

POSTED
11-3-78

ACTION

BZA
49-78

COMMITTEE
M.A.R.G.

approved

DATE
11-28-78

B.C.C./B. CO. C.

Case No. BZA 49-78 University Partnership requests variance to reduce front yard setback from 20 ft. to 7.65 ft. for off-street parking on property zoned "B" located north side of _____ area between _____

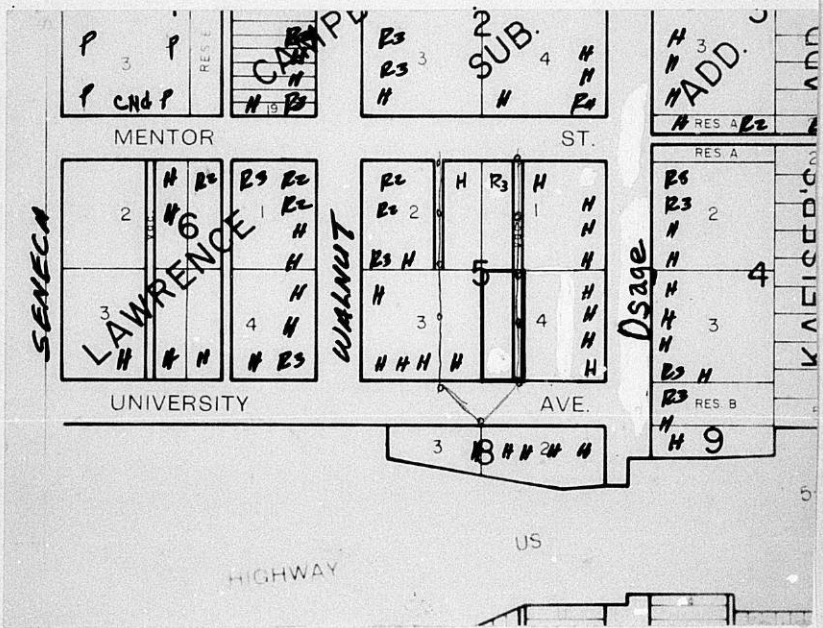
900 1/4 Sec 7-10-80
Checked out

Map No. 5446
 Sec. 19
 Twp. ~~27~~ 27
 Range 7E

BZA- 49-78
 SCZ- _____
 CU- _____
 Filed _____

- AREA DATA:
 1. Acres: 0.34 (76 ft. by 200 ft.)
 2. Adjoining Zoning: E _____ S _____ W _____ N _____
 3. Land Use: East SINGLE FAM South SINGLE FAM
 West SINGLE & TWO FAM North SINGLE FAM
 4. Sketch Plan Land Use is for: _____
 5. Present Land Use if for: UNDEVELOPED
 6. Area (is) (is not) platted.

PHOTO DATA:
 Taken by _____ Date _____ Time _____



B-15
 Ord # 10871.
 combined by
 ord # 5330
 quit claim
 dated
 1-13-17

SHIMCO
 No. 2153C
 MASTING TWIN LOT ANGLES
 LOGAN OH - AKERSBORO, TX U.S.A.

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

November 7, 1978

Re: Case No. BZA 49-78

You recently received a Notice to Adjoining Property Owners which informed you of an application for variance filed by University Partnership, 1861 S. Hydraulic, Suite 1, Wichita, Kansas.

The zoning of the property in question was incorrectly stated as the "B" Office District. The correct zoning classification is the "B" Multiple Family Dwelling District. This is only a clarification of the existing zoning and all other details of the previous notice remain unchanged.

Jack H. Galbraith
Secretary

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November 28, 1978
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11. Case No. BZA 49-78 - University Partnership, 1861 S. Hydraulic, Suite 1, Wichita, Kansas, pursuant to Section 2.12.590.B, Code of the City of Wichita, requests a variance to reduce the required front yard setback from 20 feet to 7.65 feet for off-street parking purposes only on property zoned the "B" Multiple Family Dwelling District and legally described as follows:

West 76 ft. of lot 4, Block 5, Lawrence's
Addition to Wichita, Sedgwick County, Kansas.
Generally located on the north side of
University in an area between Osage and
Walnut Streets (818 University).

DOBSON showed slides of the application area and reviewed the following comments from the Secretary's Report.

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 of the following conditions are found to exist:

1. That the variance requested 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.
2. That the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.
3. That the strict application of the provisions of Title 28 of which variance is requested will constitute unnecessary hardship upon the property owner represented in the application.
4. That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare; and
5. That granting the variance desired will not be opposed to the general spirit and intent of Title 28 (zoning ordinance).

COMMENTS BY THE SECRETARY:

The applicants are requesting a variance of the required front yard setback from 20 feet to 7.65 feet for off-street parking purposes in connection with their plans to construct twenty apartment units on the property.

Subject property is a long, narrow lot having 76 feet of frontage and 200 feet of depth. The applicants' site plan shows the location of two apartment buildings on the back or north part of the lot with the parking area located on the front

or south part of the lot. It would appear that the required parking could be located behind the front yard setback by running the pavement right up to the face of the apartment buildings. However, the applicants are showing the retention of a 12 foot planting area between the buildings and the parking lot, presumably to add to the aesthetics of the project. Eight foot wide planting areas are also available on the east and west sides of the parking lot, as well as the 7.65 feet that is proposed to be retained on the south. Although, no landscape plans have been submitted for any of these areas.

Single family homes to the east, fronting on Osage, back into the side of subject property, while the property to the west fronts on University and runs parallel to subject property. This general area, although zoned the "B" Multiple Family Dwelling District, is predominantly developed with single family dwellings. The development of subject property with twenty studio apartments would seem to be out of character with existing development of the area, but is within the permitted density for the "B" District which would allow a maximum of 26 units on this property. The applicants indicate that they are developing this project to serve the single and student market, with it being close enough to Friends University to meet some of their housing needs.

It is the opinion of the Secretary that for a variance to be justified in this case, there should certainly be site amenities offered that would offset the normal residential amenity of a 20 foot landscaped yard area. There is a detached garage near the east property line of subject property and mature trees and plantings on adjacent properties which would tend to soften the impact of parking in the front yard area.

Another factor which should be noted is that University Avenue is a 40 foot street in an 80 foot right-of-way, leaving a 20 foot "parking area" between the applicants' property and the curb line, whereas the normal "parking area" would be 14 or 15 feet.

The east 16 feet of the application area was at one time a public alley dedication which was vacated in 1930. However, there is an existing sewer line in the vacated alleyway. The vacation ordinance provides for an easement to maintain utilities in this 16 foot strip and prohibits the erection of a structure over this easement. The applicants' site plan shows the erection of an apartment building to within 5 foot of the east property line, which encroaches 11 foot into this easement.

Subject property is part of a large platted lot, with several separate ownerships on the east part of the lot. It is the opinion of the Secretary that the applicants would be required to replat their ownership into a separate lot and

resolve the apparent easement conflict prior to the issuance of any building permit on this property.

UNIQUENESS:

It is the opinion of the Secretary that it is difficult to determine that uniqueness exists in this instance, but if uniqueness can be found it may be due to the long, narrow configuration of the lot that makes locating the units on the back of the property, with parking in front the most logical site arrangement.

ADJACENT PROPERTY:

It is the opinion of the Secretary that the granting of the variance desired may not adversely affect the rights of adjacent property owners or residents if amenities such as low screening and intensive landscaping are provided to lessen the impact of a parking lot extending into the front yard setback.

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 applicants inasmuch as they would have to redesign their project to one aesthetically less pleasing.

PUBLIC INTEREST:

It is the opinion of the Secretary that the granting of the variance desired would not adversely affect the public interest inasmuch as the parking area would be 7.65 feet from the sidewalk and 27.65 feet from the street.

SPIRIT AND INTENT:

It is the opinion of the Secretary that the granting of the variance requested may not be opposed to the general spirit and intent of the zoning ordinance inasmuch as the apartment units will set back over 100 feet from the front property line and the use of screening and landscaping can lessen the impact of the parking lot on the neighborhood.

RECOMMENDATION:

If the Board determines that the above five conditions can be found to exist, it is recommended that the following conditions be considered as conditions of approval:

1. The front yard setback shall be reduced to 7.65 feet for off-street parking purposes only, with no permanent structures permitted to be erected thereon.

2. An 8 foot side yard setback adjacent to both the east and west sides of the parking lot shall remain unpaved for use as a landscaped area.
3. The applicants shall submit two copies of a detailed landscape plan, for the 12 foot area south of the buildings, the 8 foot side yard areas adjacent to the parking lot and the 7.65 foot front yard setback, to the Secretary of the Board for his approval. The plan should indicate the size, type and location of plantings designed to afford maximum buffering to the surrounding residential neighborhood.
4. A 3-1/2 to 4 foot high solid masonry wall or fence constructed of cedar or redwood shall be erected adjacent to and within 3 feet of the east and west edges of the paved parking area, except the height of the fence shall be reduced to 3 foot in the front 20 foot setback area. The 3 foot high fence shall be continued along the front 7.65 foot setback except for the point of access.
5. Subject property shall be replatted into a single lot. Said replat to be accomplished and the plat recorded prior to the issuance of a building permit on subject property and within one year from the date of this variance approval or the variance shall be considered null and void.

DOBSON then showed the Board a revised site plan received from the applicant in which the center court is eliminated and the units are shown as butting up to each other, with access from the sides. This revised site plan also takes into consideration the utility easement as pointed out to the applicant by staff. Most of the objections received from the neighborhood was that residents did not want an apartment building in the area and it was staff's opinion that a 20-unit studio apartment project is not really compatible in this predominantly single family neighborhood, but the zoning does permit this type of building. The submission of the new site plan has answered some of staff's comments, one being removal of the building from the utility easement. DOBSON went on to say that there would have to be a change made to either the site plan or condition number 2 in that the side yard setback footage would no longer be 8 feet. Also, condition number 5 would no longer be needed, that no good purpose would be served by requiring the applicant to have the property replatted.

DOBSON said CPO Council "O" had voted to recommend denial of this application. He then said he had neglected to state that this would be a two story apartment building.

LEONARD MARROTTE, 1861 S. Hydraulic, Wichita, Kansas, spoke to the Board stating he had attended the meeting at which the CPO Council voted 3-1 to deny the request and had explained to them the apartment building would be located way back on the site, that heavy landscaping would be employed, and that aesthetics would also be introduced to help the building blend into that neighborhood.

TAYLOR inquired if the applicant had constructed any other projects of this type. MARROTTE replied that they managed several studio apartment sites in Wichita, one an 86 unit building on South Hydraulic. He further said it had been indicated to him at the CPO meeting one of the neighborhood concerns was on-street parking resulting from this apartment building, but that he was of the opinion this would not be a problem because they did work at good management and in controlling parking. He said that they would be in the business of both constructing and managing these apartment buildings.

No one else appeared on behalf of the applicant. No one appeared in opposition.

TAYLOR then asked for observations of Board members who had looked at the site in question. KOPIETZ stated Squires and she had visited the site. SQUIRES then reviewed the various homes in that area for Taylor, stating it was a mixed neighborhood with single family, multiple family and duplexes.

TAYLOR said that this appeared to be squeezing a development in and although infill and additional housing was needed, this did seem to be over-development for this size lot. KOPIETZ responded it would be her preference to have this development rather than seeing the larger houses turned into boarding houses as has occurred in this area.

MOTION: JACOB moved, RICHARDSON seconded and it carried unanimously that the five conditions necessary for granting of a variance had been found to exist and that a variance be granted to reduce the required front yard setback from 20 feet to 7.65 feet for off-street parking purposes only subject to conditions number 1 through 4 of the Secretary's Report.

DOBSON then made a further comment that he wanted to be sure the applicant understood the requirement of a landscape plan to be submitted and further, that the applicant was aware that the proposed parking lot would be centered on the lot.

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November 28, 1978
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The variance was granted as shown by the adoption of the following Resolution:

RESOLUTION NO. BZA 49-78

WHEREAS, University Partnership, 1861 S. Hydraulic, Suite 1, Wichita, Kansas, requests a variance as provided in Section 2.12.590.B, Code of the City of Wichita to reduce the required front yard setback from 20 feet to 7.65 feet for off-street parking purposes only on property zoned the "B" Multiple Family Dwelling District, and legally described as:

West 76 ft. of lot 4, Block 5, Lawrence's Addition to Wichita, Sedgwick County, Kansas.
Generally located on the north side of University in an area between Osage and Walnut Streets (818 University).

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 November 28, 1978, 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 long, narrow configuration of the lot makes locating the units on the back of the property, with parking in front the most logical site arrangement; 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 amenities such as low screening and intensive landscaping will be provided to lessen the impact of a parking lot extending into the front yard setback; 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 they would have to redesign their project to one aesthetically less pleasing; 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 area would be 7.65 feet from the sidewalk and 27.65 feet from the street; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the variance desired will not be opposed to the general spirit and intent of Title 28 (Zoning Ordinance) inasmuch as the apartment units will set back over 100 feet from the front property line and the use of screening and landscaping can lessen the impact of the parking lot on the neighborhood; 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 front yard setback from 20 feet to 7.65 feet for off-street parking purposes only on property zoned the "B" Multiple Family Dwelling District, and legally described as:

West 76 ft. of lot 4, Block 5, Lawrence's
Addition to Wichita, Sedgwick County, Kansas.
Generally located on the north side of
University in an area between Osage and
Walnut Streets (818 University).

be approved subject to the following conditions:

1. The front yard setback shall be reduced to 7.65 feet for off-street parking purposes only, with no permanent structures permitted to be erected thereon.
2. An 8 foot side yard setback adjacent to both the east and west sides of the parking lot shall remain unpaved for use as a landscaped area.
3. The applicants shall submit two copies of a detailed landscape plan, for the 12 foot area south of the buildings, the 8 foot side yard areas adjacent to the parking lot and the 7.65 foot front yard setback, to the Secretary of the Board for his approval. The plan should indicate the size, type and location of plantings designed to afford maximum buffering to the surrounding residential neighborhood.
4. A 3-1/2 to 4 foot high solid masonry wall or fence constructed of cedar or redwood shall be erected adjacent to and within 3 feet of the east and west edges of the paved parking area, except the height of the fence shall be reduced to 3 foot in the front 20 foot setback area. The 3 foot high fence shall be

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November 28, 1978
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continued along the front 7.65 foot setback except for
the point of access.

ADOPTED AT WICHITA, KANSAS this 28th day of November, 1978.

Mary Kopietz, Chairman

ATTEST:

Larry Dobson, Assistant Secretary

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November 28, 1978
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JURISDICTION:

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COMMENTS BY THE SECRETARY:

The applicants are requesting a variance of the required front yard setback from 20 feet to 7.65 feet for off-street parking purposes in connection with their plans to construct twenty apartment units on the property.

Subject property is a long, narrow lot having 76 feet of frontage and 200 feet of depth. The applicants' site plan shows the location of two apartment buildings on the back or north part of the lot with the parking area located on the front

or south part of the lot. It would appear that the required parking could be located behind the front yard setback by running the pavement right up to the face of the apartment buildings. However, the applicants are showing the retention of a 12 foot planting area between the buildings and the parking lot, presumably to add to the aesthetics of the project. Eight foot wide planting areas are also available on the east and west sides of the parking lot, as well as the 7.65 feet that is proposed to be retained on the south. Although, no landscape plans have been submitted for any of these areas.

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RECOMMENDATION:

If the Board determines that the above five conditions can be found to exist, it is recommended that the following conditions be considered as conditions of approval:

1. The front yard setback shall be reduced to 7.65 feet for off-street parking purposes only, with no permanent structures permitted to be erected thereon.

2. An 8 foot side yard setback adjacent to both the east and west sides of the parking lot shall remain unpaved for use as a landscaped area.
3. The applicants shall submit two copies of a detailed landscape plan, for the 12 foot area south of the buildings, the 8 foot side yard areas adjacent to the parking lot and the 7.65 foot front yard setback, to the Secretary of the Board for his approval. The plan should indicate the size, type and location of plantings designed to afford maximum buffering to the surrounding residential neighborhood.
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The variance was granted as shown by the adoption of the following Resolution:

RESOLUTION NO. BZA 49-78

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West 76 ft. of lot 4, Block 5, Lawrence's
Addition to Wichita, Sedgwick County, Kansas.
Generally located on the north side of
University in an area between Osage and
Walnut Streets (818 University).

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 November 28, 1978, 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 long, narrow configuration of the lot makes locating the units on the back of the property, with parking in front the most logical site arrangement; 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 amenities such as low screening and intensive landscaping will be provided to lessen the impact of a parking lot extending into the front yard setback; 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 they would have to redesign their project to one aesthetically less pleasing; 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 area would be 7.65 feet from the sidewalk and 27.65 feet from the street; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the variance desired will not be opposed to the general spirit and intent of Title 28 (Zoning Ordinance) inasmuch as the apartment units will set back over 100 feet from the front property line and the use of screening and landscaping can lessen the impact of the parking lot on the neighborhood; 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 front yard setback from 20 feet to 7.65 feet for off-street parking purposes only on property zoned the "B" Multiple Family Dwelling District, and legally described as:

West 76 ft. of lot 4, Block 5, Lawrence's
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Generally located on the north side of
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be approved subject to the following conditions:

1. The front yard setback shall be reduced to 7.65 feet for off-street parking purposes only, with no permanent structures permitted to be erected thereon.
2. An 8 foot side yard setback adjacent to both the east and west sides of the parking lot shall remain unpaved for use as a landscaped area.
3. The applicants shall submit two copies of a detailed landscape plan, for the 12 foot area south of the buildings, the 8 foot side yard areas adjacent to the parking lot and the 7.65 foot front yard setback, to the Secretary of the Board for his approval. The plan should indicate the size, type and location of plantings designed to afford maximum buffering to the surrounding residential neighborhood.
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November 28, 1978
Page 54

continued along the front 7.65 foot setback except for
the point of access.

ADOPTED AT WICHITA, KANSAS this 28th day of November, 1978.

Mary Kopietz, Chairman

ATTEST:

Larry Dobson, Assistant Secretary

April 29, 1981

George E. Grist, P.A.
107 South Market, Suite 408
Wichita, Kansas 67202

Re: Subpoena Case No. 80 C 2384
Prairie Homes v. Sweney

Dear Mr. Grist:

Enclosed are the checks received by Mr. Shirkey and me this morning. It has been customary for our department to return these to the Deputy delivering the subpoena. Today, however, he did not want to take them back.

As I discussed with you by phone this afternoon, we had to assume from the subpoena that you were interested in two BZA case files on University although the instructions were to bring all our records regarding properties at the 500 block of South Osage. We have no records for the descriptions you gave. Also, because of prior scheduled appointments, I was inconvenienced all morning after receiving a subpoena without having ever been contacted or alerted by you that we might be requested to introduce evidence. Also, without having been contacted, I have no idea as to what information from our files you wish to introduce. As the subpoena stated, I called your office approximately fifteen minutes after receiving it (approximately 8:30 a.m.) and was not advised until after lunch that no court had been assigned.

I have no idea why two people from my division have been subpoenaed; both Shirkey and me. Shirkey is not reflected in either of the files as being involved in either of the cases. He did not make either of the presentations, nor is he assigned to do so. I am elected as Secretary of the Board of Zoning Appeals and in both cases there were different elected Assistant Secretaries.

I would appreciate having you contact me by phone several days in advance of an expected hearing so that we can set a time to go over the materials in the file that you want to introduce as evidence. We will Xerox copies of any materials you want,

Page Two
George E. Grist
April 29, 1981

at cost. There is only one copy of several different maps in the files that, if you want copies, they need either to be Xeroxed and spliced together, or sent out for the copies you need. Copies of our materials have been acceptable in the past so that our files are not removed from the office as they are public records and must be available to all.

I am certainly available to assist you but do expect some advanced warning.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:el
(Enclosures (2))
cc: H. R. Kuhn, Assistant City Attorney
300 West Douglas, Suite 330, Wichita 67202

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING DEPARTMENT

COMMUNITY DEVELOPMENT DIVISION

Public Inquiry Slip

NAME Doug Fager DATE 2-20-80
 PHONE 684-2865 (WORK) PHONE COUNTER
 PROPERTY LOCATION _____ MAP # 5446

On the north side of University just across the street from Fager's home which is at 824 University

NATURE OF REQUEST:

CITY ZONING COUNTY ZONING _____ CONDITIONAL USE _____

PLAT _____ LOT SPLIT _____ BZA _____

VACATION _____ DEDICATION _____ STREET NAME CHANGE _____

REMARKS: Developer is putting 20 studio apts on the N. side of University. Fager objects and wants project stopped

advised him subject property zoned "B" which is proper for apts and also all property in that general area including his zoned "B". He wanted to know City Commission would down zone the property where the apts. are to be built. I advised him in my opinion no chance of down zoning. He said he was going to contact the City Manager to get on commission agenda or file petition requesting down zoning. I alerted Reg Trail; Sharon H. re the matter.

ROUTE TO:

GALBRAITH SHIRKEY _____ NEWBY _____ RICHTER _____ DOBSON _____ MEEK _____

LAKIN _____ STOCKWELL _____ RETURN TO _____

COMMENTS:

T9-126

July 3, 1980

Len Marotte
University Partnership
1861 South Hydraulic
Suite 1
Wichita, Kansas 67211

Re: Case No. BZA 49-78
Request for Variance

Dear Mr. Marotte:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on November 28, 1978, in connection with your request for a variance to reduce the required front yard setback from 20 feet to 7.65 feet for off-street parking purposes only, on property zoned the "B" Multiple-family Dwelling District, and generally located on the north side of University in an area between Osage and Walnut Streets (818 University).

This Resolution reflects the official action of the Board to approve the request and sets out the conditions of approval. It is forwarded to you for your information and files. We have also this date approved the landscape plan submitted by your architect, Jeff Krehbiel and Associates.

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

Sincerely,

Glen E. Lytle
Assistant Secretary

GEL:sad
Encl.

cc: Robert Feldner, Superintendent of Central Inspection
Don Gisick, City Clerk
Don Rosmau, Jeff Krehbiel & Associates, 1021 E. Waterman

RESOLUTION NO. BZA 49-78

WHEREAS, University Partnership, 1861 S. Hydraulic, Suite 1, Wichita, Kansas, requests a variance as provided in Section 2.12.590.B, Code of the City of Wichita to reduce the required front yard setback from 20 feet to 7.65 feet for off-street parking purposes only on property zoned the "B" Multiple Family Dwelling District, and legally described as:

West 76 ft. of lot 4, Block 5, Lawrence's Addition to Wichita, Sedgwick County, Kansas.
Generally located on the north side of University in an area between Osage and Walnut Streets (818 University).

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 November 28, 1978, 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 long, narrow configuration of the lot makes locating the units on the back of the property, with parking in front the most logical site arrangement; 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 amenities such as low screening and intensive landscaping will be provided to lessen the impact of a parking lot extending into the front yard setback; 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 they would have to redesign their project to one aesthetically less pleasing; 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 area would be 7.65 feet from the sidewalk and 27.65 feet from the street; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the variance desired will not be opposed to the general spirit and intent of Title 28 (Zoning Ordinance) inasmuch as the apartment units will set back over 100 feet from the front property line and the use of screening and landscaping can lessen the impact of the parking lot on the neighborhood; 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.

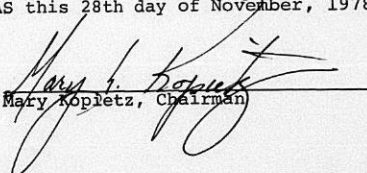
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that this request for a variance to reduce the required front yard setback from 20 feet to 7.65 feet for off-street parking purposes only on property zoned the "B" Multiple Family Dwelling District, and legally described as:

West 76 ft. of lot 4, Block 5, Lawrence's Addition to Wichita, Sedgwick County, Kansas.
Generally located on the north side of University in an area between Osage and Walnut Streets (818 University).

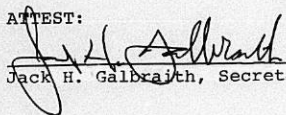
be approved subject to the following conditions:

1. The front yard setback shall be reduced to 7.65 feet for off-street parking purposes only, with no permanent structures permitted to be erected thereon.
2. An 8 foot side yard setback adjacent to both the east and west sides of the parking lot shall remain unpaved for use as a landscaped area.
3. The applicants shall submit two copies of a detailed landscape plan, for the 12 foot area south of the buildings, the 8 foot side yard areas adjacent to the parking lot and the 7.65 foot front yard setback, to the Secretary of the Board for his approval. The plan should indicate the size, type and location of plantings designed to afford maximum buffering to the surrounding residential neighborhood.
4. A 3-1/2 to 4 foot high solid masonry wall or fence constructed of cedar or redwood shall be erected adjacent to and within 3 feet of the east and west edges of the paved parking area, except the height of the fence shall be reduced to 3 foot in the front 20 foot setback area. The 3 foot high fence shall be continued along the front 7.65 foot setback except for the point of access.

ADOPTED AT WICHITA, KANSAS this 28th day of November, 1978.


Mary Koppitz, Chairman

ATTEST:


Jack H. Galbraith, Secretary

Dobson

THE CITY OF WICHITA
OFFICE OF CITIZEN PARTICIPATION

DATE November 20, 1978

TO Larry Dobson, Assistant Secretary, Board of Zoning Appeals

FROM Deanna Patton, CPO Administrative Aide

SUBJECT BZA 49-78 (NORTH SIDE OF UNIVERSITY
BETWEEN OSAGE AND WALNUT)

At its November 16, 1978 meeting, CPO Council 0 considered the captioned case. The Council voted (3-1) to recommend denial of this request for a variance to reduce the required front yard setback from 20 feet to 7.65 feet for off-street parking purposes.

Seven adjacent property owners at the Council meeting were opposed to this request primarily because of their displeasure at having another apartment building built in their neighborhood. Also, residents were concerned about the apartments' architecture blending with the historical nature of the neighborhood.

The Council inquired about the possibility of reducing the number of apartments and parking spaces so that the proposed apartment complex could be built without this variance. The applicant and his architect stated that any reduction of the number of apartments would not be economically feasible.

The Council recommended denial of this variance request with the hope that such a denial would force the applicant to reduce the number of apartments and parking spaces, the related cars and traffic, and the apartments' effect on the neighborhood which is predominantly single family. The Council was also concerned about the apartments' aesthetic impact on the neighborhood and felt that a lower density project would not have such an effect on the neighborhood.

Please provide this information to the Board of Zoning Appeals when it considers this case on November 28. Thank you.

Deanna Patton
Deanna K. Patton
CPO Administrative Aide

DKP:ml

NOTED:

David Furnas
David Furnas
Citizen Participation Coordinator



November 30, 1978

Len Marotta
University Partnership
1861 S. Hydraulic
Suite 1
Wichita, Kansas 67211

Re: Case No. BEA 49-78
Request for Variance

Dear Mr. Marotta:

At the regular meeting of the Board of Zoning Appeals on Tuesday, November 28, 1978, your request for a variance to reduce the required front yard setback from 20 feet to 7.65 feet for off-street parking purposes only, on property zoned the "B" Multiple Family Dwelling District, and generally located on the north side of University in an area between Osage and Walnut Streets (818 University), was considered.

It was the action of the Board to approve your request subject to the following conditions:

1. The front yard setback shall be reduced to 7.65 feet for off-street parking purposes only, with no permanent structures permitted to be erected thereon.
2. An 8 foot side yard setback adjacent to both the east and west sides of the parking lot shall remain unpaved for use as a landscaped area.
3. The applicants shall submit two copies of a detailed landscape plan, for the 12 foot area south of the buildings, the 8 foot side yard areas adjacent to the parking lot and the 7.65 foot front yard setback, to the Secretary of the Board for his approval. The plan should indicate the size, type and location of plantings designed to afford maximum buffering to the surrounding residential neighborhood.

November 30, 1978
Len Marotte
Re: BEA 49-78

4. A 3-1/2 to 4 foot high solid masonry wall or fence constructed of cedar or redwood shall be erected adjacent to and within 3 feet of the east and west edges of the paved parking area, except the height of the fence shall be reduced to 3 foot in the front 20 foot setback area. The 3 foot high fence shall be continued along the front 7.65 foot setback except for the point of access.

A Resolution reflecting the official action of the Board is being prepared and you will be provided a copy as soon as a landscape plan is received and approved. If you have any questions concerning this matter, please call.

Sincerely yours,

Larry Dobson
Assistant Secretary

LD:bbc

cc: Robert Feldner, Superintendent of Central Inspection
Joe Donnelly, Housing and Zoning Administrator
Don Gisick, City Clerk

Dobson

UNIVERSITY PARTNERSHIP
1861 S. Hydraulic
Wichita, Kansas 67211

November 24, 1978

Mr. Larry Dobson
Board of Zoning Appeals
Planning Dept.
City Hall
Wichita, Kansas 67202

Dear Mr. Dobson:

As you correctly noted in your staff report, our original site plan did encroach on the sewer easement in the abandoned alley. Our architect caught it and promptly redesigned the site plan (see enclosed) to avoid all encroachments. In respect to the replatting point, our title company has advised us that since the property was conveyed in its present form in 1942 we fall within the "grandfather" clause of the 1948 act and thus a replatting is not required.

We agree with your position on landscaping which we plan to utilize heavily throughout the project.

Sincerely,

UNIVERSITY PARTNERSHIP
Len Marotte
Len Marotte



SECRETARY'S REPORT
CASE NO. BZA 49-78

APPLICANT: University Partnership, 1861 S. Hydraulic, Suite 1, Wichita, Kansas

AGENT: Len Marotte, 1861 S. Hydraulic, Suite 1, Wichita, Kansas

REQUEST: Variance pursuant to Section 2.12.590.B, Code of the City of Wichita, to reduce the required front yard setback from 20 feet to 7.65 feet for off-street parking purposes only.

GENERAL LOCATION: North side of University in an area between Osage and Walnut Streets (818 University).

ZONING: Subject property and all surrounding properties are zoned the "B" Multiple Family Dwelling District.

LAND USE: Subject property is vacant, undeveloped land. Properties to the west, south and east are all developed as single family residences. Property to the north contains a three-family dwelling.

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 of the following conditions are found to exist:

1. That the variance requested 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.
2. That the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.
3. That the strict application of the provisions of Title 28 of which variance is requested will constitute unnecessary hardship upon the property owner represented in the application.
4. That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare; and
5. That granting the variance desired will not be opposed to the general spirit and intent of Title 28 (zoning ordinance).

Case No. BZA 49-78
November 28, 1978
Page 2

COMMENTS BY THE SECRETARY:

The applicants are requesting a variance of the required front yard setback from 20 feet to 7.65 feet for off-street parking purposes in connection with their plans to construct twenty apartment units on the property.

Subject property is a long, narrow lot having 76 feet of frontage and 200 feet of depth. The applicants' site plan shows the location of two apartment buildings on the back or north part of the lot with the parking area located on the front or south part of the lot. It would appear that the required parking could be located behind the front yard setback by running the pavement right up to the face of the apartment buildings. However, the applicants are showing the retention of a 12 foot planting area between the buildings and the parking lot, presumably to add to the aesthetics of the project. Eight foot wide planting areas are also available on the east and west sides of the parking lot, as well as the 7.65 feet that is proposed to be retained on the south. Although, no landscape plans have been submitted for any of these areas.

Single family homes to the east, fronting on Osage, back into the side of subject property, while the property to the west fronts on University and runs parallel to subject property. This general area, although zoned the "B" Multiple Family Dwelling District, is predominantly developed with single family dwellings. The development of subject property with twenty studio apartments would seem to be out of character with existing development of the area, but is within the permitted density for the "B" District which would allow a maximum of 26 units on this property. The applicants indicate that they are developing this project to serve the single and student market, with it being close enough to Friends University to meet some of their housing needs.

It is the opinion of the Secretary that for a variance to be justified in this case, there should certainly be site amenities offered that would offset the normal residential amenity of a 20 foot landscaped yard area. There is a detached garage near the east property line of subject property and mature trees and plantings on adjacent properties which would tend to soften the impact of parking in the front yard area.

Another factor which should be noted is that University Avenue is a 40 foot street in an 80 foot right-of-way, leaving a 20 foot "parking area" between the applicants' property and the curb line, whereas the normal "parking area" would be 14 or 15 feet.

Case No. BZA 49-78
November 28, 1978
Page 3

The east 16 feet of the application area was at one time a public alley dedication which was vacated in 1930. However, there is an existing sewer line in the vacated alleyway. The vacation ordinance provides for an easement to maintain utilities in this 16 foot strip and prohibits the erection of a structure over this easement. The applicants' site plan shows the erection of an apartment building to within 5 foot of the east property line, which encroaches 11 foot into this easement.

Subject property is part of a large platted lot, with several separate ownerships on the east part of the lot. It is the opinion of the Secretary that the applicants would be required to replat their ownership into a separate lot and resolve the apparent easement conflict prior to the issuance of any building permit on this property.

UNIQUENESS:

It is the opinion of the Secretary that it is difficult to determine that uniqueness exists in this instance, but if uniqueness can be found it may be due to the long, narrow configuration of the lot that makes locating the units on the back of the property, with parking in front the most logical site arrangement.

ADJACENT PROPERTY:

It is the opinion of the Secretary that the granting of the variance desired may not adversely affect the rights of adjacent property owners or residents if amenities such as low screening and intensive landscaping are provided to lessen the impact of a parking lot extending into the front yard setback.

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 applicants inasmuch as they would have to redesign their project to one aesthetically less pleasing.

PUBLIC INTEREST:

It is the opinion of the Secretary that the granting of the variance desired would not adversely affect the public interest inasmuch as the parking area would be 7.65 feet from the sidewalk and 27.65 feet from the street.

SPIRIT AND INTENT:

It is the opinion of the Secretary that the granting of the variance requested may not be opposed to the general spirit and intent of the zoning ordinance inasmuch as the apartment units will set back over 100 feet from the front property line and the use of screening and landscaping can lessen the impact of the parking lot on the neighborhood.

RECOMMENDATION:

If the Board determines that the above five conditions can be found to exist, it is recommended that the following conditions be considered as conditions of approval:

1. The front yard setback shall be reduced to 7.65 feet for off-street parking purposes only, with no permanent structures permitted to be erected thereon.
2. An 8 foot side yard setback adjacent to both the east and west sides of the parking lot shall remain unpaved for use as a landscaped area.
3. The applicants shall submit two copies of a detailed landscape plan, for the 12 foot area south of the buildings, the 8 foot side yard areas adjacent to the parking lot and the 7.65 foot front yard setback, to the Secretary of the Board for his approval. The plan should indicate the size, type and location of plantings designed to afford maximum buffering to the surrounding residential neighborhood.
4. A 3-1/2 to 4 foot high solid masonry wall or fence constructed of cedar or redwood shall be erected adjacent to and within 3 feet of the east and west edges of the paved parking area, except the height of the fence shall be reduced to 3 foot in the front 20 foot setback area. The 3 foot high fence shall be continued along the front 7.65 foot setback except for the point of access.
5. Subject property shall be replatted into a single lot. Said replat to be accomplished and the plat recorded prior to the issuance of a building permit on subject property and within one year from the date of this variance approval or the variance shall be considered null and void.

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

November 7, 1978

Re: Case No. BZA 49-78

You recently received a Notice to Adjoining Property Owners which informed you of an application for variance filed by University Partnership, 1861 S. Hydraulic, Suite 1, Wichita, Kansas.

The zoning of the property in question was incorrectly stated as the "B" Office District. The correct zoning classification is the "B" Multiple Family Dwelling District. This is only a clarification of the existing zoning and all other details of the previous notice remain unchanged.

Jack H. Galbraith
Secretary

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

November 3, 1978

NOTICE TO ADJOINING PROPERTY OWNERS:

Case No. BZA 49-78

An application has been filed by University Partnership, 1861 S. hydraulic, Suite 1, Wichita, Kansas, pursuant to Section 2.12.590.B, Code of the City of Wichita, Kansas, requesting a variance to reduce the required front yard setback from 20 feet to 7.65 feet for off-street parking purposes only on property zoned the "B" Office District, and legally described as:

West 76 ft. of lot 4, Block 5, Lawrence's Addition to Wichita, Sedgwick County, Kansas. Generally located on the north side of University in an area between Osage and Walnut Streets (813 University).

This application has been assigned case No. BZA 49-78 and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, November 28, 1978, at 1:30 p.m., in the Board Room, First Floor, City Hall, 455 North Main, Wichita, Kansas, at which time you may appear if you so desire, 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.

Jack H. Galbraith
Secretary

BZA CASE NO. 49-78

1 NOTICES SENT TO APPLICANT/AGENT

10 NOTICES SENT TO MAPC

1 NOTICES SENT TO CPO

32 NOTICES SENT TO ADJOINING PROPERTY OWNERS

44 TOTAL NOTICES SENT 11-3-78

BOARD OF ZONING APPEALS

CASE NO. 49-78

CITY OF WICHITA, KANSAS

FILED 10-31

APPLICATION FOR VARIANCE

I. Name of Applicant UNIVERSITY PARTNERSHIP ✓ (11)

Mailing Address 1861 S. Hydraulic Su 1 Wichita, Ks Phone 265 7477

Name of Authorized Agent Len Marotte

Mailing Address As above Phone As above

Relationship of applicant to property is that of Applicant under contract
(Owner, Tenant, Lessee, Other) With owner.

II. The variance requested is the ability to use 12.35 ft. of the 20 ft. front
yard setback (reduce required front yard setback from 20 feet to 7.65 feet
for off-street parking purposes only)

for property located 818 University

and legally described as: West 76 ft. of lot 4, Block 5, Lawrence's Addition
to Wichita, Sedgewick County, Kansas.

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

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. 24-606); 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 Sedgewick 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.

UNIVERSITY PARTNERSHIP

Applicant

Len Marotte
Authorized Agent

Len Marotte

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals 4:35 (a.m. - P.M.), 10/30 19 78 together with appropriate fee of \$50.00.

N side of University in an area between Osage and Walnut
T9-402

Larry Dobson
Signed

UNIVERSITY PARTNERSHIP
1861 S. Hydraulic su 1
Wichita, Kansas 67211

October 30, 1978

Chairman
Board of Zoning Appeals
City of Wichita
455 N. Main
Wichita, Kansas 67202

Re: 818 University

Gentlemen:

We request your consideration for a variance in the 20 foot front yard setback requirement on the subject property which is zoned B.

We request the variance to permit us to utilize a portion of the setback for parking. We would use 12.35 ft. of the setback on each side of our entrance. (See site plan). In the balance of the setback, we plan to landscape heavily in order that the view from the street level will screen the parking area. In the front of the site now there are two large trees that provide some screening already. We plan to also landscape the east and west side of the parking area with trees or a fence. There is already a long row of trees on the east that provides some natural screening. On the west side about 30 to 40 ft. into the lot there is a large pine tree. The back of our neighbors house on the east is about 70 ft. from our property line. Our neighbors garage on the east starts about 30 ft. from our property line.

The site is planned for 20 furnished studios that will serve the market for the single and student oriented housing that is so vitally needed in the area. The attached letter from Mr. Warner of Frinds University is solid testimony for the housing needs of students that are unfulfilled.

We feel our studio apartment community will be a welcome neighbor to the near west side. We have set the units as far back from the street to attempt to maintain the residential character of the neighborhood.

Sincerely,

UNIVERSITY PARTNERSHIP

Len Marotte
Len Marotte
Partner



**FRIENDS
UNIVERSITY**

2100 UNIVERSITY, WICHITA, KANSAS 67213 / PHONE (316) 263-9131

October 17, 1978

To whom it may concern:

Friends University has in excess of 900 students enrolled this fall. Several of our students are from out of town and are in need of housing.

We have several apartments/houses available for rent, however we are not able to provide housing for all the students who request accommodations. Our waiting list is quite extensive.

Additional housing units in this area would probably be beneficial to our students.

Sincerely,

Billy D. Warner

Billy D. Warner
Business Manager

BDW/cjd

OWNERSHIP LIST

All property herein is in Lawrence's Addition to West Wichita, Sedgwick County, Kansas.

Lot and Block

Property owner

The S 50' of the N 60' of the West 136' of Lot 3, Block 5	✓ Neal E. Welty, Bettie J. Welty and Elnora A. Welty 518 S. Walnut, Wichita, Ks. 13
The East 50' of the West 100' of the South 140' of Lot 3, Block 5	✓ Raymon E. Pannell, Jr., and Tamara F. Pannell 832 University Wichita, Ks. 13
The West 51' of the East 126' of the South 140' of Lot 3, Block 5	✓ Clayton J. Roeder and Dolores B. Roeder 2851 S. Washington Wichita, Ks. 19
The East 75' of Lot 3, Block 5	✓ Jack L. Payne and Maria A. Payne Box 2606, Wichita, Ks. 01
The West 50' of the South 140 feet of Lot 3, Block 5, and the North 50' of the East 150' of Lot 4, Block 5	✓ Ethel L. Sweney 521 S. Osage Wichita, Ks. 13
The West 76 feet of Lot 4, Block 5	✓ Thomas W. Boyd and C. T. Spires 5900 E. Central Wichita, Ks. 08
The North 50' of the South 100' of the East 150' of Lot 4, Block 5.	✓ Edwin L. Easley and Anna Easley 527 S. Osage, Wichita, Ks. 13
The South 50' of the East 150' of Lot 4, Block 5	✓ Clarence E. Nutter and Florence Nutter 802 University Wichita, Ks. 13
The South 50' of the North 100' of the East 150' of Lot 4, Block 5	✓ Ada Alexander, Frank T. Frase and Maxine Frase 525 S. Osage Wichita, Ks. 13
The South 50 feet of the North 57.5 feet of Block 9	✓ Lillian Mize 606 S. Osage Wichita, Ks. 13
The North 7.5 feet of Block 9 and the South 42.5 feet of Reserve "B"	✓ Leland E. McKenzie 550 S. Osage Wichita, Ks. 13
The North 37.5 feet of Reserve "B" and the South 50' of Lot 3, Block 4	✓ Armándo Ayala and Linda Ayala, 535 S. Fern, Wichita, Ks. 13 <i>1352 1/2 St Francis</i>
The North half of the South half of Lot 3, Block 4	✓ Jack Leland Johnson & Mary Alice Johnson 526 S. Osage 13
The South half of the North half of Lot 3, Block 4	✓ Dorothy Copening & Beverly J. Ohman 524 S. Osage, Wichita, Ks. 13
The North 50' of Lot 3, Block 4	✓ Lawrence E. Newby and Carol L. Newby, 520 S. Osage, Wichita, Ks. 13
The South half of the South half of Lot 2, Block 4	✓ Albert L. Mathews 518 S. Osage, Wichita, Ks. 13
The North half of the South half and the South 2 feet of the North half of Lot 2, Block 4	✓ Jerome L. Kessler and Agnes E. Kessler 6715 Interurban Wichita, Ks. 04
The South 48' of the North 98' of Lt. 2, Block 4	✓ Ideal Homes of Wichita 1725 N. Clarence Wichita, Ks. 03
The North 50' of Lot 2, Block 4	✓ Les Cullers, Jr., and Audrey P. Cullers 10624 Lynndale Dr. Wichita, Ks. 09

OWNERSHIP LIST (Cont.)

Lot and Block

Property owner

Lot 3, Block 8, Except
condemned portion

✓ Elmer E. Hunt and Shirley M.
Hunt 1248 S. Wichita
Wichita, Ks. 13

East 75' of Lot 2, Block 8,
Except condemned portion

✓ Charlie Henry
1467 Woodrow Court
Wichita, Ks. 03

The West 47' of the East 122'
of Lot 2, Block 8, EXCEPT
condemned portion

✓ Henry M. Camien and
Ruby L. Camien Address
unknown 2405 W 32nd
St 5 17

The West 47' of the East 169' of Lt. 2,
Block 8, EXCEPT condemned portion

✓ Gerald Dean Blonstedt and
Marie E. Blonstedt 817
University Wichita, Ks. 13

Lot 2, Block 8, Except the East
169' and Except condemned portion

✓ Harold Ralph Morris and
Evelyn Virginia Morris 13
819 University
Wichita, Ks.

South 50' of the North 150'
of Lot 1, Block 5

✓ William L. McNeil and Cindra
L. McNeil and Rick D.
McNeil R. R. #1, Derby, Ks.

The North 100' of Lot 1, Block 5

✓ Mary E. Webb
507 S. Osage
Wichita, Ks. 67037 13

The South 50' of the East
150' of Lot 1, Block 5

✓ Clarence O. Wiegand
517 S. Osage
Wichita, Ks. 13

The West 60' of Lot 1, Block 5,
and the East 75' of Lot 2, Block 5

✓ Basil C. Overstreet
1811 S. Topeka
Wichita, Ks. 13

The North 50' of the West 136'
of Lot 2, Block 5

✓ Gary Dean Dickson and
Billie F. Dickson 13
502 S. Walnut,
Wichita, Ks.

The South 50' of the North 100' of
the West 136' of Lot 2, Block 5

✓ Leon S. Hines 13
506 South Walnut
Wichita, Ks.

The South 50 feet of the North
150' of the West 136' of Lot 2, Block 5

✓ Juanita B. Powell, also
known as Juanita B. Dougherty,
Wilbur C. Powell and Russell
Lee Dougherty, as their
interests may appear 510 13
S. Walnut Wichita, Ks.

The South 50' of the West 136'
of Lot 2, Block 5 and the North 10 feet of the
West 136' of Lot 3, Block 5

✓ Loren A. Dyson and Truman
E. Dyson 514 and 516 S. 13
Walnut Wichita, Ks.

All streets and alleys within the
scope of this list

The City of Wichita, Kansas,
as Trustee for The Public

The Columbian National Title Insurance of Wichita, Inc., hereby certifies the foregoing to be a true and correct list of property owners of all lots within a 200 foot radius of The West 76 feet of Lot 4, Block 5, Lawrence's Addition to West 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 20th day of October, 1978.

COLUMBIAN NATIONAL TITLE INSURANCE OF WICHITA, INC.

By:

Pat Edward O'Rourke
Pat Edward O'Rourke

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL - TENTH FLOOR
435 NORTH MAIN STREET
WICHITA, KANSAS 67202

ADDRESSEE UNKNOWN
RETURN TO SENDER

Important! Notice of Meeting Enclosed

Bev



✓

Jack L. and Mary A. Johnson
526 S. Osage
Wichita, Kansas 67213

NOT at this address

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL - TENTH FLOOR
435 NORTH MAIN STREET
WICHITA, KANSAS 67202

ADDRESSEE UNKNOWN
RETURN TO SENDER

Important! Notice of Meeting Enclosed

Bev



~~Handwritten signature~~

Jack L. and Mary A. Johnson
526 S. Osage
Wichita, Kansas 67213

*1352 S
St Francis*

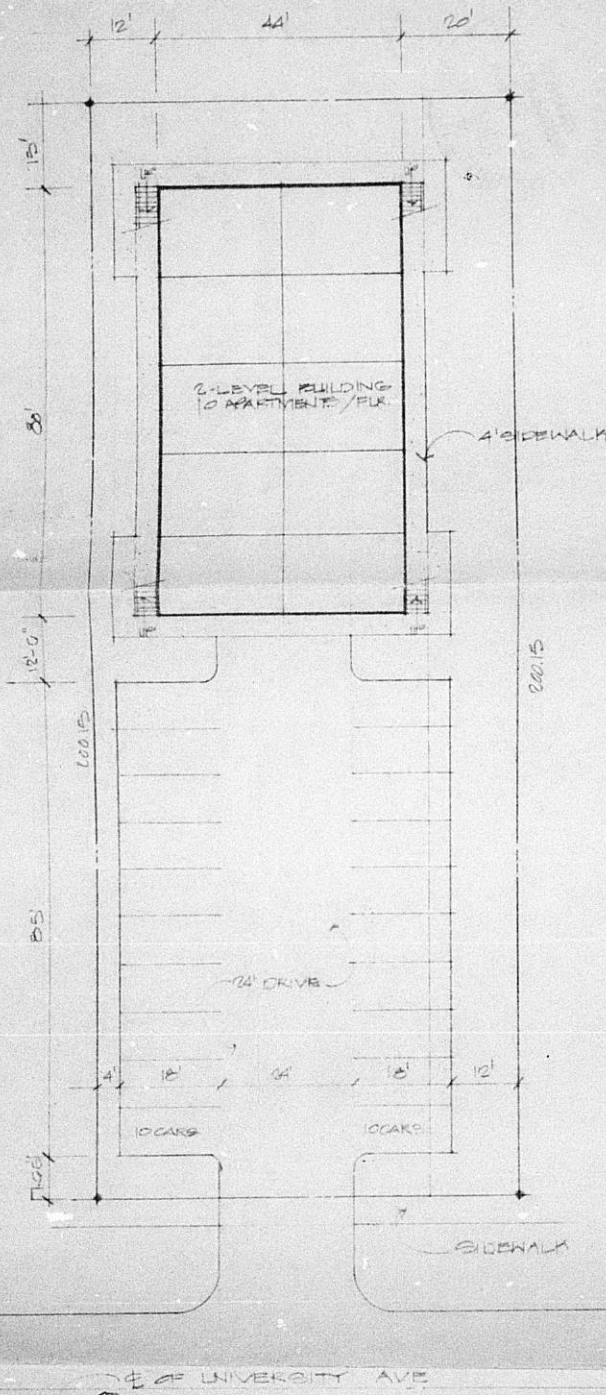
TO SENDER

FORM 3-021

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.	Cement	M.S.P.

DESCRIPTION	AMOUNT
32A V...	\$20.00
NAME <i>Wichita...</i>	
ADDRESS <i>...</i>	
FUND <i>...</i>	DUE DATE <i>...</i>
COMMENTS	
DATE <i>1/15/76</i>	BY <i>...</i>



SITE PLAN
1"=20'-0"

Revised Plan

prints issued

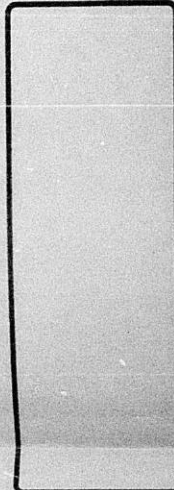
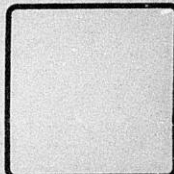
REVISIONS

date drawn
11.10.10



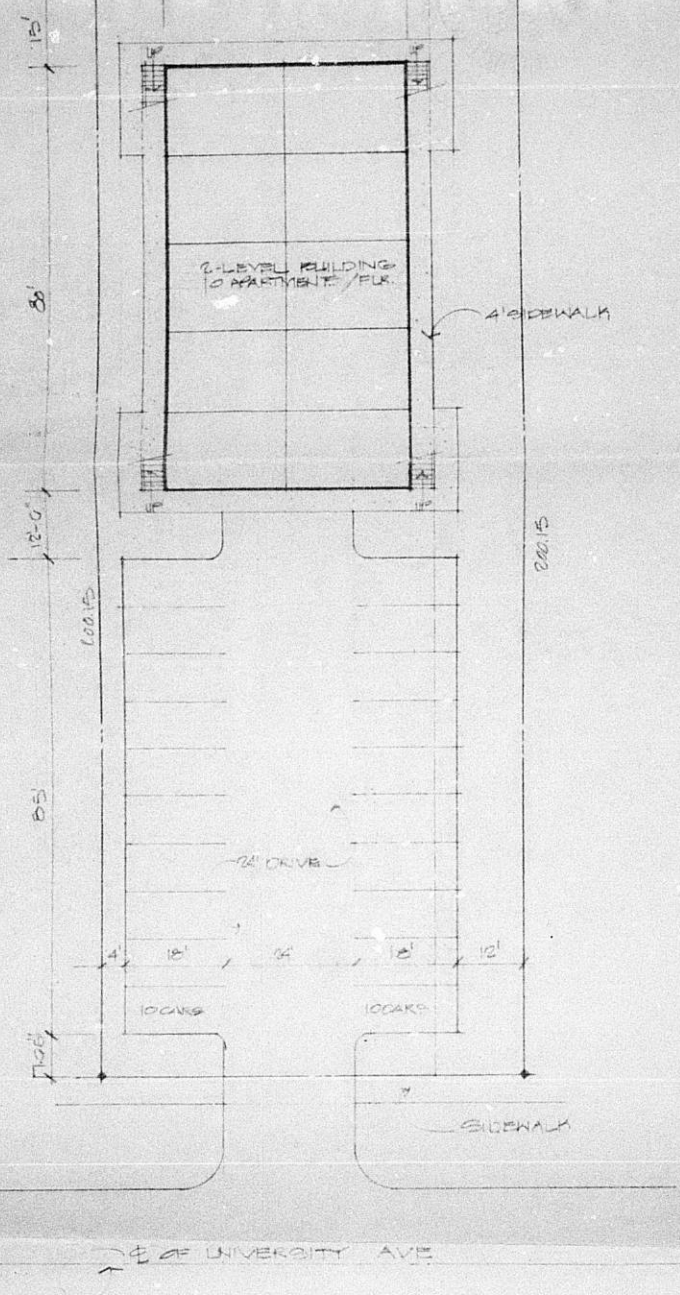
JEFF KREHBIEL
ASSOCIATES, aia
architecture planning

10211 East Wilmann Wichita, Kansas 67211
(316) 267-8233



sheet title

sheet



1/4" E OF UNIVERSITY AVE



SITE PLAN
1" = 20'-0"

Revised Plan

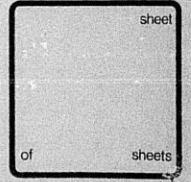
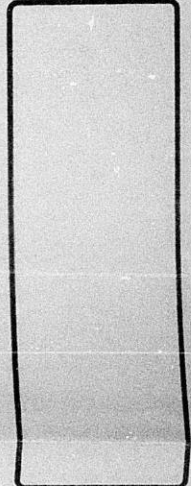
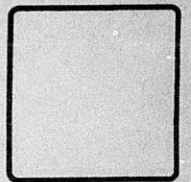
REVISIONS

date drawn
11.10.78



JEFF KREHBIEL ASSOCIATES, aia
architecture · planning

10211 east waterman Wichita, Kansas 67211
Tel: 261-1233



sheet title

sheet

of sheets

prints issued

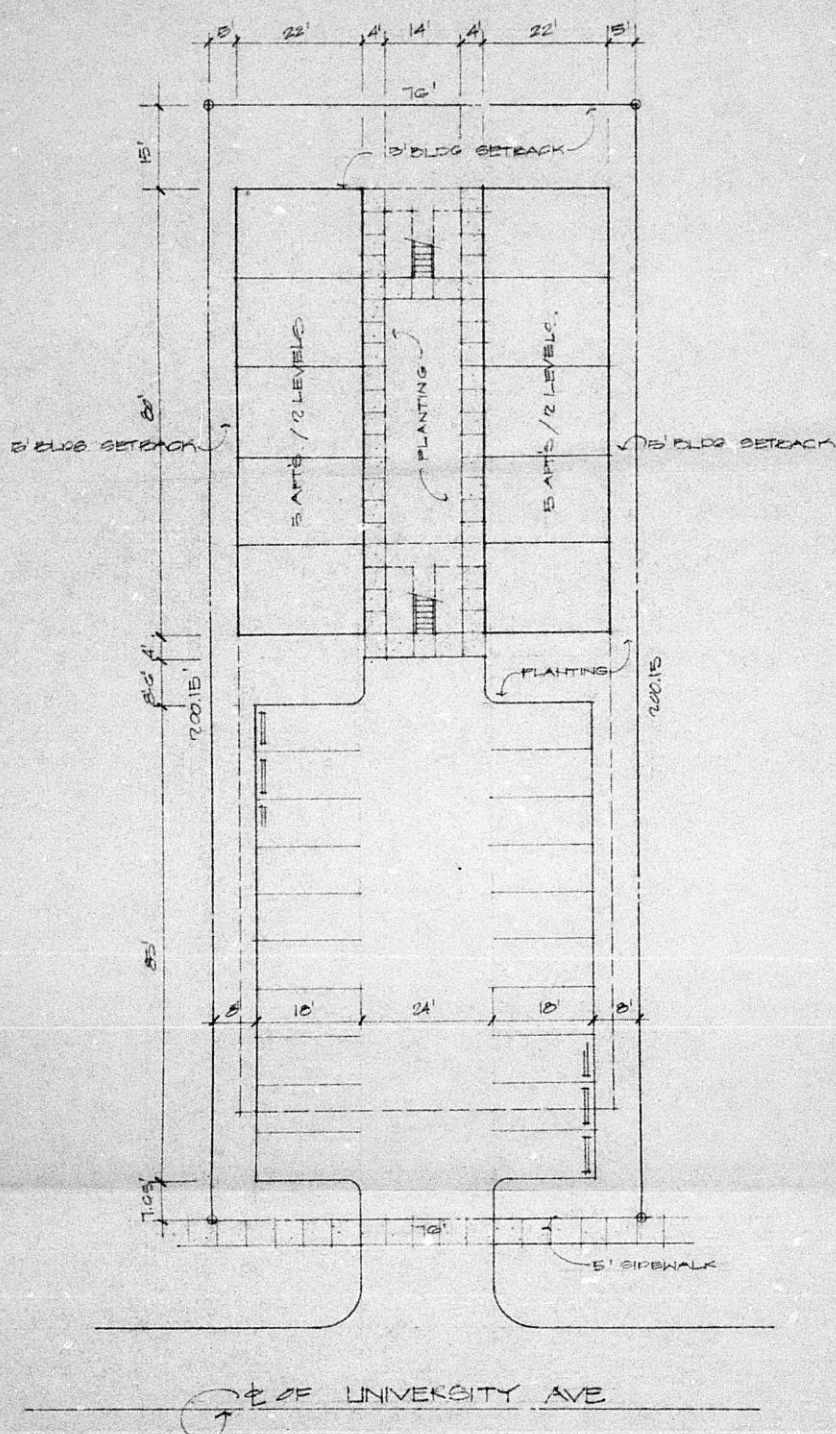
revisions

date drawn



JEFF KREHBIEL ASSOCIATES, aia architecture · planning

1021-1 east waterman wichita, kansas 67211 (316) 267-8233



SITE PLAN

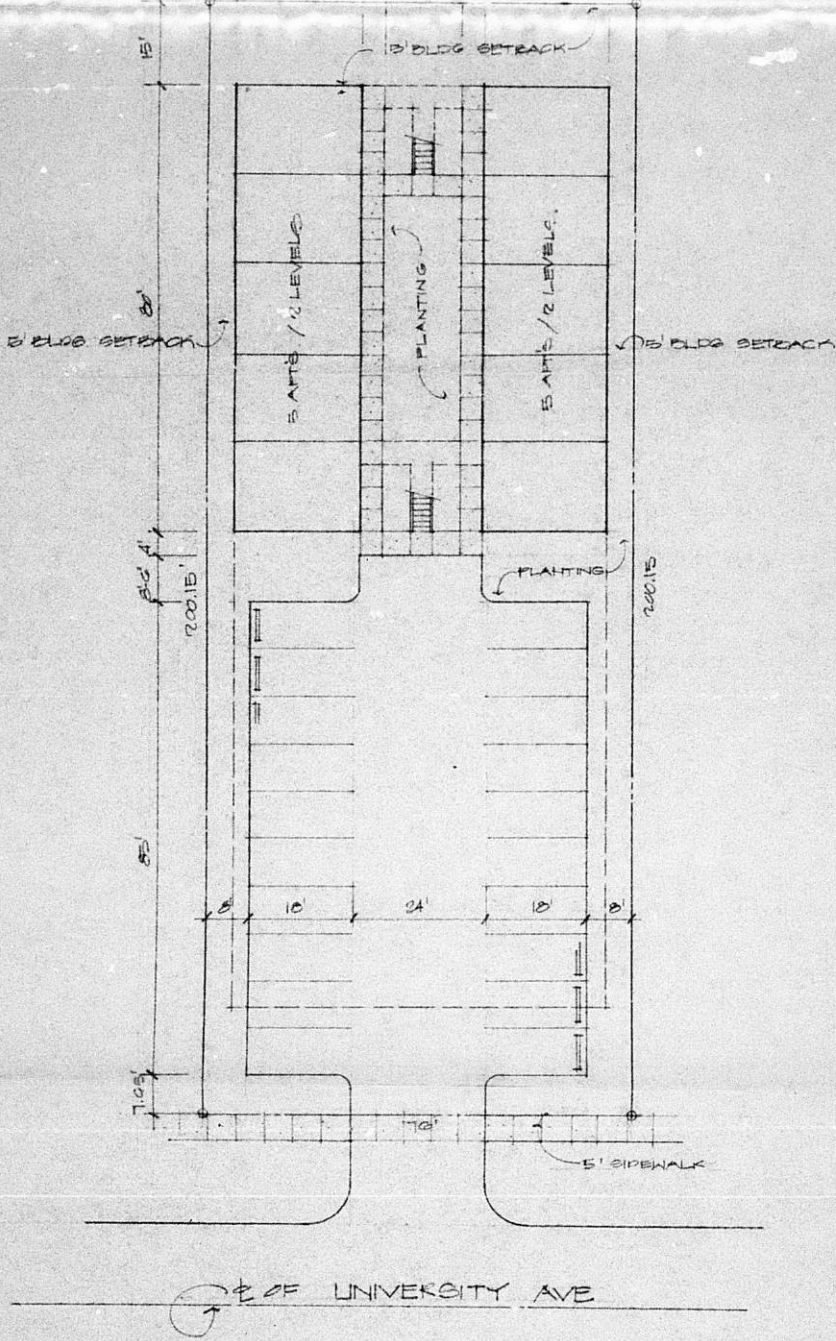
1" = 20'-0"

Supervised

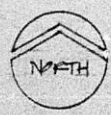
UNIVERSITY APPTS
WICHITA, KS

sheet title
SITE PLAN

sheet



LINE OF UNIVERSITY AVE



SITE PLAN
1" = 20'-0"

Superseded

revisions

date drawn



JEFF KREHBIEL ASSOCIATES, aia
architecture · planning

1021 1/2 east waterman Wichita, Kansas 67211
(316) 267-6233



UNIVERSITY APTE
WICHITA, KS

sheet title
SITE PLAN

sheet
of sheets

*

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

Roll # 2