

PAID
8-26-83
S.E.L.

ACTION

BZA. 48-83 APPROVED 9-27-83
DATE

RESOLUTION - NULL & VOID -

SEE LETTER 10-15-85 IN FILE.

ALSO VACATION OF EASEMENT NEVER COMPLETED

SM

Case No. BZA 48-83 - Mr. & Mrs. Howard Utz - requests a variance to reduce required off-street parking spaces from 107 to 78 on property zoned the "LC" Light Commercial District and generally located south of Kellogg and East of Lightner Drive.

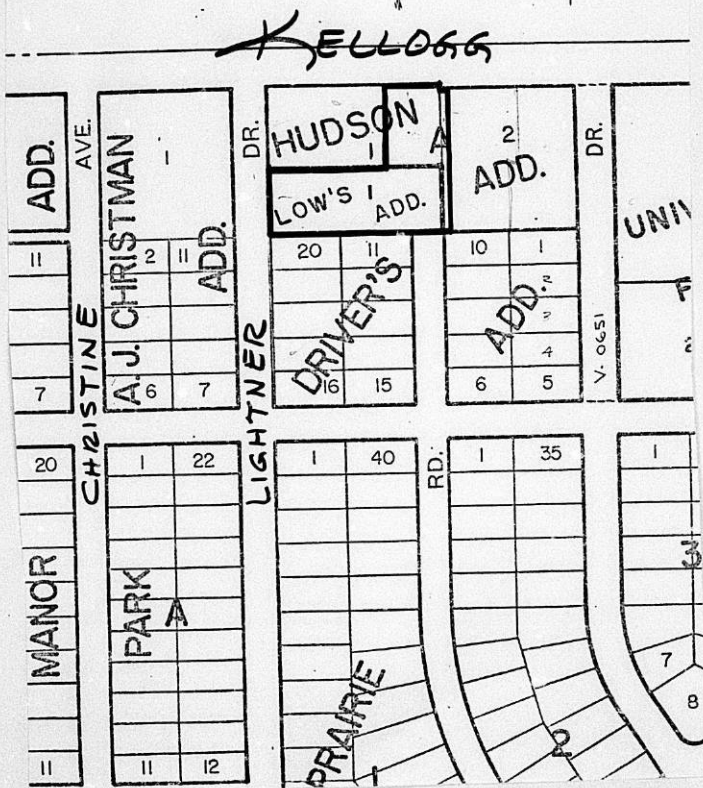
See BZA 44-88

Map No. 5846

BZA 48-83
Filed _____

AREA DATA:

1. Acres: _____ ft. by _____ ft.)
2. Adjoining Zoning: E "LC" S "AA" W "LC" N "AA & LC"
3. Land Use: East _____ South _____
West _____ North _____
4. Area (is) (~~is not~~) platted.



LOS ANGELES CHICAGO LOGAN, OH
MCKEON, TX, LUCAS, CA
USA

Standard
No. 2453C

HASTINGS, MN

October 15, 1985

Mr. & Mrs Howard Utz
5817 East Kellogg
Wichita, Kansas 67207

RE: BZA Case No. 48-83 Request for off-street parking variance

Dear Mr. & Mrs. Utz:

On September 30, 1983 you were notified of the action of the Board of Zoning Appeals to approve your request to reduce the required number of off-street parking spaces from 107 spaces to 78 spaces. This action was based on all of the floor area in the buildings having a requirement of one space for each 250 square feet. The action taken by the Board prohibits the use of any of the building area being used for assembly purposes, including taverns, restaurants, or private clubs.

This does not prevent these uses being established on the property, only that the variance to reduce the required off-street parking becomes null and void and is no longer applicable to the property. Since there has been such a use established on the property, the action of the Board has been voided.

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

Sincerely,

Glen E. Lytle
Assistant Secretary

GEL/lw

cc: Monty Robson, Superintendent of Central Inspection (2)
Don Gisick, City Clerk

RESOLUTION NO. BZA 48-83

VOID

WHEREAS, Mr. & Mrs. Howard Utz, 4617 East Kellogg, 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 107 to 78 spaces on property zoned the "LC" Light Commercial District and legally described as follows:

The east 102' of Lot 1 and the west 10' of Lot 2 all in Block A Hudson Addition to Wichita, and together with Lot 1 Low's Addition to Wichita, Sedgwick County, Kansas. Generally located on the south side of Kellogg and east of Lightner Drive.

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 September 27, 1983, consider said application; and

WHEREAS, the Board of Zoning Appeals has proper jurisdiction to consider said request for a variance under the provisions of Section 2.12.590.B, Code of the City of Wichita; and

WHEREAS, the Board of Zoning Appeals has found that the variance arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner or the applicant inasmuch as the proposed use of one building is for a Television, Stereo and Home Entertainment Center business and does not demand the parking spaces as required for other retail businesses; 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 center will be providing adequate parking to eliminate the need for on-street parking in the neighborhood; and

WHEREAS, the Board of Zoning Appeals has found that the strict application of the provisions of Title 28 (Zoning Ordinance) of which variance is requested will constitute unnecessary hardship upon the property owners represented in the application inasmuch as the requirement of one off-street for each 250 square feet of floor area exceeds the need for the T.V., Stereo and Home Entertainment building and would require the owner to acquire additional land for parking; 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 reduction of parking will not interfere with the general welfare of the neighborhood; 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 will be provided for the proposed uses and should the occupancy change, additional parking will be provided if required by the new use; 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 107 to 78 spaces on property zoned the "LC" Light Commercial District and legally described as:

The east 102' of Lot 1 and the west 10' of Lot 2 all in Block A Hudson Addition to Wichita, and together with Lot 1 Low's Addition to Wichita, Sedgwick County, Kansas. Generally located on the south side of Kellogg and east of Lightner Drive.

be approved subject to the following conditions:

1. Under no circumstances shall any of the area in the buildings be used for public assembly purposes, including taverns, restaurant or private clubs. Under no circumstance shall the second floor be used for retail sales or display.
2. Should the occupancy of the building proposed to be used as a T.V., Stereo and Home Entertainment business be changed to another use, then all of the required off-street parking shall be provided in accordance with the zoning ordinance for the new use.
3. A solid fence or wall shall be installed for the entire south property line to prevent pedestrian or vehicular access from the south.
4. Prior to the release of the Resolution authorizing the issuance of any building permits, the applicant shall complete the vacation of the utility easement and the dedication of a new easement for the utilities.
5. BZA Case No. 2-55 shall become null and void upon the release of this resolution.

ADOPTED AT WICHITA, KANSAS, this 27th day of September, 1983.


John Slaymaker, Chairman

ATTEST:


Glen E. Lytle, Assistant Secretary

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 269-4561

February 17, 1984

Mr. Keith Parker, Architect
239 Pattie, Suite 2
Wichita, Kansas 67211

Re: BZA Case No. 48-83
Request for Variance

Dear Mr. Parker:

In response to your letter of February 14, 1984, it is my opinion that the action of the Board on September 27, 1983 specifically applies to any buildings to be constructed on the property.

Condition number 1 as follows:

"Under no circumstances shall any of the area in the buildings be used for public assembly purposes, including taverns, restaurant or private clubs. Under no circumstances shall the second floor be used for retail sales or display."

specifically includes all buildings to be constructed on the zoning lot. The drawings indicated that only the stereo and home entertainment center building was to have a second floor.

The variance request to reduce the required number of off-street parking spaces from 107 spaces to 78 spaces was based on the requirement of one space for each 250 square feet of floor area in all buildings. By definition in the building code, an "assembly building" is a restaurant, tavern, etc., that has a capacity of 50 or more persons. The parking requirement then falls into a different category and the number would exceed the number submitted as a variance request.

WICHITA - SEDGWICK COUNTY

Mr. Keith Parker
Page Two
February 17, 1984

As you are aware, the Resolution authorizing the issuance of any building permits based on the reduced number of off-street parking spaces has not been released and is therefore not in effect. Until such time as the Resolution is released, there are no restrictions on the permitted uses allowed by the "LC" Light Commercial District provided the general provisions of the zoning ordinance including off-street parking regulations are met. However, should your client proceed with the location of an assembly building on the premises, the action of the Board will become null and void.

Please advise on any change of use of the buildings from that of the original application for the variance.

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

Sincerely,

Glen E. Lytle
Special Assistant for Zoning

GEL:jps

cc: Robert Feldner, Superintendent of Central Inspection
Mr. & Mrs. Howard Utz, Jr., 4617 East Kellogg,
Wichita, Kansas 67218

Architects • Planners • Commercial Consultants
Keith Parker Associates



February 14, 1984

Mr. Glen E. Lytle
Metropolitan Area Planning Dept.
City of Wichita
455 North Main, City Hall
Wichita, Kansas 67202

Re: BZA 48-83
Red Baron's Center
5817 East Kellogg
Wichita, Kansas

Dear Mr. Lytle:

This letter is in response to your letter of September 30, 1983. The owners of the above center have been contacted by a restaurant operator as a potential tenant. The first paragraph of your letter seems a bit ambiguous and per our telephone conversation we understand that any area in the strip center used for assembly purposes must have the required parking for an assembly occupancy. The strip center must also maintain the required parking area for the remaining retail space as well. With this understanding we are proceeding with the completion of the strip center. We also understand that the stereo, TV and home entertainment building will not be used as a tavern, restaurant or other place of public assembly.

If the above is not your understanding, please contact this office at once.

Sincerely,

KEITH/PARKER ASSOCIATES

Keith E. Parker, A.I.A.

KEP:ep

cc: Mr. Jack Galbraith
Mr. and Mrs. Howard E. Utz, Jr.

RECEIVED

FEB 17 1984

METROPOLITAN PLANNING
ROUTE _____

September 30, 1983

Mr. & Mrs. Howard Utz
4617 East Kellogg
Wichita, Ks.

Re: BZA 48-83 - Request for Variance

Dear Mr. & Mrs. Utz:

At the regular meeting of the Board of Zoning Appeals on September 27, 1983, your request for a variance was considered. It was the action of the Board to approve your request subject to the following conditions:

1. Under no circumstances shall any of the area in the buildings be used for public assembly purposes, including taverns, restaurant or private clubs. Under no circumstance shall the second floor be used for retail sales or display.
2. Should the occupancy of the building proposed to be used as a T.V., Stereo and Home Entertainment business be changed to another use, then all of the required off-street parking shall be provided in accordance with the zoning ordinance for the new use.
3. A solid fence or wall shall be installed for the entire south property line to prevent pedestrian or vehicular access from the south.
4. Prior to the release of the Resolution authorizing the issuance of any building permits, the applicant shall complete the vacation of the utility easement and the dedication of a new easement for the utilities.
5. BZA Case No. 2-55 shall become null and void upon the release of this resolution.

Page 2

A Resolution setting forth the official action of the Board is being prepared and you will be mailed a copy as soon as you have complied with condition number four above.

If you have any questions, please call our office.

Sincerely yours,

Glen E. Lytle
Assistant Secretary

GEL:sad

cc Keith Parker, 239 Pattie, Wichita, Kansas
Robert Feldner, Superintendent of Central Inspection (2)
Don Gisick, City Clerk



SONY
SALES CENTER

4617 EAST KELLOGG
WICHITA, KANSAS 67218

September 26, 1983

RE: BZA Case 48-83

Mr. Jack H. Galbraith
Metropolitan Area Planning Dept.
City Building
Wichita, KS

Dear Mr. Galbraith,

As the owners of the above referenced project we are agreeable to the conditions discussed with Mr. Keith Parker and Mr. Glenn Lytle at your office on Wednesday, September 21, 1983.

We understand that your department would approve a parking variance provided:

- a. No retail sales or sales display will occur at second floor level available to the public.
- b. If the nature, or use of the proposed T.V., stereo store ever changes the new use of said building will conform to the then existing zoning and or parking requirements in effect at that time.

Please consider this our concurrence with your request. If there is anything else you need, please feel free to contact me.

Sincerely,

Howard E. Utz, Jr.

Howard E. Utz, Jr.

HEU/vlq

cc: Keith Parker

submitted to Bd.
& Appl. 9-27-83

Alternate for approval:

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. Under no circumstances shall any of the area in the buildings be used for public assembly purposes, including taverns, restaurant or private clubs. Under no circumstance shall the second floor be used for retail sales or display.
 2. Should the occupancy of the building proposed to be used as a T.V., Stereo and Home Entertainment business be changed to another use, then all of the required off-street parking shall be provided in accordance with the zoning ordinance for the new use.
 3. A solid fence or wall shall be installed for the entire south property line to prevent pedestrian or vehicular access from the south.
 4. Prior to the release of the Resolution authorizing the issuance of any building permits, the applicant shall complete the vacation of the utility easement and the dedication of a new easement for the utilities.
 5. BZA Case No. 2-55 shall become null and void upon the release of this resolution.
-

THE CITY OF WICHITA

OFFICE OF CITIZEN PARTICIPATION

DATE September 23, 1983

TO Glen Lytle, Special Assistant for Zoning

FROM David Greer, CRS Management Intern

SUBJECT BZA 48-83 South Side of Kellogg
and East of Lightner Drive

CPO Council "G" considered the captioned case at their September 19th meeting and voted 6-0 to recommend approval of the variance to reduce the required number of off-street parking spaces from 107 to 78 on property zoned the "LC" Light Commercial District at the aforementioned location.

The applicant, agent and one area resident were present and spoke in support of the requested variance. No one was present to speak in opposition.

Please provide the Board of Zoning Appeals with the Council's recommendation when the case is considered on September 27th.

David Greer
David Greer
CRS Management Intern

DG:sm

SECRETARY'S REPORT
CASE NO. BZA 48-83

APPLICANT: Mr. & Mrs. Howard Utz, 4617 East Kellogg, Wichita, Kansas.

AGENT: Keith Parker, 239 Pattie, Wichita, Kansas.

REQUEST: Variance pursuant to Section 2.12.590.B, Code of the City of Wichita, to reduce the required off-street parking from 107 spaces to 78 spaces.

GENERAL LOCATION: On the south side of Kellogg and east of Lightner Drive.

ZONING: Subject property is zoned the "LC" Light Commercial District as are the properties to the east, north and west. To the south is "A" Two-family Dwelling District.

LAND USE: Subject property is vacant. To the west and north is a service station. To the east a fast food restaurant. To the south are one-family dwellings.

JURISDICTION:

The Board has jurisdiction to consider the variance request under the provisions outlined in Section 2.12.590.B, Code of the City of Wichita. The Board may grant the request when all five conditions as required by the State Statutes are found to exist.

COMMENTS BY THE SECRETARY:

The applicant is requesting a variance of the required off-street parking spaces from 107 spaces to 78 spaces in order to construct a multi-tenant shopping facility and a special use building housing a retail T.V., stereo and home entertainment business. The off-street parking requirement is based on one space for each 250 square feet of floor area in the facility.

The applicant's agent indicates that one building on the property will be for a T.V., Stereo and Home Entertainment business that is operated by the owners of the center. This building is a two-story structure that consists of a sales, display and service area on the first floor, and offices, storage and work areas on the second floor. The total building area of this structure is just over 14,000 square feet of which just under 5,000 square feet is retail sales and sales offices. The other building on the property is for multi-tenant, and retail and office usage.

It should be noted that furniture and appliance businesses generally require less parking than many other retail businesses. However, when such uses are established in conjunction with other multi-use retail strip centers, it is questionable as to the reduction requested. Based on past experience with previous BZA cases, the reductions granted for a particular one use facility has been approximately 40% when the owner has had land available to provide parking should the demand occur. In this case, the applicant does not own land in the area for the required parking, and the reduction would be 29 spaces which is approximately 52% of the required parking for the one special use on the property. It appears that the facility has been over designed for the site.

It should also be noted that the site is immediately adjacent to an existing residential neighborhood that could be adversely affected by any reduction in the required off-street parking. As happens in many facilities when off-street parking is marginal, the employees park in the neighborhood to relieve the on-site congestion and free the limited parking for customers.

UNIQUENESS:

It is the opinion of the Secretary that this property is not unique inasmuch as proposed facility is a multi-use retail center and the applicant is trying to overbuild the land based on the requirements of the zoning ordinance.

ADJACENT PROPERTY:

It is the opinion of the Secretary that the granting of the variance requested will adversely affect the rights of adjacent property owners inasmuch as the streets in the residential neighborhood to the south will possibly be used as parking unless adequate parking is provided on-site.

HARDSHIP:

It is the opinion of the Secretary that the strict application of the provisions of the zoning ordinance does not constitute an unnecessary hardship upon the applicant inasmuch as the facility is new and the requirements of the zoning ordinance should have been followed in the design of the facility.

PUBLIC INTEREST:

It is the opinion of the Secretary that the requested variance may adversely affect the public interest, inasmuch as the reduction of the required parking could adversely affect the use of the streets to the south that could be deemed contrary to the public interest.

SPIRIT AND INTENT:

It is the opinion of the Secretary that the granting of the variance requested would be opposed to the general spirit and intent of the zoning ordinance inasmuch as the reduction for the one use exceeds what has been granted for similar uses in the past.

RECOMMENDATION:

It is the opinion of the Secretary that all five conditions necessary to the granting of a variance cannot be found to exist, and it is recommended that the variance be denied.

BZA CASE NO. 48-83

2 NOTICES SENT TO APPLICANT/AGENT

— *Legal Adv.*
~~NOTICES~~ SENT TO MAPC

1 NOTICES SENT TO CPO

25 NOTICES SENT TO ADJOINING PROPERTY OWNERS

28 TOTAL NOTICES SENT 9-7-83

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

September 7, 1983

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 48-83

As required by law, all property owners of record, within 200 feet of a property to be considered for an exception or variance by the Board of Zoning Appeals, are to be notified of the public hearing. An application has been filed by Mr. & Mrs. Howard Utz, 4617 East Kellogg, 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 to reduce the required number of off-street parking spaces from 107 spaces to 78 spaces on property zoned "LC" Light Commercial District. A legal description of the applicant's property is as follows:

The east 102 feet of Lot 1 and the west 10 feet of Lot 2 all in Block A Hudson Addition to Wichita, and together with Lot 1 Low's Addition to Wichita, Sedgwick County, Kansas. Generally located on the south side of Kellogg and east of Lightner Drive.

This application has been assigned Case BZA 48-83. It will be considered by the Board of Zoning Appeals on September 27, 1983 at 1:30 p.m. in the Board Room, First Floor of City Hall, 455 North Main Street, Wichita, Kansas. If you have no interest or objections regarding the requested variance, you have no obligation to appear or comment. If you desire to appear at the Board meeting, you are invited to do so, either in person or by agent or attorney.

It should be noted that the Citizen Participation Organization Area Council may consider this case at its next meeting. Additional information about such a meeting may be obtained by calling the CPO Office, 268-4516.

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

Jack H. Galbraith
Secretary

BOARD OF ZONING APPEALS

CASE NO. 48-83

CITY OF WICHITA, KANSAS

FILED 8-26-83

APPLICATION FOR VARIANCE

- I. Name of Applicant MR & MRS HOWARD UTE
Mailing Address 4617 E. KELLOGG Phone 684-6572
Name of Authorized Agent KEITH PARKER
Mailing Address 239 PATZIE Phone 263-8261
Relationship of applicant to property is that of OWNER
(Owner, Tenant, Lessee, Other)
- II. The variance requested is TO REDUCE REQUIRED
OFF STREET PARKING SPACES FROM
107 TO 78 (29)
for property located SO OF KELLOGG & E.
OF LIGHTNER DRIVE
and legally described as: EAST 102' OF LOT 1
& WEST 10' OF LOT 2 ALL IN BLK. A. HUDSON
ADDITION OF WICHITA, SEDGWICK CO. KS.
TOGETHER WITH LOT 1 LOW'S ADDITION TO
WICHITA, SEDGWICK CO. KS.
in the City of Wichita; and which is presently zoned LC.
- 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. 36-596); 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.

Applicant _____

Authorized Agent Keith Parker

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals, 4.00 (---d.m.), AUG. 26, 1983, together with appropriate fee of 150.00.

Signed [Signature]

Architects • Planners • Commercial Consultants
Keith Parker Associates



August 30, 1983

Mr. Glen Lytle
Metropolitan Area Planning Commission
455 North Main, City Hall
Wichita, Kansas 67202

Re: Parking Variance
Red Baron's Center
Wichita, Kansas

Dear Mr. Lytle:

This request for a parking variance is made because of the highly unusual circumstances existing at the Red Baron's Center. The Red Baron's retail outlet is a retail TV, stereo and home entertainment business. As such numerous sales and display environments must be created that approximate the residential living conditions. Excessive floor space in the retail area is devoted to this type display. Large projection TV's, consoles, stereo equipment, and other video apparatus is presently being sold at this business. As such this merchandise must be stored on the premises and can only be stacked two high. In addition, the owner stores empty cartons for each and every television, stereo or other device that is on display in the retail sales area.

The way the car parking requirements have been computed by Central Inspection includes all the exterior dimensions of the building. In this case the building includes an area for installation of car stereos that is not a retail area, includes vestibules and entry lobbies, it includes extensive service area where no more than four people at an absolute maximum will be working at one time. The office administration area of this building is on the upper floor and is currently being managed and operated by Mr. and Mrs. Howard Utz and one secretary. They have no plans for any change in the nature of the management situation. The required storage and other areas consume the majority of this building. The retail sales area including restrooms and sales offices consists of approximately 4,742 square feet out of a total building area of 14,122 square feet. As you can see, this is almost triple normal storage requirement ratios that are used in the shopping center industry, (i.e. 20% to 25% stock to retail area is a national average).

August 30, 1983
Mr. Glen Lytle
Metropolitan Area Planning Commission
Page 2

We have not requested any variance or change in the requirement for the strip shopping center along the south property line. We do feel the requirement for the stereo, TV sales store is excessive at best.

If the above reasons are not enough we must consider the site. This is an extremely expensive property located in the fast growing east Wichita area. The proposed addition is land locked on all four sides and any additional parking would have to be acquired through purchase or lease from adjacent land owners. This again would create a financial hardship on the existing owners.

Thank you for your consideration. If you have any questions, please contact this office.

Sincerely,

KEITH PARKER ASSOCIATES

A handwritten signature in cursive script, appearing to read "Keith E. Parker", with a long horizontal flourish extending to the right.

Keith E. Parker, A.I.A.

KEP:ep

CERTIFICATE OF OWNERSHIP

REALTY TITLE CO., INC., hereby certifies the following to be the true and correct property owners as shown by the last deeds of record in the Office of the Register of Deeds, Sedgwick County, Kansas,

A 200' radius of the east 102' of Lot 1, and the west 10' of Lot 2, Block A, Hudson's Addition, and all of Lot 1, Low's Addition to Wichita, Sedgwick County, Kansas.

<u>DESCRIPTION</u>	<u>OWNERS AND ADDRESSES</u>
<u>HUDSON ADDITION</u>	
<u>BLOCK A</u>	
The east 102' of Lt. 1, and the west 10' of Lt. 2	D Howard E. Utz, Jr. & Denise L. Utz 301 S. Belmont Wichita, Kansas 67218
Lot 1, except the east 102'	✓ Hudson Oil Co., #7 P.O. Box 907 Kansas City, Missouri 64141
Lot 2, except the west 140'	✓ Daniel M. Carney, Family Trust 6572 E. Central Wichita, Kansas 67206
The west 140' of Lot 2	✓ Arthur Lankin 953 S. Greenwich Road Wichita, Kansas 67207
<u>LOW'S ADDITION</u>	
Lot 1	D Howard Utz, Jr. & Denise L. Utz 301 S. Belmont Wichita, Kansas 67218
<u>2ND ADDITION TO THE VILLAGE</u>	
<u>BLOCK H</u>	
Lot 6	✓ Steven E. Crabtree & Cathy J. Crabtree 457 Lexington Wichita, Kansas 67218
<u>BLOCK I</u>	
Lot 7	✓ Michael C. Burton & Barbara A. Burton 458 Lexington Wichita, Kansas 67218
Lot 8	✓ Herbert E. Stipe 457 Waverly Dr. Wichita, Kansas 67218
<u>A.J. CHRISTMAN ADDITION</u>	
Lot 1	✓ Byron Stout, Jr. Elmina Stout 400 N. Woodlawn Wichita, Kansas 67208
Lot 2	D Byron Stout, Jr. Elmina Stout 400 N. Woodlawn Wichita, Kansas 67208
Lot 3	✓ O.C. Frey 534 Christine Avenue Wichita, Kansas 67218

DESCRIPTION	OWNERS AND ADDRESSES
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A.J. CHRISTMAN ADDITION cont'd	
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Lot 8	✓ Evalyn Brosuis & Samuel Brosuis 547 Lightner Wichita, Kansas 67218
Lot 9	✓ Marvin R. Fox & Velma M. Fox 541 S. Lightner Wichita, Kansas 67218
Lot 10	✓ Violet L. Lake 537 Lightner Wichita, Kansas 67218
Lot 11	✓ Byron Stout & Elmina Stout 400 N. Woodlawn Wichita, Kansas 67208

DRIVER'S ADDITION

Lot 1, 2, & 3	✓ Daniel M. Carney 6572 E. Central and D & M Investments 6215 E. Kellogg Each an undivided 1/2 interest.
Lot 7	✓ Edward D. Schmidt & Otilie H. Schmidt 548 Lexington Wichita, Kansas 67218
Lot 8	✓ John R. Cushing 542 Lexington Wichita, Kansas 67218
Lot 9	✓ Loretta L. McElhaney & Verl C. McElhaney 536 Lexington Wichita, Kansas 67218
Lot 10	✓ James E. Miskimen 530 Lexington Wichita, Kansas 67218
Lot 11	✓ Darol J. Moseley Lois W. Moseley-Record Owners 531 S. Lexington Wichita, Kansas 67218 ✓ Ralph O. Falt, buying on Contract.
Lot 12	✓ Bertha Juanita Peters 537 S. Lexington Wichita, Kansas 67218
Lot 13	✓ Lilas L. Daniels & Betty L. Daniels 543 Lexington Wichita, Kansas 67218
Lot 14	✓ Raymond W. Way & Clara M. Way 549 Lexington Wichita, Kansas 67218
Lot 17	✓ Donald R. Lewis & Beverly J. Lewis 548 Lightner Wichita, Kansas 67218

<u>DESCRIPTION</u>	<u>OWNERS AND ADDRESSES</u>
<u>DRIVER'S ADDITION cont'd</u>	
Lot 18	Guy L. Baunous & Bernice Baunous 542 Lightner Wichita, Kansas 67218
Lot 19	Walter W. Vorderstrasse & Stella M. Vorderstrasse 536 Lightner Wichita, Kansas 67218
Lot 20	Robert Edward Thiele P.O. Box 2343 Wichita, Kansas 67201

Dated this 23rd day of August, 1983, at 7:00 o'clock A.M.

REALTY TITLE CO., INC.

BY
Karen K. Frye

H 30883

**MICROFILMED
FROM THE BEST
AVAILABLE COPY**

FORM 29-02

**PAYMENT NOTICE
City of Wichita**

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

DESCRIPTION	AMOUNT
CITY DEPT VAR.	1500

NAME John Walker

ADDRESS 29 PATTIE

FUND 40191-013 DUE DATE _____

COMMENTS _____

DATE MAY 26 1973 BY [Signature]

KELLOGG

112'-0"

24'-0" 18'-0" 3'-6" 66'-0"

APPROACH

SIGN N/C

DISH N/C

SOIL BEING LOC. TYP.

BLDG. "A"

all in
with
5
555.

HEIGHT

- GENERAL PLAN
- PLUMBING PLAN
- PLUMBING PLAN
- SCHEDULES
- LIGHTING PLANS
- POWER PLANS
- ANTENNA PLANS
- COMPUTER PLANS

1. ALL INTERIORS TO BE FINISHED TO MEET CODE
 2. ALL WALLS TO BE FINISHED TO MEET CODE
 3. ALL FLOORS TO BE FINISHED TO MEET CODE
 4. ALL CEILING TO BE FINISHED TO MEET CODE
 5. ALL INTERIORS TO BE FINISHED TO MEET CODE
 6. INTERIORS TO BE FINISHED TO MEET CODE
 7. INTERIORS TO BE FINISHED TO MEET CODE
 8. INTERIORS TO BE FINISHED TO MEET CODE
 9. INTERIORS TO BE FINISHED TO MEET CODE
 10. INTERIORS TO BE FINISHED TO MEET CODE

8.5
7.0
2.5
12.0
14.0

LEASED PARKING & N/C

LIGHTNER DRIVE

30' SETBACK LINE

ASPHALT CURB

107 TOTAL PARKING SPACES

120'-0"
5'-0"
18'-0"
5'-0"
12'-0"

EXISTING APPROACH

ROOF ENG. INT. @ ROOF SEE SPEC.

BLDG. "C"

SEE WALKWAY SEE SPEC.

ASPHALT PAVED DRAINAGE CHALE SEE SPEC.

GAS METER LOCATION THIS AREA

CONC. WALKWAY

12" WALL EXIST

NEW CONC. WALL SEE SPEC.

17'-0"

15'-9"

258'-0"

210'-0"

SITE PLAN

N.T.S.



*

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

Roll # 2