

Case No. BZA 33-82 - C. & W. Enterprises  
requests a variance of the required  
number of off-street parking spaces  
from 108 spaces to 80 spaces on pro-  
perty zoned the "RB" Office District  
and generally located on the northeast  
corner of Central and 1st Streets

200'4 Sec 11-3-82  
Checked 11-8-82  
Shot 11-10  
Recorded 11-17-82

5

548 B

BZA  
33-82

# ACTION

POSTED  
8-6-82

COMMITTEE Approved DATE 8-24-82  
40

~~M.A.P.G.~~ \_\_\_\_\_

~~BCC/B CO-C~~ \_\_\_\_\_

5448 B

5

200' 4 Sec 11-3-82  
Checked 11-8-82 art  
Shot 11-10  
Recorded 11-17-82

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requests a variance of the required  
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5448

Map No. 5448  
Sec. 17  
Twp. 27  
Range 1E

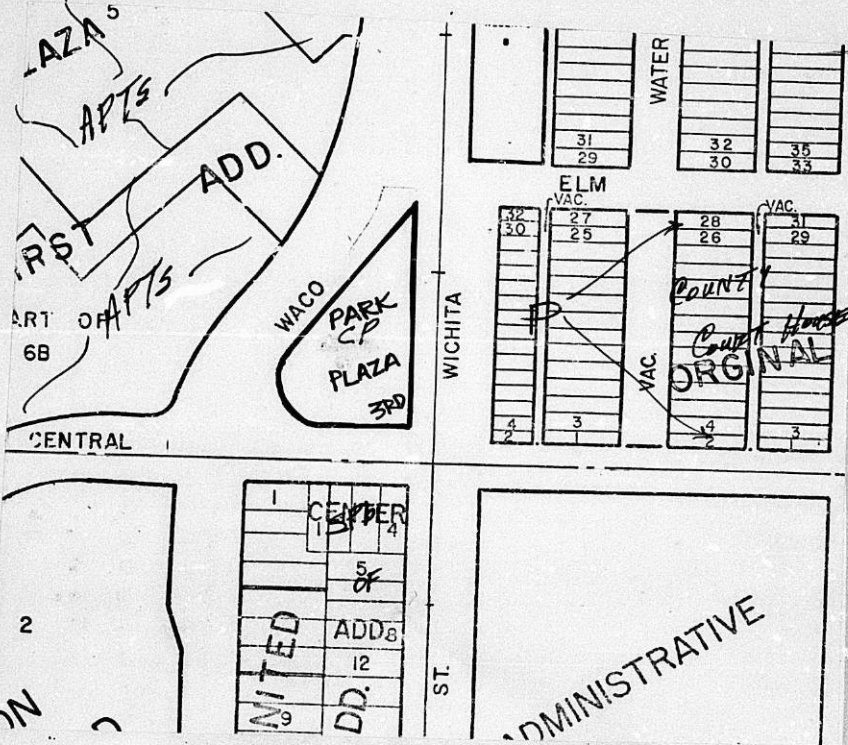
BZA- 33-82  
SCZ- \_\_\_\_\_  
CU- \_\_\_\_\_  
Filed \_\_\_\_\_

AREA DATA:

- (IRREGULAR)
1. Acres: \_\_\_\_\_ ( 200 ft. by 400 ft.)
  2. Adjoining Zoning: E \_\_\_\_\_ S \_\_\_\_\_ W \_\_\_\_\_ N \_\_\_\_\_
  3. Land Use: East RAILROAD TRACKS & PARKING LOTS South ELEM. SCHOOL  
West APTS. North WACO
  4. Sketch Plan Land Use is for: \_\_\_\_\_
  5. Present Land Use if for: CONSTRUCTION PROJECT
  6. Area (is) (is not) platted.

PHOTO DATA:

Taken by \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_



STATE OF IOWA  
REGISTERED PROFESSIONAL SURVEYOR  
No. 2153C  
JAMES R. HARRIS  
DES MOINES, IOWA

Speed  
No. 2153C

33-82

August 25, 1982

C & V Enterprises  
Frank L. Carney & Lynn H. Woodward  
730 North Main  
Wichita, Ks. 67203

Re: Case No. EZA 33-82  
Request for Variance

Gentlemen:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on August 24, 1982.

This Resolution reflects the official action of the Board to approve your request, and sets out the conditions of approval. It is forwarded to you for your information and files.

If you have questions concerning this matter, please call our office.

Sincerely,

Glen E. Lytle  
Assistant Secretary

GEL:sad  
Enclosure

cc: Lynn H. Woodward, 730 North Main, Wichita 67203  
Robert Feldner, Superintendent of Central Inspection (2)  
Don Gisick, City Clerk

RESOLUTION NO. EZA 33-82

WHEREAS, C & W Enterprises, a joint venture of Frank L. Carney and Lynn N. Woodward, 730 North Main, 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 108 spaces to 80 spaces on property zoned the "BB" Office District and legally described as follows:

Lot 1, Park Plaza 3rd Addition to Wichita, Sedgwick County, Kansas. Generally located on the northeast corner of Central and Waco (310 West Central).

WHEREAS, proper notice as required by ordinance and by the rules of the Board of Zoning Appeals has been given; and

WHEREAS, the Board of Zoning Appeals did, at the meeting of August 24, 1982, 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 property is irregular in shape and is located in close proximity to the "D" Central Business District and additional parking is being provided by parking in street right-of-way under a minor street privilege; 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 property is separated by public streets on all sides and the reduction in the number of parking spaces from the actual requirement of the zoning ordinance is in conformance with other properties in the general area that have been granted variances; 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 it would be necessary to remove all the trees on the site and surface nearly 100% of the site leaving little space for landscaping and amenities desired by the applicant; 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 parking covered by the minor street privilege is in an area that should never be needed for additional street right-of-way or public improvements; 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 adequate off-street parking is being provided to accommodate the gross leasible area within the building and the proximity of the site in relation to the "D" Central Business District; 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.

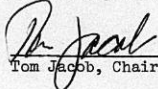
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that this request for a variance to reduce the required number of off-street parking spaces from 108 spaces to 80 spaces on property zoned the "BB" Office District and legally described as:

Lot 1, Park Plaza 3rd Addition to Wichita, Sedgwick County, Kansas. Generally located on the northeast corner of Central and Waco (310 West Central).

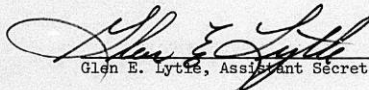
be approved subject to the following conditions:

1. The applicant shall provide not less than 92 parking spaces. These spaces shall be on the site and the area immediately adjacent to Waco Avenue as set forth in the minor street privilege.
2. The applicant shall maintain the minor street privilege until such time that 12 additional parking spaces are provided in compliance with the zoning ordinance.

ADOPTED AT WICHITA, KANSAS, this day of .

  
Tom Jacob, Chairman

ATTEST:

  
Glen E. Lytle, Assistant Secretary

**THE CITY OF WICHITA**

**OFFICE OF** CITIZEN PARTICIPATION

**DATE** August 18, 1982



**TO** Glen Lytle, Special Assistant for Zoning

**FROM** Stan Scott, Administrative Aide III

**SUBJECT** BZA 33-82: Northeast Corner  
of Central and Waco (310 West  
Central)

On Monday, August 16th, CPO Neighborhood Council Area "I" considered the captioned case, a request for a variance of the required number of off-street parking spaces from 108 spaces to 80 spaces on property zoned "BB" Office District. The Council voted 9-0 to recommend approval of the requested variance.

The applicant, Lynn N. Woodward, was present to explain the requested variance and respond to questions from the Council. Mr. Woodward noted that an additional 12 spaces would be provided on the right-of-way adjacent to Waco through the use of a minor street privilege, thus leaving a shortage of only 16 spaces. No area residents or property owners were present.

Please provide the Council's recommendation to the Board of Zoning Appeals when BZA 33-82 is considered on Tuesday, August 24th.

Stan Scott  
Administrative Aide III

Noted:

Sarah Gilbert  
CP Coordinator

**RECEIVED**

**AUG 19 1982**

METROPOLITAN PLANNING

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

**PERIODONTICS  
DENTAL IMPLANTS**

825 S. Hillside • Wichita, KS 67211-3077  
(316) 685-2734

MICHAEL J. LIES, D.D.S.  
MARK A. MOXLEY, D.D.S.

Date: 7-17-90

Allow me to introduce my patient:

Robert Young

for periodontal/implant evaluation. His/her telephone numbers are:

Home \_\_\_\_\_ Work \_\_\_\_\_

My findings indicate a need for:

- Consultation for periodontal treatment
- Consultation for implants
- Emergency care
- Special problems are limited to:

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
32	31	30	29	28	27	26	25	24	23	22	21	20	19	18	17

Full Mouth Radiographs:

- Mailed
- Sent with patient
- May be taken in your office and a copy sent for our records

Comments: \_\_\_\_\_

We have scheduled an appointment with your office on \_\_\_\_\_  
at \_\_\_\_\_ a.m./p.m.

We were unable to schedule an appointment with your office for our patient but  
requested he/she contact you at his/her earliest convenience.

Please call patient for consultation appointment.

Michael Hill

SIGNATURE

(PERIODONTIST'S COPY)

MICHAEL J. LIES, D.D.S. • MARK A. MOXLEY, D.D.S.

Practice Limited to Periodontics & Dental Implants

HILLSIDE OFFICE  
825 S. Hillside, Wichita, KS 67211  
(316) 685-2731

TYLER OFFICE  
900 N. Tyler Rd. Suite 14, Wichita, KS 67212  
(316) 721-2286

Date	Hour	Office Location
1. _____	_____	Hillside / Tyler
2. _____	_____	Hillside / Tyler
3. _____	_____	Hillside / Tyler

(PATIENT'S COPY)



SECRETARY'S REPORT  
CASE NO. BZA 33-82

APPLICANT: C & W Enterprises, a joint venture of Frank L. Carney and Lynn H. Woodward, 730 North Main, Wichita, Kansas

AGENT: Lynn H. Woodward, 730 North Main, Wichita, Ks.

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 108 to 80.

GENERAL LOCATION: On the northeast corner of Waco and Central.

ZONING: Subject property is zoned the "BB" Office District. Property to the east is zoned "E" Light Industrial. To the south "C" Commercial and "F" Light Industrial. To the west is "B" Multiple-family.

LAND USE: Subject property is vacant. To the west, apartments; to the south commercial and to the east the County Courthouse.

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 and 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 applicant is requesting a variance of the required off-street parking in order to construct an office building on an irregular shaped lot. The office building would require 108 spaces based on the requirement of one space for each 250 square feet of floor area. The applicant is providing 80 off-street parking spaces on the lot and an additional 12 spaces on public right-of-way adjacent to Waco. The inclusion of the 12 spaces covered by a minor street privilege then will leave a shortage of only 16 spaces from the strict application of the zoning ordinance.

The applicant further states that the gross square footage includes area within the building that should not contribute to the occupant load of the building, such as elevator shafts, stair wells, upper courtyard opening on the second floor and other areas such as partitions, restrooms and mechanical equipment space.

It is the Secretary's opinion that in multi-story office buildings, there is justification in the reduction of the parking demand for elevator shafts, stair wells and some other unusable spaces. However, all office buildings require restrooms, mechanical space, partitions and circulation corridors. The location of the office structure in relationship to the "D" Central Business District provides the greatest justification for a parking variance in addition to the spaces being provided by the minor street privilege.

UNIQUENESS:

It is the opinion of the Secretary that this property is unique inasmuch as the property is irregular in shape and is located in close proximity to the "D" Central Business District. Also, additional parking is being provided by parking in public right-of-way under a minor street privilege.

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 property is separated by public streets on all sides and the reduction in the number of parking

spaces from the actual requirement of the zoning ordinance is in conformance with other properties in the general area that have been granted variances.

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 it would be necessary to remove all the trees on the site and surface nearly 100% of the site leaving little space for landscaping and amenities desired by the applicant.

PUBLIC INTEREST:

It is the opinion of the Secretary that the requested variance would not adversely affect the public interest inasmuch as the minor street privilege is in an area that should never be needed for additional street right-of-way or public improvements.

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 adequate off-street parking is being provided to accommodate the gross leasible area within the building and the proximity of the site in relation to the Central Business District.

RECOMMENDATION:

Should the Board determine that all five conditions necessary to the granting of the 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 applicant shall provide not less than 92 parking spaces. These spaces shall be on the site and the area immediately adjacent to Waco Avenue as set forth in the minor street privilege.
2. The applicant shall maintain the minor street privilege until such time that 12 additional parking spaces are provided in compliance with the zoning ordinance.

BZA CASE NO. 33-82

2 NOTICES SENT TO APPLICANT/AGENT

10 NOTICES SENT TO MAPC

1 NOTICES SENT TO CPO

8 NOTICES SENT TO ADJOINING PROPERTY OWNERS

21 TOTAL NOTICES SENT 8-4-82

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

August 24, 1982

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 33-82

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 C & W Enterprises, a joint venture of Frank L. Carney and Lynn N. Woodward, 730 North main, Wichita, Kansas, requesting a variance.

Pursuant to Section 2.12.590.B, of the Code of the City of Wichita, the applicant is requesting a variance of the required number of off-street parking spaces from 108 spaces to 80 spaces on property zoned the "BB" Office District. A legal description of the applicant's property is as follows:

Lot 1, Park Plaza 3rd Addition to Wichita, Sedgwick County, Kansas. Generally located on the northeast corner of Central and Waco (310 West Central).

This application has been assigned Case No. BZA 33-82. It will be considered by the Board of Zoning Appeals on August 24, 1982 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 CFO 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. 33-82

CITY OF WICHITA, KANSAS

FILED 7-26-82

APPLICATION FOR VARIANCE

I. Name of Applicant C & W Enterprises, a joint venture of Frank L. Carney and Lynn N. Woodward

Mailing Address 730 N. Main 67203 Phone 262-3521

Name of Authorized Agent Dr. Lynn N. Woodward SRPA, MAI

Mailing Address 730 N. Main 67203 Phone 262-3521

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

II. The variance requested is to reduce parking from 108 spaces to  
80  
92 spaces.

*see  
adv.*

on the northeast corner of Waco and Central  
for property located (310 W. Central) at Waco - 67203-1078

and legally described as: Lot 1, Park Plaza 3rd Addition to Wichita,  
Sedgwick County, Kansas

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

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

*[Signature]*  
C & W Enterprises

Authorized Agent

*[Signature]*  
Lynn Woodward

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals, 11:20 (a.m.-p.m.), July 26, 1982 together with appropriate fee of 150.00

Signed

*[Signature]*  
Lynn Shirkey

# THE CITY OF WICHITA



DEPARTMENT OF ENGINEERING  
CITY HALL - SEVENTH FLOOR  
433 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
(316) 268-4501

June 21, 1982

Mr. Lynn Woodward  
C & W Enterprises  
c/o American Real Estate Analyst, Inc.  
730 North Main, Suite 3  
Wichita, KS 67203

RE: Lot 1, Park Plaza 3rd Addition/  
Reserve C, Park Plaza First Addition

Dear Mr. Woodward:

The drawings and information that you have provided to the Department of Engineering in preparation for the transfer of the above referenced property and the use of a portion of the adjacent street right-of-way for paved parking and landscaping have been reviewed. Based upon the information provided, I am prepared to issue a minor street privilege permit for the paved parking use at an annual permit fee of \$1,116.19 and a separate minor street privilege for the landscaping at a one time administrative charge of \$10.00 following the transfer of the property as proposed and upon your written request to proceed with the minor street privileges.

Enclosed I am returning the Certificate of Insurance that has been submitted with the above mentioned information. It is requested that it or a new certificate that has the words "endeavor to" be deleted from the statement pertaining to notice of cancellation and then re-submit the certificate with your request to proceed with the minor street privileges and any more detailed drawings that may be available at that time regarding the landscape work.

6-24-82 Lynn Woodward picked up this letter & indicated company on petition

*[Handwritten initials]*

THE CITY OF WICHITA

Mr. Lynn Woodward  
June 21, 1982

If you have any questions, please feel free to contact me at  
268-4266 or Tim R. Cain, Administrative Supervisor, at  
268-4601.

Sincerely,



R. W. Bruggeman  
Director of Engineering

RWB:TC:ms

Enclosure

cc: Wayne E. Isaac, Federal Aid Coordinator



# DAVID A. HAINES, ARCHITECT

## Variance Statement

- 1) Lot 1 Park Plaza Third Addition is a uniquely shaped land parcel in that the extreme north corner is an acute angle. Parking layout for this area is virtually impossible without a minor street permit, which has been granted as a condition of purchase.
- 2) Adjacent property owners will not be adversely affected by this variance request.
- 3) The strict application of Title 28 further aggravates the parking situation on this site in that to meet the required parking of 108 cars additional existing trees will have to be removed, thus lowering the aesthetic appeal of this unique site. The owner has provided parking for 92 cars based upon the useable and occupied area of the building; i.e. deducting stairway and elevator shafts, the first and second level courtyard opening, toilets and mechanical equipment rooms, exterior vestibules and partition thicknesses in the public areas. This results in a net area of 22,992 square feet versus 26,912 square feet, and parking at 250 square feet per car has been provided for the net area.
- 4) Reducing the required parking does not adversely affect public health, safety and general welfare.
- 5) The general intent of Title 28 is preserved in that parking is provided for the useable and occupied areas of the building according to the parking ordinance.

3208 east douglas, wichita, kansas 67208 phone 316 684 0880

OWNERSHIP LIST

Property located within 350 foot radius of Reserve "C", PARK PLAZA FIRST ADDITION, Wichita, Sedgwick County, Kansas.

- | <u>LEGAL</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <u>PROPERTY OWNERS</u>                                                                                                                                                               |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ✓ Lot 1, Administrative Center, Wichita, Sedgwick County, Kansas.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | ✓ The City of Wichita, Kansas, a public body corporate and politic, of Sedgwick County, in the State of Kansas.<br>455 North Main<br>Wichita, Ks 67202                               |
| ✓ Lots 1, 2, 5, 6 and 7, Center Addition to Wichita, Sedgwick County, Kansas.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | ✓ Rounds & Porter Lumber Company, Inc.<br>430 North Waco<br>Offices: 410 N. St. Francis<br>Wichita, Ks 67201                                                                         |
| ✓ Lot 3, on Central Avenue, in Center Addition to Wichita, Sedgwick County, Kansas.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | ✓ Edgar Wm. Dwire<br>305 W. Central<br>Wichita, Ks 67201<br>✓ Earl H. Hobbs, Jr. <i>returned receipt to: 2161 Wood Dr. 67212</i><br>1540 N. Broadway, Suite 201<br>Wichita, Ks 67214 |
| ✓ The South 41 feet of Lot 4, on Central Avenue, in Center Addition to Wichita, Sedgwick County, Kansas.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | ✓ Hal H. Lockett<br>924 N. Main Street<br>Wichita, Ks 67202<br>✓ Artie E. Vaughn<br>301 W. Central<br>Wichita, Ks 67202                                                              |
| ✓ Lot 4, except the South 41 feet, on Central Avenue, in Center Addition to Wichita, Sedgwick County, Kansas.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | ✓ Artie E. Vaughn<br>301 W. Central<br>Wichita, Ks 67202                                                                                                                             |
| ✓ Lot 1, except that part platted as Central Ave., in Park Plaza First Addition, and all of Lots 2 and 3, all in Waco Avenue Addition to Wichita, Sedgwick County, Kansas.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | ✓ Unified School District No. 259<br>Sedgwick County, State of Kansas.<br>3850 N. Hydraulic Avenue<br>Wichita, Ks 67219                                                              |
| ✓ Lots 7, 8, 9 and 10, Waco Avenue Addition to Wichita, Sedgwick County, Kansas.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | ✓ The Board of Education of the City of Wichita, Sedgwick County, Kansas.<br>428 S. Broadway<br>Wichita, Ks 67202                                                                    |
| ✓ Odd Lots 1-41, inclusive, on Water Street, formerly Church, Munger's Original Town, now City of Wichita, Sedgwick County, Kansas, AND even Lots 2-32, inclusive, on Wichita Street, Munger's Original Town, now City of Wichita, Sedgwick County, Kansas. NOTE: The West 60 feet of even numbered Lots 2-32, inclusive on Wichita Street is dedicated to public for street purposes.                                                                                                                                                                                                                                                                                       | ✓ The Board of County Commissioners, Sedgwick County, Kansas.<br>525 North Main, 3rd Floor<br>Wichita, Kansas 67203                                                                  |
| Even lots 34-56, inclusive, now Reserve "B", on Wichita Street, Munger's Original Town, now City of Wichita, Sedgwick County, Kansas.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | ✓ The Urban Renewal Agency of the Wichita, Kansas Metropolitan Area<br>455 North Main<br>Wichita, Ks 67202                                                                           |
| Beginning at a point on East line Lot 7, Block 1, Park Plaza First Addn., Wichita, Sedgwick County, Kansas; said point of beg. being 65.64' Northerly of SE corner of said Lot 7; thence bearing S46°00' West, 98.53'; thence bearing N44°00' W, 96.5'; thence bearing N01°00' E, 60.0'; thence bearing S 89°00' E, 10.0'; thence bearing N01°00' E, 66.0'; thence bearing S89°00' E, 57.0'; thence bearing S01°00' W, 10.0'; thence bearing S89°00' E, 66.02' to point on East line of said Lot 7; thence Southerly on East line of Lot 7 on a curve to the right having radius of 894.93' and through central angle of 7°20'47" distance of 114.75' to point of beginning. | ✓ J. Harold Ashton & W. Pauline Ashton<br>6917 Stonegate Lane<br>Wichita, Ks 67206                                                                                                   |

OWNERSHIP LIST (Continued)

Page 2

LEGAL

Beginning at SE Corner of said lot 7; thence Northerly along East line of Lot 7 on curve to left having radius of 894.93' and through central angle of  $4^{\circ}12'08''$  distance of 65.64'; thence bearing  $S46^{\circ}00' W$ , 98.53'; thence bearing  $S44^{\circ}00' E$ , 20.5' to the southeasterly line of lot 7; thence bearing  $N46^{\circ}00' E$  along the southeasterly line Lot 7, 30.40'; thence bearing  $S83^{\circ}34' E$ , 30' to place of beginning.

PROPERTY OWNERS

J. Harold Ashton & W. Pauline Ashton  
6917 Stonegate Lane  
Wichita, Ks 67206

Lot 7, except that portion described above, Block 1, Park Plaza First Addition, Wichita, Sedgwick County, Kansas.

B & B Associates, a Limited partnership  
c/o Banner Development Company, Inc.  
707 North Waco, Suite 106  
Wichita, Ks 67203

A portion of Lots 4, 5 and 6B, Block 1, Park Plaza First Addition to Wichita, Sedgwick County, Kansas.

✓ River Park Plaza II, Ltd., a Kansas Limited Partnership  
Address Unknown 400 W. Central  
67203

A portion of Lot 6B, Block 1, Park Plaza First Addition to Wichita, Sedgwick County, Kansas.

River Park Plaza I, Ltd., a Kansas Limited Partnership  
Address Unknown

Columbian National Title Insurance of Wichita, Inc. hereby certifies the foregoing to be a true and correct list of property owners of all property located within a 350 foot radius of Reserve "C", Park Plaza First Addition, Wichita, Sedgwick County, Kansas, as shown by the last deeds of record in the office of the Register of Deeds of Sedgwick County, Kansas, on this 18th day of December, 1981.

COLUMBIAN NATIONAL TITLE INSURANCE OF WICHITA, INC.

By:

Gary G. Newcome  
Gary G. Newcome, Vice-President

**MICROFILMED  
FROM THE BEST  
AVAILABLE COPY**

FORM 29-1

PAYMENT NOTICE  
City of Wichita

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

DESCRIPTION	AMOUNT
<i>Variance</i>	
NAME	
ADDRESS	
FUND	DUE DATE
COMMENTS	
DATE	BY

WICHITA - SEDGWICK COUNTY



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

*BZA  
33-82*

HOB 40X 16051861 08/05/82

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

Earl H. Hobbs, Jr.  
~~1540 N. Broadway, Suite 201~~  
Wichita, Ks. 67214

*261 Wood Lane  
67212*



**RECEIVED**

AUG 6 1982

METROPOLITAN PLANNING  
ROUTE  *Shirley*

\*

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

Roll # 2