, Wichita, KS Zip Code 67208 Phone 681-2099
 Relationship of applicant to property is that of Owner
 (Owner, Tenant, Lessee, Other)

ii. The variance requested is to reduce the parking requirements for the proposed building addition to the Hilton Inn East. *→ a reduction of the parking requirements from 358 spaces to 341 spaces*
 on property zoned light commercial "LC" which is 385 ft by 720 ft (or 7.8 acres) in size, legally described as:
Lot 3, East Side Center, An addition to Wichita, Sedgwick County, KS.
 and located at the southwest corner of Kellogg and Rock Road.
 in the City of Wichita.

- iii. The applicant herein, or his authorized agent, acknowledges:
- a. That he has received an instruction sheet concerning the filing and hearing of this matter;
 - b. That he has been advised of the fee requirements established by Section 2.12.580 of the Code of the City of Wichita (Ordinance No. 39-285); 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 Richard Pitt-G.M.
 Authorized Agent Wilson Darnell

OFFICE USE ONLY:
 Map No. 5946A Zoning: (N) LC (S) AA (E) LC (W) LC CPO 2B 6-20
 Received in Office of Secretary, Board of Zoning Appeals, _____ (a.m./p.m.),
May 27, 1988, together with appropriate fee of 300.00.

Signed Louise Oliveira

need to purchase signature

OWNERSHIP LIST

<u>Property Description</u>			<u>Property Owner</u>
Lot 3		East Side Center Addition	The Travelers Insurance Company 2215 York Road Suite 504 Oak Brook, IL 60521
Lot 2		"	B. W. Associates, Ltd. c/o Trans. American Management Company Suite 200 8020 E. Central Wichita, KS 67206
Lots 4 & 5		"	Richard M. Leslie 8001 Killarney Ct. Wichita, KS 67206
Lot 5	Block 5	Eastridge Eleventh Addition	Vaughan O. Stevens Grace I. Stevens 7714 E. Indianapolis Wichita, KS 67207
Lot 6	Block 5	"	Joseph Mizenko Mozelle Mizenko 7720 E. Indianapolis Wichita, KS 67207
Lot 7	Block 5	"	Gerald L. Davey Welma E. Davey 1114 Royal Road Wichita, KS 67207
Lot 8	Block 5	"	Steven M. Hughes 7808 E. Indianapolis Wichita, KS 67207
Lot 9	Block 5	"	Roy A. Alexander 7814 E. Indianapolis Wichita, KS 67207
Lot 10	Block 5	"	Dinh H. Dao Tunh T. Mai 7820 E. Indianapolis Wichita, KS 67207
Lot 11	Block 5	"	Esther M. Koehn 7902 E. Indianapolis Wichita, KS 67207
Lot 12	Block 5	"	Carol M. Moser 7908 E. Indianapolis Wichita, KS 67207
Lot 13	Block 5	"	Charles W. Switzer Luella V. Switzer 7914 E. Indianapolis Wichita, KS 67207
Lot 14	Block 5	"	James Russell Harris Ruth R. Harris 7920 E. Indianapolis Wichita, KS 67207

Property Description			Property Owner
Lot 9	Block 6	Eastridge Eleventh Addition	Donald W. Diaz Simone Diaz 7903 E. Indianapolis Wichita, KS 67207
Lot 10	Block 6	"	Ralph C. Sapp Vera I. Sapp 207 E. Kelly Rd. Augusta, KS 67010
Lot 11	Block 6	"	Bobby L. Montgomery Jeannie W. Montgomery 7915 E. Indianapolis Wichita, KS 67207
Lot 12	Block 6	"	Kiem V. Ninh Hong T. Nguyen 7921 E. Indianapolis Wichita, KS 67207
The North 261.4 feet more or less of Lot 1 and 1/2 vacated street adjoining on the East, Eastmoor Addition. (Block 1)			General Real Estate Shares Suite 2 3150 N. Republic Blvd. Toledo, OH 43615
Lot 1, Block 1, except the North 261.4 feet more or less, and 1/2 vacated street adjoining on the East, Eastmoor Addition.			Levitt Jewelry Company c/o General Real Estate Shares, Suite 2 3150 Republic Blvd. Toledo, OH 43615
Lots 2 and 3	Block 1	Eastmoor Addition	General Real Estate Shares Suite 2 <i>dup</i> 3150 N. Republic Blvd. Toledo, OH 43615
Lot 1	Block 2	"	M. I. Neher Jr. Patricia Joy Neher Box 633 Muskogee, OK 74402
Lot 2	Block 2	"	Larry Lee McKee Nima J. McKee Rt. 1 Clearwater, KS 67026
Lot 19	Block 2	"	Jane S. Eulberg 3901 NW 22 Oklahoma City, OK 73107
Lot 20	Block 2	"	Roy D. Flock Nancy J. Flock 6962 Newbury Circle Wichita, KS 67226

Property Description		Property Owner
Lot 1, except the East 22 feet thereof	Rockwood South 2nd Addition	Kenneth D. Denton 4640 E. Mt. Vernon Wichita, KS 67218
The East 22 feet of Lot 1	"	City of Wichita 455 N. Main Wichita, KS 67202
Lot 4	Kellogg Mall Addition	Kellogg Mall Associates c/o Melvin Simon Associates P.O. Box 7033 Indianapolis, IN 46207
Lot 1, Kellogg Mall Addition, except that part described as beginning at a point 1790.35 feet South and 60 feet West of the NE/c of the SE $\frac{1}{4}$ of Section 19, Township 27 South, Range 2 East; th. W'ly parallel with Highway 54 r/o/w 23.25 feet to the East line of Lot 1 and a point of beginning; th. continuing W'ly parallel with Highway 176.75 feet; th. S'ly parallel with the East line of the SE $\frac{1}{4}$ 350 feet; th. E'ly parallel with Highway 183.1 feet to the East line of Lot 1; th. N'ly along the East line of Lot 1, 350.07 feet to the point of beginning.		Towne East Joint Venture c/o Melvin Simon Associates P.O. Box 7033 Indianapolis, IN 46207

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

Lot 3, East Side Center, an Addition to
Wichita, Sedgwick County, Kansas.

as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 24th day of May, 1988, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By

Mary Gable

Sr. Vice-President

Order No. 395012

nj

WICHITA — SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688

BZA 29-88

RECEIVED

JUN 15 1988

METROPOLITAN PLANNING

ROUTE

FORWARDING ORDER
EXPIRED



Steven M. Hughes
7808 E. Indianapolis
Wichita, KS 67207

HUG 08 080406N1 06/04/88

RETURN TO SENDER
NO FORWARDING ORDER ON FILE
UNABLE TO FORWARD

Important! Notice of Meeting Enclosed

№ 00186

METROPOLITAN AREA PLANNING DEPARTMENT

Description BZA Variance
Name Wichita Hilton East
Address P.O. Box 18488
Fund No. (circle one) 755-40710-003 (fees) 755-40710-004
(books, xerox) 755-40710-026 (microfilm)
Amount 300⁰⁰
Date 5-27-88 Due Date 5-27-88 By F.L.

Form 00-000

№ 00190

METROPOLITAN AREA PLANNING DEPARTMENT

Description 2 zoning adjustment signs BZA 29-88
Name Wilson - Darrell Assoc.
Address 128 71 Oliver
Fund No. (circle one) 755-40710-003 (fees) 755-40710-004
(books, xerox) 755-40710-026 (microfilm)
Amount 46⁰⁰
Date 6-2-88 Due Date 6-2-88 By LD

Form 00-000

*

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

Roll # 3