

BZA 34-88 - Wms Inv. Group Ltd, d/b/a  
Quality Inn, req. VARIANCE to reduce the  
req. # of parking spaces from 210 to 180  
on N side of Kellogg W of Bonnie Brae.

**ACTION**

**BZA** 34-88 Approved 7/26/88  
reduction to 182 spaces  
DATE

200'4 Sec 8-25-88  
Checked LO  
Shot 9-21-88

60970

BZA 34-88 - Mrs Inv. Group Ltd, d/b/a  
Quality Inn, req. VARIANCE to reduce the  
req. # of parking spaces from 210 to 180  
on N side of Kellogg W of Bonnie Brae.

**ACTION**

BZA 34-88 Approved 7/26/88  
reduction to 182 spaces DATE

200'4 Sec 8-25-88  
Checked 70  
Shot 9-21-88 60970

DATA SHEET

MAP NO.: 6047C

CASE NO BZA 34-88

(CPO 2B, 7-18-88)

REQUEST: Variance to reduce the required parking from ~~218~~<sup>228</sup> spaces to 180 spaces

EXISTING ZONING: "LC" Light Commercial District

GENERAL LOCATION: North side of Kellogg in an area west of Bonnie Brae  
(8300 E. Kellogg)

APPLICANT: Williams Investment Group Ltd., d/b/a Quality Inn  
ADDRESS: 8300 E. Kellogg PHONE: 684-0547  
Wichita, KS 67207

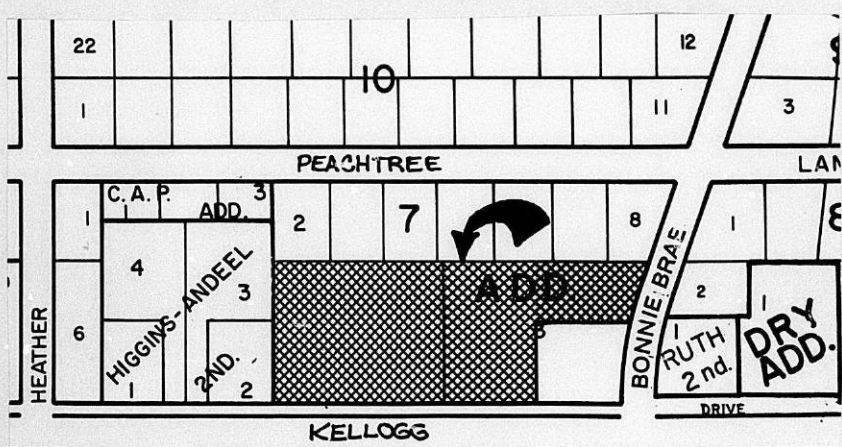
AGENT: D. Williams  
ADDRESS: Box 20613 PHONE: 524-6198  
Wichita, KS 67208

AREA DATA

Acres: 3.3 ( ft. by ft.)

Adjacent Zoning and Land Use:

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



Sheard  
 No. 2-153C  
 HASTINGS, MN  
 LOS ANGELES, CHICAGO, LONDON, OH  
 MADISON, NY, LOS ANGELES, CA  
 U.S.A.



BZA INSPECTION SHEET

MAP NO.: 6047C

CASE NO. BZA 34-88

REQUEST: Variance to reduce the required parking from 228 spaces to 180 spaces

EXISTING ZONING: "LC" Light Commercial District

GENERAL LOCATION: North side of Kellogg in an area west of Bonnie Brae  
(8300 E. Kellogg)

APPLICANT: Williams Investment Group Ltd. d/b/a Quality Inn

ADDRESS: 8300 E. Kellogg  
Wichita, KS 67207

PHONE: 684-0547

AGENT: D. Williams

ADDRESS: Box 20613  
Wichita, KS 67208

PHONE: 524-6198

-----  
HEARING DATE: July 26, 1988

BZA ACTION: *Approve parking reduction to 182 spaces*

FOLLOW-UP DATE: *None*

RESPONSE BY MAPD:

RESPONSE BY CID:

BZA 34-88 INSPECTION SHEET

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT  
CITY HALL - TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4561

July 28, 1988

David Williams  
Box 20613  
Wichita, KS 67208

Re: BZA 34-88 - Variance to reduce parking from 228 to 182  
spaces (8300 E. Kellogg)

Dear Mr. Williams:

Enclosed is a signed copy of the above-referenced BZA resolution adopted by the Board of Zoning Appeals on July 26, 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.

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

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

Sincerely,

*Louise Olivarez*  
Louise Olivarez  
Assistant Secretary  
Board of Zoning Appeals

LO/jcm  
Enclosure

cc: Williams Investment Group, Ltd., d/b/a Quality Inn, 8300 E.  
Kellogg, Wichita, KS 67207  
Monty Robson, Superintendent of Central Inspection  
Joe Donnelly, Zoning Administrator, CID  
Dale Rea, Deputy City Clerk

FILE COPY

RESOLUTION NO. BZA 34-88

WHEREAS, Williams Investment Group Ltd., d/b/a Quality Inn, pursuant to Section 2.12.590.B, Code of the City of Wichita, requests a variance to reduce the required parking from 228 spaces to 182 spaces on property zoned the "LC" Light Commercial District and legally described as follows:

The North 100 feet of Lot 3, except the West 155 feet thereof, and the West 155 feet of Lot 3 and all of Lot 4, all in Ruth Addition to the City of Wichita, Sedgwick County, Kansas (8300 E. Kellogg).

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

WHEREAS, the Board of Zoning Appeals did, at the meeting of July 26, 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 new facilities are to be used by registered guests only, and their parking needs are already accommodated by the existing parking spaces; 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 motel needs and motel guests will not have to seek parking spaces on adjacent properties; 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 more parking than currently exists would prohibit any pool or other recreational facility enclosure and would thus hinder this motel in its efforts 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 to 182 spaces will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare, due to the fact that adequate parking for the motel's needs can be provided on site without utilizing adjacent public street rights-of-way; 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 parking can still be provided for this motel; 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 required parking from 228 spaces to 182 spaces on property zoned the "LC" Light Commercial District and legally described as follows:

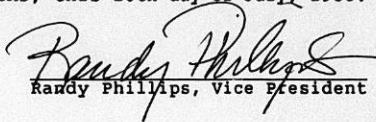
The North 100 feet of Lot 3, except the West 155 feet thereof, and the West 155 feet of Lot 3 and all of Lot 4, all in Ruth Addition to the City of Wichita, Sedgwick County, Kansas (8300 E. Kellogg).

subject to the following condition:

1. The applicant shall obtain a building permit for the proposed pool enclosure and shall comply with all applicable building and zoning codes, except that the number of parking spaces may be reduced to not less than 182.

2. At any time the screening along the north becomes deteriorated or removed, it is the responsibility of the owner of this application area to meet the screening conditions of the ordinance.
3. Release of this resolution shall make null and void Resolution BZA 29-65.

ADOPTED AT WICHITA, KANSAS, this 26th day of July, 1988.

  
Randy Phillips, Vice President

ATTEST:

  
Louise Olivarez, Assistant Secretary

Re: BZA 34-88

On 7-26-88 it was learned that there is a meeting room with a capacity of 300 persons in the basement of the NE bldg which, according to C.I.D., requires an add'l 18 parking spaces. Ed Kankela of Law Dept was asked if this required re-advertising & he said "no"; not as long as the BZA is aware of the total parking needs (228 spaces) and bases its action on such. Staff's presentation of the case at the hearing clearly explained the 228 space requirement and that the reduction request was now from 228 to 180.

The BZA approved the reduction to 180.

THE CITY OF WICHITA

OFFICE OF Citizen Participation

DATE July 19, 1988

TO Louise Olivarez, Principal Planner

FROM Shirley Mast, Administrative Aide III

*Shirley Mast*

SUBJECT BZA 34-88 North Side of  
Kellogg in an area West of  
Bonnie Brae (Variance)

On Monday July 18, 1988, East Side CPO Council 2B considered the captioned case, a request for a variance to reduce the required parking from 210 spaces to 180 spaces on property zoned the "LC" Light Commercial District. Council members were provided the Notice of Public Hearing and MAPD Secretary's report. Following discussion, the Council voted 6-0 to recommend that the variance be approved subject to drainage plans being developed that will carry run-off water toward Kellogg and the conditions recommended in the MAPD Secretary's report.

The applicant, D. Williams, was present to describe the request and respond to questions.

The following persons were present to receive information about the request:

Patricia Price, 8225 Peach Tree  
Mr. & Mrs. Doyle Haberly, 8416 WillowBrook  
Jeanne Futo, 239 Bonnie Brae  
Helen Lutz, 8015 Willowbrook

The residents who spoke, indicated they do not object to the variance being granted, but would like the applicant to develop drainage plans that will carry run-off water toward Kellogg.

Please provide the Council's recommendation to the Board of Zoning Appeals when case BZA 34-88 is considered at the July 26 meeting.

**RECEIVED**

JUL 19 1988

METROPOLITAN PLANNING

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

SECRETARY'S REPORT

CASE NUMBER: BZA 34-88

OWNER/APPLICANT/AGENT: Ramoka, Inc. (owner)  
Williams Inv. Group Ltd., d/b/a Quality Inn  
(applicant/contract purchaser)  
D. Williams (agent)

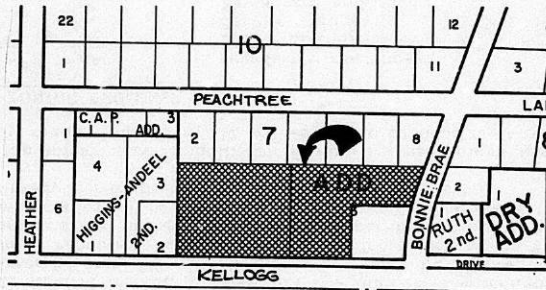
REQUEST: Variance to reduce the required parking from 210 spaces to 180 spaces

CURRENT ZONING: "LC" Light Commercial

SITE SIZE: 3.3 acres

LOCATION: North side of Kellogg in an area west of Bonnie Brae

PROPOSED USE: Enclosure of pool area at Quality Inn motel



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 is the contract purchaser of the Quality Inn Motel at 8300 E. Kellogg, formerly the Ramada Inn East, and desires to enclose the existing pool area. Also, inside the new enclosed area will be two handball courts, an exercise room, sauna, whirlpool and video games. Several parking spaces (approximately 8) will be deleted by the proposed enclosure, but several new ones can be added elsewhere. After an on-site inspection by the Traffic Engineer, it is apparent that only 176 approved spaces could be provided if the size enclosure currently proposed is constructed, unless the driveway between the motel and the service station adjacent to the east is closed, in which case an additional 4 to 6 spaces could be provided. If only the existing pool area were to be enclosed, without providing the other proposed recreational facilities, the parking lot as it exists today could remain exactly the same.

According to Central Inspection, based on the number of motel units and the existing commercial area, 182 parking spaces are currently required. The proposed enclosure would require an additional 28 spaces for a total of 210 spaces. The applicant contends that he has more than ample parking for his current needs and that the new facilities will be used only by registered motel guests whose parking needs are already met by the one space per room requirement.

Staff is of the opinion that 28 additional parking spaces are unnecessary, but that the presently required number of 182 spaces should continue to be provided.

ADJACENT ZONING AND LAND USE:

NORTH	"AA"	One-family dwellings
SOUTH	"LC"	Shopping center
EAST	"LC"	Service station
WEST	"LC"	Restaurant and motel

**UNIQUENESS:** It is the opinion of staff that this property is unique inasmuch as the proposed building additions will not increase the need for parking, as the new facilities are to be used by registered guests only, and their parking needs are already accommodated by the existing parking spaces.

**ADJACENT PROPERTY:** It is the opinion of staff that the granting of a variance from 210 to 182 parking spaces will not adversely affect the rights of adjacent property owners inasmuch as adequate parking can still be provided on site for all motel needs and motel guests will not have to seek parking spaces on adjacent properties.

**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 more parking than currently exists would prohibit any pool or other recreational facility enclosure and would thus hinder this motel in its efforts to upgrade the facility and become more competitive with newer facilities in the area.

**PUBLIC INTEREST:** It is the opinion of staff that a variance from 210 to 182 parking spaces would not adversely affect the public interest inasmuch as adequate parking for the motel's needs can be provided on site without utilizing adjacent public street rights-of-way.

**SPIRIT AND INTENT:** It is the opinion of staff that the granting of a variance to 182 spaces would not be opposed to the general spirit and intent of the zoning ordinance inasmuch as adequate parking can still be provided for this motel.

**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 a variance from 210 parking spaces to 182 parking spaces be granted, subject to the following condition:

1. The applicant shall obtain a building permit for the proposed pool enclosure and shall comply with all applicable building and zoning codes, except that the number of parking spaces may be reduced to not less than 182.



( \_\_\_\_\_ ) Published in The Daily Reporter, July 1, 1988

OFFICIAL NOTICE

NOTICE IS HEREBY given that on the 26th day of July, 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 32-88 - Herndon Bettis Schwartz Kissling Herndon, Optometrists, pursuant to Section 2.12.590.B, Code of the City of Wichita, request a variance to reduce the required 20-foot front yard setback from Dodge Avenue to 5 feet on property zoned the "B" Multiple-Family Dwelling District and legally described as follows:

The North 105 feet of the South 110 feet of the East Half of Reserve F, Lawrence's Second Addition to West Wichita, Sedgwick County, Kansas. Generally located at the northwest corner of Maple and Dodge (1202 W. Maple).

2. Case No. BZA 33-88 - 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 as an accessory use to a service station on property zoned the "LC" Light Commercial District and legally described as follows:

Lot 1, Continental Addition, Wichita, Sedgwick County, Kansas; AND the North 35 feet of the West 117 feet of Lot 1, Pearl E. Woods Addition, Sedgwick County, Kansas. Generally located at the southeast corner of 13th and West Streets (3935 W. 13th).

3. Case No. BZA 34-88 - Williams Investment Group Ltd., d/b/a Quality Inn, pursuant to Section 2.12.590.B, Code of the City of Wichita, requests a variance to reduce the required parking from 210 spaces to 180 spaces on property zoned the "LC" Light Commercial District and legally described as follows:

The North 100 feet of Lot 3, except the West 155 feet thereof, and the West 155 feet of Lot 3 and all of Lot 4, all in Ruth Addition to the City of Wichita, Sedgwick County, Kansas (8300 E. Kellogg).

4. Case No. BZA 35-88 - Frances Louise Brinegar, pursuant to Section 2.12.590.B, Code of the City of Wichita, requests variances to reduce the front yard setback from 25 ft. to 23 ft.; reduce the side yard setback for a detached accessory structure from 3 ft. to not less than 1½ ft.; and reduce the rear yard setback for a detached accessory structure from 5 ft. to 4 ft. on property zoned the "A" Two-Family Dwelling District and legally described as follows:

That portion of the East 15 feet of Lot 204 and that portion of Lots 206, 208 and 210 on Sixteenth Street which lies South of a line running East and West, exactly 50 feet North of the South line of Lot 204, such line extending on East and West through each of the lots mentioned, all in Rich's Addition to the City of Wichita, Sedgwick County, Kansas, together with the North Half of the vacated alley adjoining said property on the South, and located on the West side of Ferrell Drive in an area south of 17th Street (1643 Ferrell Drive).

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 1st day of July, 1988.

*Louise Olivarez*  
Louise Olivarez, Assistant Secretary  
Board of Zoning Appeals

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

July 1, 1988

NOTICE OF PUBLIC HEARING:

CASE NO. BZA 34-88

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 Williams Investment Group Ltd., d/b/a Quality Inn, requesting a variance.

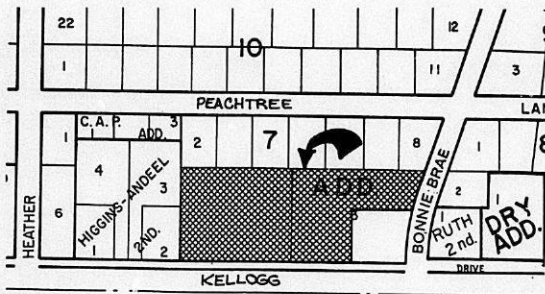
Pursuant to Section 2.12.590.B, of the Code of the City of Wichita, the applicant is requesting a variance to reduce the required parking from 210 spaces to 180 spaces on property zoned the "LC" Light Commercial District. A legal description of the applicant's property is as follows:

The North 100 feet of Lot 3, except the West 155 feet thereof, and the West 155 feet of Lot 3 and all of Lot 4, all in Ruth Addition to the City of Wichita, Sedgwick County, Kansas (8300 E. Kellogg).

This application has been assigned Case No. BZA 34-88. It will be considered by the Board of Zoning Appeals on Tuesday, July 26, 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, July 18, 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.



46% occupancy rate  
-55%

150 rooms

VARIANCE REQUEST

many business travelers

12 employees during day  
5 employees in evening  
75 seats in restaurant

As per paragraph three (3) of Instructions to Applicant regarding The Application for Variance, the following is requested.

The Quality Inn located at 8300 East Kellogg, would like your approval to reduce the required number of parking spaces from 210 to 180 which is currently serving the Hotel and has since the Hotel was built in 1962.

there are 44  
more spaces  
now.

We would like to give to our room guest a covered swimming pool, which is currently in ground and has been since the Hotel was built, in 1962. In addition to covering our pool and in this same enclosure two hand ball courts, health room, sauna, whirlpool and video games to be used only by our guest as currently the pool is used only by our guest. By enclosing this pool area it will allow our guest the opportunity to enjoy year around swimming.

The parking that the Hotel currently has is more than enough to accommodate our guest but by this enclosure the zoning ordinance 28.04.141 (3.2) says X parking spaces per covered area.

As per the meeting of 2.12.590.B. VARIANCES the following applies:

1. Covered swimming pools are unique business and vacationing guest enjoy this relaxation.
2. The adjacent property owners will not be adversely affected at all. This enclosure will not be available by sight to any residential owner.
3. By this enclosure it will allow the guest to the Wichita area the opportunity to have the same relaxation as many other cities has in the Hotel business, as well as other Hotels in this area.
4. There will not be ANY adversely affect in public health, safety, morals, order, convenience, prosperity, or general welfare also there is NO STRONG DRINK of ANY kind served on this property as well as NO "R or X" movies rented.
5. This is correct.

BZA 34-88

**CORPORATION WARRANTY DEED (Kansas Statutory Form)**

SELLER: RAMOKA, INC.

*Copy*

For a valuable consideration conveys and warrants

BUYER: WILLIAMS INVESTMENT GROUP LTD

the following-described real estate:

THE NORTH 100 FEET OF LOT 3, EXCEPT THE WEST 155 FEET THEREOF,  
AND THE WEST 155 FEET OF LOT 3 AND ALL OF LOT 4, ALL IN RUTH  
ADDITION TO THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS.

*Copy*

subject to the following: EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY,

Executed this May 19 19 88

\_\_\_\_\_  
RAMOKA, INC.  
BY: Arthur H. Bailey  
ARTHUR H. BAILEY, PRESIDENT

STATE OF KANSAS, COUNTY OF SEDGWICK:

BE IT REMEMBERED, That on this MAY 19, 19 88,  
before me, a notary public, in and for the county and state aforesaid, came  
ARTHUR H. BAILEY, PRESIDENT OF RAMOKA, INC.

personally known to me to be the same person(s) who executed the within instrument of writing and such person(s) duly acknowledged the execution of the same, for and on behalf, and as the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year last above written.

Lorita M. Blew  
Notary Public

My Appointment Expires: 



RT880105

\$ 5.00 REALTY TITLE *Real Title*  
REALTY TITLE CO., INC.  
Occidental Plaza  
300 N. Main Wichita, Kansas 67202

**COPY**

APPLICATION FOR VARIANCE

I. Applicant WILLIAMS INVESTMENT GROUP LTD. d/b/a QUALITY INN  
 Address 8300 East Kellogg Wichita, Ks. Zip Code 67207 Phone 316-684-0547  
 Agent D. Williams  
 Address Box 20613 Wichita, Ks. Zip Code 67208 Phone 316-524-6198  
 Relationship of applicant to property is that of OWNER  
 (Owner, Tenant, Lessee, Other)

II. The variance requested is <sup>a reduction of the required parking from 210 spaces to 180 spaces.</sup> to allow current parking to remain at 180 spaces  
 (which it has been since the hotel was built in 1962) rather to require increase parking  
 to 210 or an increase of 30 additional spaces.  
 on property zoned Commercial which is  
~~280~~ <sup>287</sup> ft by ~~130~~ <sup>137</sup> ft (or 3.3 acres) in size, legally described as: West 155 feet  
of lot three, Ruths Addition and the North 100 feet lot three, except the West 155 feet  
of Ruths Addition to Wichita, Sedgwick County Kansas.  
and ac of lot 4  
Use local from  
ownership Dist.  
 and located (8300 East Kellogg) North side of Kellogg in an area west  
of Bonnie Brad  
 in the City of Wichita.

- III. The applicant herein, or his authorized agent, acknowledges:
- That he has received an instruction sheet concerning the filing and hearing of this matter;
  - 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;
  - 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.
  - That all documents are attached hereto as noted in paragraphs 2, 3, 4, and 5 of the instructions.

WILLIAMS INVESTMENT GROUP LTD. dba

QUALITY INN

Applicant

D. Williams

Authorized Agent

D. Williams

OFFICE USE ONLY:

Map No. 6047C Zoning: (N) AA (S) LC (E) LC (W) LC CPO 2B 7-1888

Received in Office of Secretary, Board of Zoning Appeals, 4 (a.m./p.m.),  
6-24, 1988, together with appropriate fee of 306.00.

Signed

Janice Olivares

### OWNERSHIP LIST

File No. 30212-88

#### LEGAL DESCRIPTION

#### OWNER/ADDRESS

*copy*  
The North 100 feet of Lot 3, except the West 155 feet thereof, and the West 155 feet of Lot 3 and all of Lot 4, all in Ruth Addition to the City of Wichita, Sedgwick County, Kansas. (8300 E. Kellogg)

Ramoka, Inc.  
8300 E. Kellogg  
Wichita, Ks. 67207

Lot 3, except the North 100 feet and except the West 155.7 feet thereof, in Ruth Addition to Wichita, Sedgwick County, Kansas. (8330 E. Kellogg)

Gary K. Edmister  
c/o Derby Refining Co.  
P.O. Box 4372  
Houston, Tx. 77210

Lot 4, Block 10,  
Bonnie Brae Addition,  
Wichita, Sedgwick County, Kansas.  
(8220 Peach Tree)

Kevin C. Siebert  
8220 Peach Tree  
Wichita, Ks. 67207

Lot 5, Block 10,  
Bonnie Brae Addition,  
Wichita, Sedgwick County, Kansas.  
(8226 E. Peach Tree)

Randy L. Lobe and  
Nancy R. Lobe  
8226 E. Peach Tree  
Wichita, Ks. 67207

Lot 6, Block 10,  
Bonnie Brae Addition,  
Wichita, Sedgwick County, Kansas.  
(8232 Peach Tree)

Eddie Insik Lim and  
Kris Yunsook  
8232 Peach Tree  
Wichita, Ks. 67207

Lot 7, Block 10,  
Bonnie Brae Addition,  
Wichita, Sedgwick County, Kansas.  
(8302 Peach Tree)

Douglas W. Buchan and  
Barbara E. Buchan  
8302 Peach Tree  
Wichita, Ks. 67207

Lot 8, Block 10,  
Bonnie Brae Addition,  
Wichita, Sedgwick County, Kansas.  
(8302 Peach Tree)

Louis P. Latimer and  
Lois M. Latimer  
8308 Peach Tree  
Wichita, Ks. 67207

Lot 9, Block 10,  
Bonnie Brae Addition,  
Wichita, Sedgwick County, Kansas.  
(8302 Peach Tree)

Alma E. Hass  
8314 Peach Tree  
Wichita, Ks. 67207

Lot 10, Block 10,  
Bonnie Brae Addition,  
Wichita, Sedgwick County, Kansas.  
(8320 Peach Tree)

Kenneth G. Fuson  
8320 Peach Tree  
Wichita, Ks. 67207

*Williams to  
furnish copy  
of purchase  
contract  
(10-20-68)*

Lot 11, Block 10,  
Bonnie Brae Addition,  
Wichita, Sedgwick County, Kansas.  
(315 Bonnie Brae)

Joan E. Dammann  
315 Bonnie Brae  
Wichita, Ks. 67207

East 100 feet of Lot 2, Block 7,  
Bonnie Brae Addition,  
Wichita, Sedgwick County, Kansas.  
(8225 Peach Tree)

Patricia Rea Dumler and  
Harold R. Hall  
8225 Peach Tree  
Wichita, Ks. 67207

Lot 3, Block 7,  
Bonnie Brae Addition,  
Wichita, Sedgwick County, Kansas.  
(8233 E. Peach Tree)

Richard Otto Watson and  
Eva Vera Watson  
8233 E. Peach Tree  
Wichita, Ks. 67207

Lot 4, Block 7,  
Bonnie Brae Addition,  
Wichita, Sedgwick County, Kansas.  
(8301 E. Peach Tree)

Marie H. Stover  
c/o Marilyn Gill  
Rt. 2 Box 215  
Leonard, Tx. 75452

Lot 5, Block 7,  
Bonnie Brae Addition,  
Wichita, Sedgwick County, Kansas.  
(8307 E. Peach Tree)

Clark V. Britton and  
Regina J. Britton  
8307 Peach Tree  
Wichita, Ks. 67207

Lot 6, Block 7,  
Bonnie Brae Addition,  
Wichita, Sedgwick County, Kansas.  
(8315 E. Peach Tree)

B.S. Breckbill  
8315 E. Peach Tree  
Wichita, Ks. 67207

Lot 7, Block 7,  
Bonnie Brae Addition,  
Wichita, Sedgwick County, Kansas.  
(8321 E. Peach Tree)

Charles B. Myers and  
Hazel G. Myers  
c/o Ernest Castro Jr.  
8321 E. Peach Tree  
Wichita, Ks. 67207

Lot 8, Block 7,  
Bonnie Brae Addition,  
Wichita, Sedgwick County, Kansas.  
(405 Bonnie Brae)

Joseph Bruce Bryan and  
Cynthia Marie  
405 Bonnie Brae  
Wichita, Ks. 67207

Lot 1, Block 8,  
Bonnie Brae Addition,  
Wichita, Sedgwick County, Kansas.

D & M Investment  
P.O. Box 780047  
Wichita, Ks. 67278

Lot 2, Block 8,  
Bonnie Brae Addition,  
Wichita, Sedgwick County, Kansas.  
(8407 Peach Tree)

John O. Kent and  
Margery M. Kent  
8407 Peach Tree  
Wichita, Ks. 67207

Lot 2,  
Ruth Addition to the City of  
Wichita, Sedgwick County, Kansas.

Larry D. Fleming  
420 Bonnie Brae  
Wichita, Ks. 67207

Lot 1,  
Ruth 2nd Addition,  
Wichita, Sedgwick County, Kansas.  
(8402 E. Kellogg)

*dup*  
D & M Investment  
P.O. Box 780047  
Wichita, Ks. 67278

Block 2,  
Sunnybrook Addition,  
Wichita, Sedgwick County, Kansas.  
(8301 E. Kellogg)

*dup*  
D & M Investments  
512 Mansfield Dr.  
P.O. Box 780047  
Wichita, Ks. 67278

Lot 1, Block 1,  
Replat Block 1, Sunny-Brook Addition,  
Wichita, Sedgwick County, Kansas.  
(8225 E. Kellogg)

William Levitt  
c/o General Real Estate Shares  
3150 Republic Blvd.  
Toledo, Oh. 43615

Lot 1, Block 6,  
Eastmoor Addition,  
Wichita, Sedgwick County, Kansas.

*dup*  
William Levitt  
c/o General Real Estate Shares  
3150 Republic Blvd.  
Toledo, Oh. 43615

Lot 1,  
Higgins Andeel 2nd Addition,  
Wichita, Sedgwick County, Kansas.  
(8210 E. Kellogg)

John Clark Stevens  
8210 E. Kellogg  
Wichita, Ks. 67207

Lot 2,  
Higgins Andeel 2nd,  
Wichita, Sedgwick County, Kansas.  
(8230 E. Kellogg)

James H. Stevens and  
Anna M. Stevens  
c/o Big Cheese Pizza Corp.  
P.O. Box 8087  
Wichita, Ks. 67208

Lot 3,  
Higgins Andeel 2nd Addition,  
Wichita, Sedgwick County, Kansas.  
(8230 E. Kellogg)

Andeel and Andeel Properties  
c/o Harry Pollak  
601 Longboat Club #804  
Longboat Key, Fl. 34228

Lot 4,  
Higgins Andeel 2nd Addition,  
Wichita, Sedgwick County, Kansas.  
(8220 E. Kellogg)

*dup*  
Andeel and Andeel Properties  
c/o Harry Pollak  
601 Longboat Club #804  
Longboat Key, Fl. 34228

Lot 1,  
C.A.P. Addition,  
Wichita, Sedgwick County, Kansas.  
(8207 Peach Tree)

Lindy Andeel  
358 N. Rock Rd.  
Wichita, Ks. 67206

Lot 2,  
C.A.P. Addition,  
Wichita, Sedgwick County, Kansas.  
(8213 Peach Tree)

Rocco R. Barrese and  
Sandra L. Barrese  
8213 Peach Tree  
Wichita, Ks. 67207

WICHITA — SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1588

RECEIVED

JUL 06 1988



METROPOLITAN PLANNING

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

FORWARDING ORDER EXPIRED

Jeffrey T. & Bonnie Bing Corbin  
6605 E. 11th  
Wichita, KS 67206

BZA 34-88

Important! Notice of Meeting Enclosed



WICHITA — SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1588



RECEIVED

JUL 06 1988

METROPOLITAN PLANNING

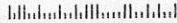
ROUTE       
    

FORWARDING ORDER EXPIRED

Harry F. Corbin, Jr.  
6605 E. 11th  
Wichita, KS 67206

BZA 34-88

Important! Notice of Meeting Enclosed



Lot 3,  
C.A.P. Addition,  
Wichita, Sedgwick County, Kansas.  
(8219 Peach Tree)

Jeffrey T. Corbin and  
Bonnie Bing Corbin and  
Harry F. Corbin, Jr.  
6605 E. 11th  
Wichita, Ks. 67206

*returned*

Tract 1: The North 100 feet of Lot 3,  
except the West 155 feet thereof, and the  
West 155 feet of Lot 3 and all of Lot 4,  
all in Ruth Addition to the City of  
Wichita, Sedgwick County, Kansas.

Columbian National Title Insurance of Wichita, Inc., hereby  
certifies the foregoing to be a true and correct list of all  
property owners of the previously described property within a 200  
foot radius of the above described legal, according to the last  
deeds filed of record in the Register of Deeds Office, Sedgwick  
County, Kansas, as of June 17, 1988 @ 7:00 a.m.

Please note that addresses, as given, are furnished as a service  
and are not certified.

This report is not, nor is it to be considered as, a complete  
examination, from the beginning, of all the records affecting  
said land. Liability hereunder is limited to the amount of the  
fee paid herefor.

COLUMBIAN NATIONAL TITLE  
INSURANCE of WICHITA, INC.

By:

*Richard L. Schodorf*  
Richard L. Schodorf  
Executive Vice President and  
Branch Manager

Research By:  
Lisa Vanlandingham  
262-8231

NY 00258

METROPOLITAN AREA PLANNING DEPARTMENT

Description BZA variance (8300 E. Kellogg) + Signs  
Name Williams Investment Group Ltd  
Address 8300 E. Kellogg  
Fund No. (circle one) 755-40710-003 (fees) 755-40710-004  
(books, xerox) 755-40710-026 (microfilm)  
Amount 306<sup>00</sup>  
Date 6-24-88 Due Date 6-24-88 By XL

Form 00-000

\*

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

Roll # 3