

BZA 49-88 - Kevin Daves & Greg Johnson,
d/b/a The Core Group, Inc., request a
variance to reduce the 25,000 sq. ft.
min. lot size requirement for a motel on

ACTION

BZA 49-88 Approved 5-0 10/25/88
DATE

700'4 Sec 11-17-88
Checked FO
Shot 1-10-89
Record ✓

S. V. and D. ...
to ... 10-19
to CPO 10-19

posted 9-28-88
KJ

ACTION

~~B.Z.A. 49-88~~ Approved 5-0 10/25/88
DATE

200'4 Sec 11-17-88
Checked FO
Shot 1-10-89
Record ✓

BZA 49-88 - Kevin Hayes & Greg Johnson,
d/b/a The Core Group, Inc., request a
variance to reduce the 25,000 sq. ft.
min. lot size requirement for a motel or

5747C

DATA SHEET

MAP NO.: 5747C

CASE NO. BZA 49-88

(CPO 2A, 10/24/88)

REQUEST: Variance to reduce the 25,000 sq. ft. minimum lot size requirement for a motel to 21,838 sq. ft.

EXISTING ZONING: "BB" Office District

GENERAL LOCATION: South side of Douglas in an area east of Clifton (3751 E. Douglas).

APPLICANTS: Kevin Daves & Greg Johnson, d/b/a The Core Group, Inc.
 ADDRESS: 3751 E. Douglas WICHITA, KS 67218
 PHONE: 686-2290

AGENT: None
 ADDRESS:

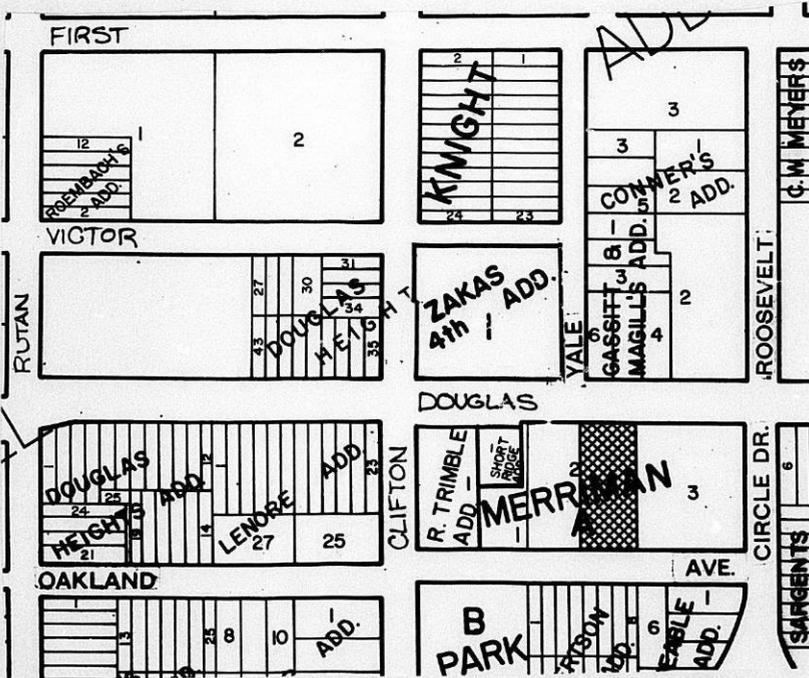
PHONE:

AREA DATA

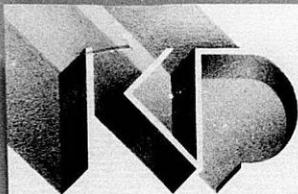
Acres: 100 ft. by 218.38 ft.

Adjacent Zoning and Land Use:

- North "B"
- South "AA"
- East "B"
- West "B"



Sillman
 No. 2-153C
 HASTINGS, MN
 LOS ANGELES, CHICAGO, LOUHAN, OH
 McREGOR, TX, LOCUST GROVE, GA
 U.S.A.



Kevin Daves Architect

November 1, 1988

Mr. Jack Galbraith
Wichita-Sedgwick County Metropolitan Area Planning Department
10th Floor, City Hall, 455 North Main
Wichita, Kansas 67202

Dear Jack,

Both Greg and I would like to take this opportunity to thank you for your help and guidance in the zoning adjustments for the Bed & Breakfast. We appreciate the professional help we received from you and your staff.

Thank you again and we look forward to hopefully doing business with you in the future.

Sincerely,

Kevin Daves AIA

115 S. Belmont
Wichita, Kansas 67218
316 686 2290

RECEIVED

NOV 02 1988

METROPOLITAN PLANNING
ROUTE 20 File BZA 49-88

BZA INSPECTION SHEET

MAP NO.: 5747C

CASE NO. BZA 49-88

REQUEST: Variance to reduce the 25,000 sq. ft. minimum lot size requirement for a motel.

EXISTING ZONING: "BB" Office District

GENERAL LOCATION: South side of Douglas in an area east of Clifton (3751 E. Douglas)

APPLICANTS: Kevin Daves & Greg Johnson, d/b/a The Core Group, Inc.

ADDRESS: 3751 E. Douglas
Wichita, KS 67218

PHONE: 686-2290

AGENT: None

ADDRESS:

PHONE:

HEARING DATE: 10/25/88

BZA ACTION: *Approve subject to conditions (see resolution)*

FOLLOW-UP DATES: *At building permit review*

RESPONSE BY HAPD:

RESPONSE BY CID:

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

October 26, 1988

Kevin Daves & Greg Johnson
d/b/a The Core Group, Inc.
3751 E. Douglas
Wichita, KS 67218

Re: BZA 49-88 - Variance to reduce the 25,000 sq. ft. min. lot
size requirement for a motel to 21,838 sq. ft. (3751 E.
Douglas).

Gentlemen:

Enclosed is a signed copy of the above-referenced BZA resolution
adopted by the Board of Zoning Appeals on October 25, 1988. This
resolution reflects the official action of the Board to grant
your request and sets out the conditions of approval. It is for-
warded to you for your information and files.

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

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

Sincerely,

Louise Olivarez
Assistant Secretary
Board of Zoning Appeals

LO/jcm
Enclosure

cc: Monty Robson, Superintendent of Central Inspection
Joe Donnelly, Zoning Administrator, CID
Dale Rea, Deputy City Clerk

FILE COPY

BZA RESOLUTION NO. 49-88

WHEREAS, Kevin Daves and Greg Johnson, d/b/a The Core Group, Inc., pursuant to Section 2.12.590.B, Code of the City of Wichita, request a variance to reduce the 25,000 sq. ft. minimum lot size requirement to 21,838 sq. ft. for a motel (bed and breakfast inn) on property zoned the "BB" Office District and legally described as follows:

The east 100 feet of Lot 2, Block A, Merriman Park Addition to Wichita, Sedgwick County, Kansas. Generally located on the south side of Douglas in an area east of Clifton (3751 E. Douglas).

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 October 25, 1988, consider said application; and

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

WHEREAS, the Board of Zoning Appeals has found that the variance arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner or the applicant inasmuch as the structure on the site is a large brick house ideally suited architecturally for conversion to a bed and breakfast inn; 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 intensity of use by vehicular traffic should be less for a bed and breakfast inn than for offices; 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 alternative would be to seek a zone change to "LC" which would probably not be granted, and the applicants would not be able to use this structure to its best potential; 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 proposed use would not create the need for additional public utilities or facilities; 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 there is still adequate room on site to provide the needed parking and there is ample room for light, air and circulation; and

WHEREAS, each of the five conditions required by Section 2.12.590.B, Code of the City of Wichita, to be present before a variance can be granted has been found to exist.

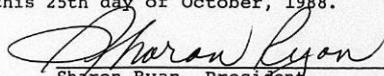
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that this request be approved for a variance to reduce the 25,000 sq. ft. minimum lot size requirement to 21,838 sq. ft. for a motel (bed and breakfast inn) on property zoned the "BB" Office District and legally described as follows:

The east 100 feet of Lot 2, Block A, Merriman Park Addition to Wichita, Sedgwick County, Kansas. Generally located on the south side of Douglas in an area east of Clifton (3751 E. Douglas).

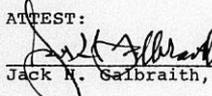
subject to the following conditions:

1. The owner shall maintain the general residential appearance of the property.
2. Only one ground or pole sign shall be permitted on the property and shall be limited to 32 sq. ft., as established by the "BB" district. Such sign shall be located adjacent to the Douglas street frontage.
3. The number of rooms for rent shall not exceed 11, including 1 in the carriage house, and shall occupy only the existing structures now on site.
4. Meals offered on the premises shall be to registered guests only.
5. All conditions established by Section 28.04.080.A.4 of the Zoning Ordinance shall be complied with, except for the lot size, which is hereby varied to 21,838 sq. ft., and the screening requirements which may be altered upon approval by the Board of Zoning Appeals (see BZA 50-88).
6. Approval of this case will make null and void Resolution No. BZA 35-80.

ADOPTED AT WICHITA, KANSAS, this 25th day of October, 1988.


Sharon Ryan, President

ATTEST:


Jack N. Galbraith, Secretary

THE CITY OF WICHITA

TO: Louise Olivarez, Principal Planner

DATE: October 25, 1988

FROM: Barry L. Carroll, Administrative Aide III *BLC*

SUBJECT: BZA 49-88: South side of
Douglas in an area east of
Clifton (3751 E. Douglas).

On Monday, October 24, CPO Rockwell/Northeast Neighborhood Council 2A considered the captioned case, a request for a variance to reduce the 25,000 sq. ft. minimum lot size requirement to 21,838 sq. ft. for a motel (bed & breakfast establishment) on property zoned the "BB" Office District. The existing structure is proposed to be remodeled into a bed and breakfast inn featuring eleven suites.

Council members were provided the notice to adjoining property owners, a map of the area and MAPD staff comments. After a brief discussion, the CPO Council voted 8-0 to recommend approval of the request, subject to MAPD staff's comments.

Kevin Daves, agent, was present to explain the specifics of the request and respond to questions. Mr. Daves explained that plans call for creating eleven bed and breakfast suites that would need only 12-14 parking spaces. Mr. Daves concluded that the entire renovation would be in keeping with a "residential theme" that would be compatible with the neighborhood.

Please forward the Council's recommendation to the Board of Zoning Appeals when BZA 49-88 is considered.

BLC:blc

**BOARD OF ZONING APPEALS
WICHITA, KANSAS**

AGENDA ITEM NO. 6

October 25, 1988

SECRETARY'S REPORT

CASE NUMBER: BZA 49-88

OWNER/APPLICANT/AGENT: Kevin Daves & Greg Johnson
(owners/applicants)

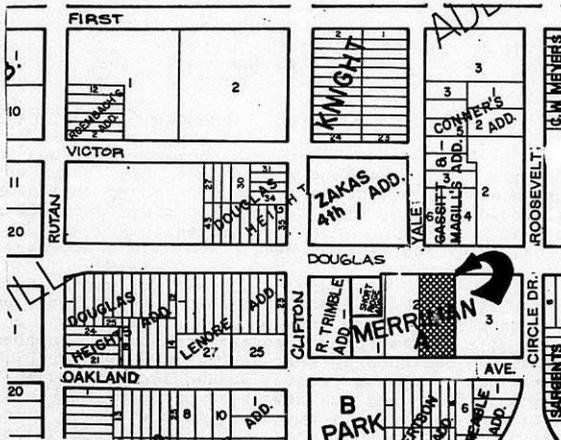
REQUEST: Variance to reduce the 25,000 sq. ft. minimum lot size for a motel (bed & breakfast establishment) to 21,838 sq. ft.

CURRENT ZONING: "BB" Office District

SITE SIZE: 100 ft. x 218.38 ft.

LOCATION: South side of Douglas in an area east of Clifton (3751 E. Douglas).

PROPOSED USE: Bed & Breakfast Inn.



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

BACKGROUND: The applicants are requesting a reduction in the square footage of property required for a motel (bed and breakfast) in the "BB" district from 25,000 sq. ft. to 21,838 sq. ft., a 12.6% reduction. Their plans are to remodel the existing structure at 3751 E. Douglas into a bed and breakfast inn featuring 11 suites, including 1 in the carriage house on the rear of the lot. Two years ago, a similar request was granted for 3705 E. Douglas, but that structure was subsequently sold for offices. Food service will be limited to furnishing prearranged food to guests only. Use of this structure for a bed and breakfast inn should generate less traffic and less need for parking than would its use for offices.

Two variances have previously been granted for this site. BZA 24-80 reduced the Oakland Street setback from 20 ft. to 3 ft., thus bringing the carriage house into compliance. BZA 35-80 reduced the parking requirement from 32 cars to 18 cars when the structure was proposed for office uses. BZA 35-80 should become null and void upon approval of the current application.

ADJACENT ZONING AND LAND USE:

NORTH	"B"	Church
SOUTH	"AA"	Residences
EAST	"B"	Lodge w/large paved parking lot
WEST	"B"	Residence

UNIQUENESS: It is the opinion of staff that this property is unique inasmuch as the structure on the site is a large brick house ideally suited architecturally for conversion to a bed and breakfast inn.

ADJACENT PROPERTY: It is the opinion of staff that the granting of the variance requested will not adversely affect the rights of adjacent property owners inasmuch as the intensity of use by vehicular traffic should be less for a bed and breakfast inn than for offices.

HARDSHIP: It is the opinion of staff that the strict application of the provisions of the zoning ordinance may constitute an unnecessary hardship upon the applicant inasmuch as the alternative would be to seek a zone change to "LC" which would probably not be granted, and the applicants would not be able to use this structure to its best potential.

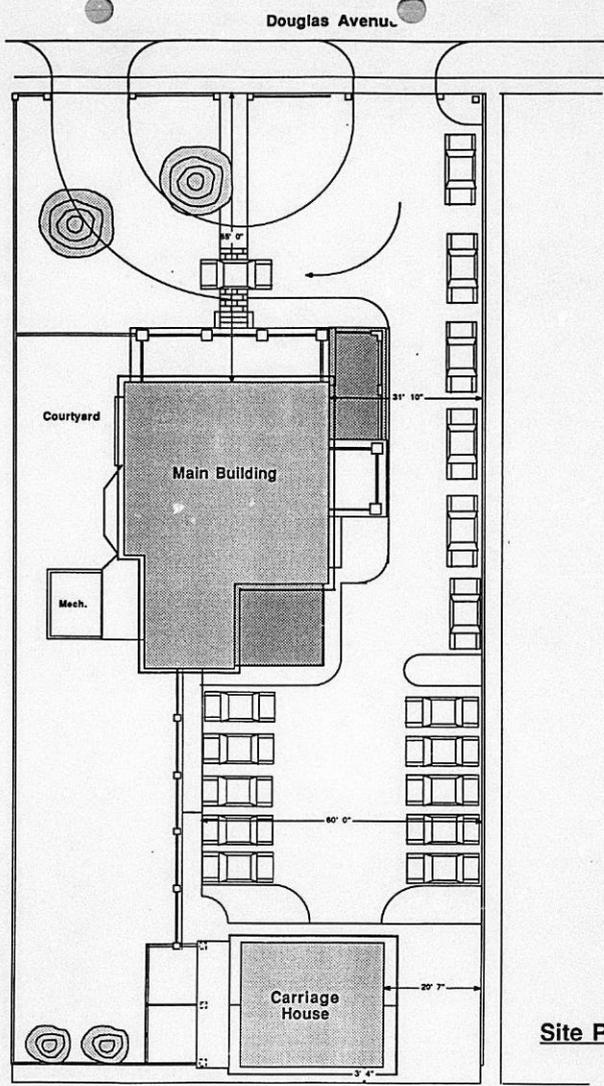
PUBLIC INTEREST: It is the opinion of staff that the requested variance would not adversely affect the public interest inasmuch as the proposed use would not create the need for additional public utilities or facilities.

SPIRIT AND INTENT: It is the opinion of staff that the granting of the variance requested would not be opposed to the general spirit and intent of the zoning ordinance inasmuch as there is still adequate room on site to provide the needed parking and there is ample room for light, air and circulation.

BZA 49-88 - Page 3

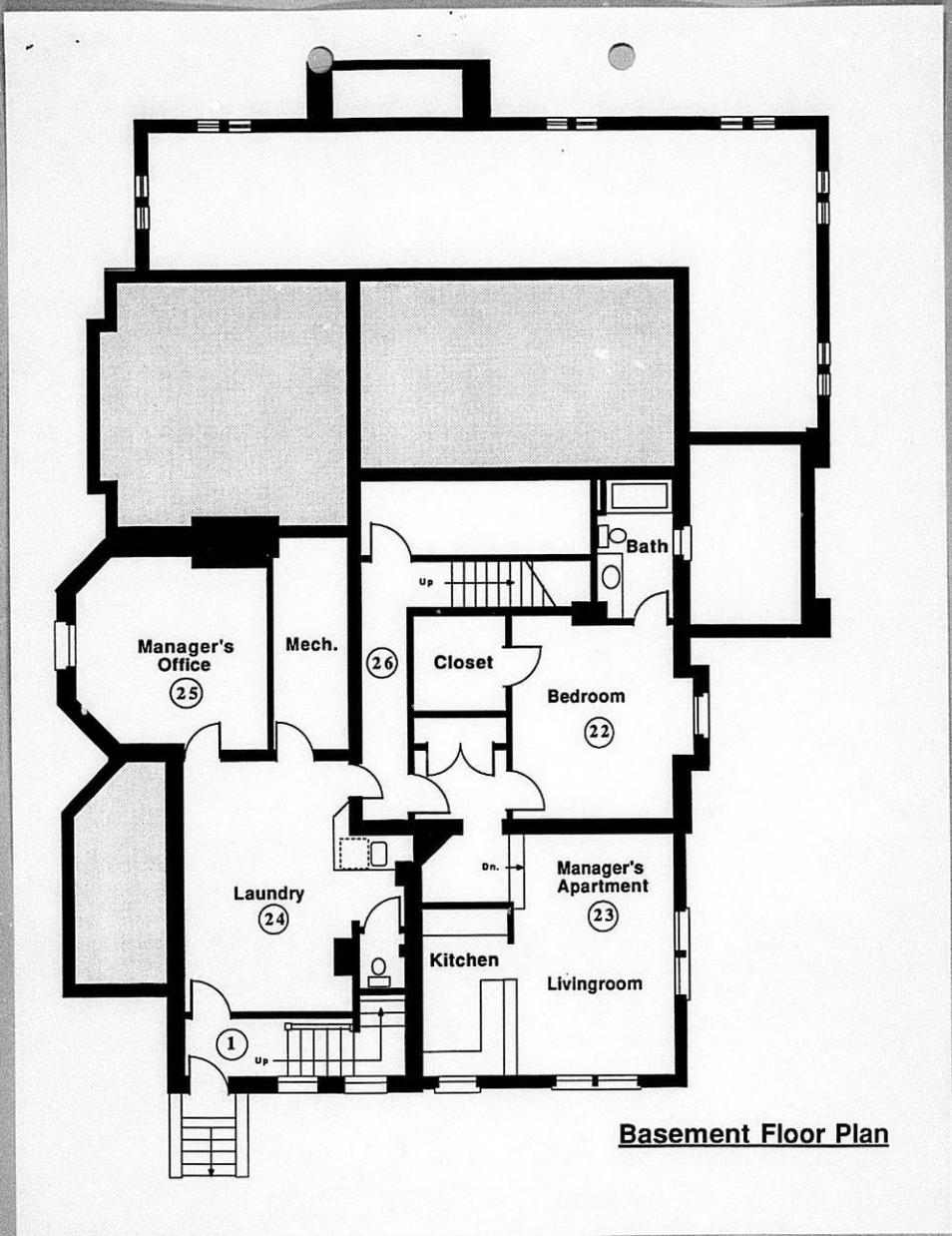
RECOMMENDATION: Should the Board determine that all five conditions necessary to the granting of a variance can be found to exist, then it is the recommendation of the Secretary that the variance be granted, subject to the following conditions:

1. The owner shall maintain the general residential appearance of the property.
2. Only one ground or pole sign shall be permitted on the property and shall be limited to 32 sq. ft., as established by the "BB" district. Such sign shall be located adjacent to the Douglas street frontage.
3. The number of rooms for rent shall not exceed 11, including 1 in the carriage house, and shall occupy only the existing structures now on site.
4. Meals offered on the premises shall be to registered guests only.
5. All conditions established by Section 28.04.080.A.4 of the Zoning Ordinance shall be complied with, except for the lot size, which is hereby varied to 21,838 sq. ft., and the screening requirements which may be altered upon approval by the Board of Zoning Appeals (see BZA 50-88).
6. Approval of this case will make null and void Resolution No. BZA 35-80.

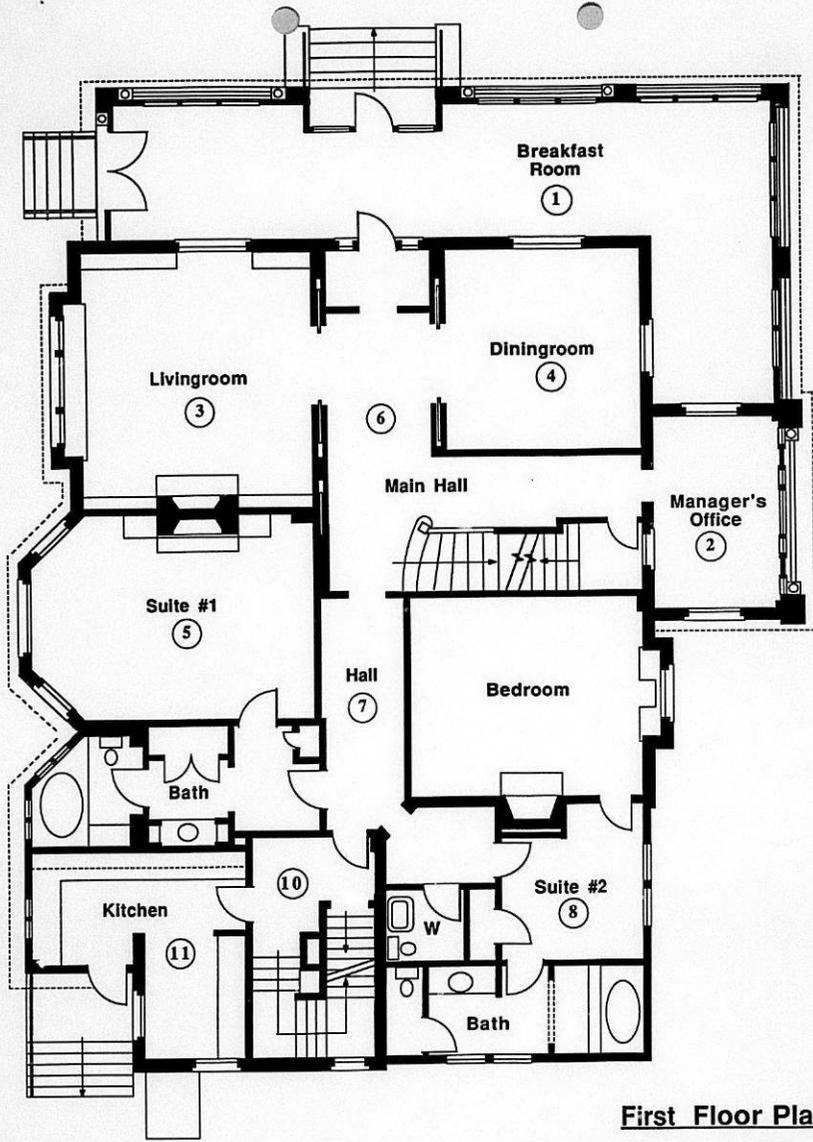


Site Plan

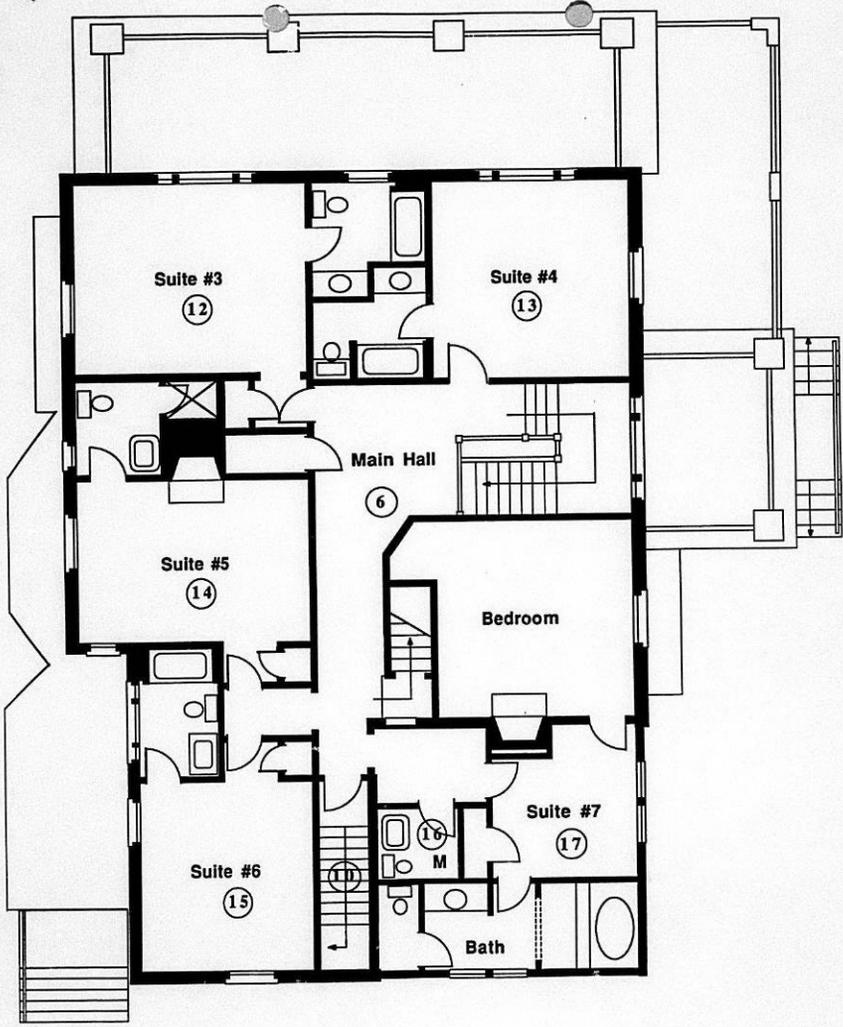
BZA 49-88



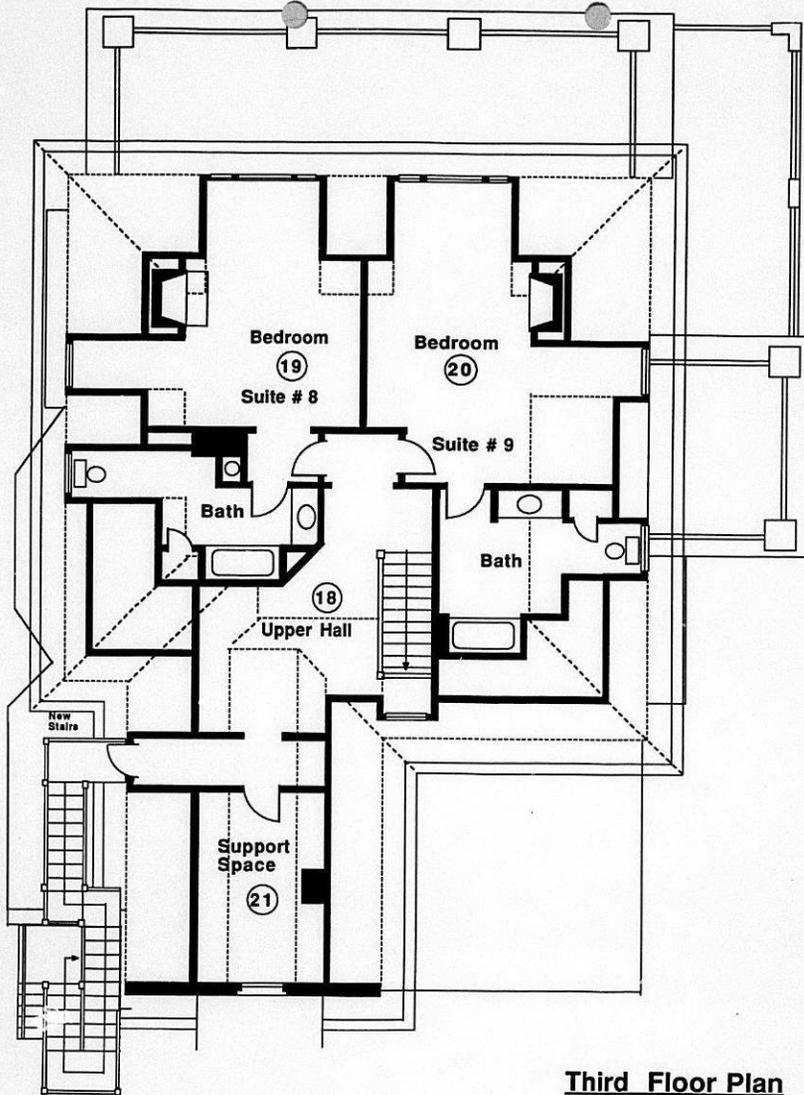
Basement Floor Plan



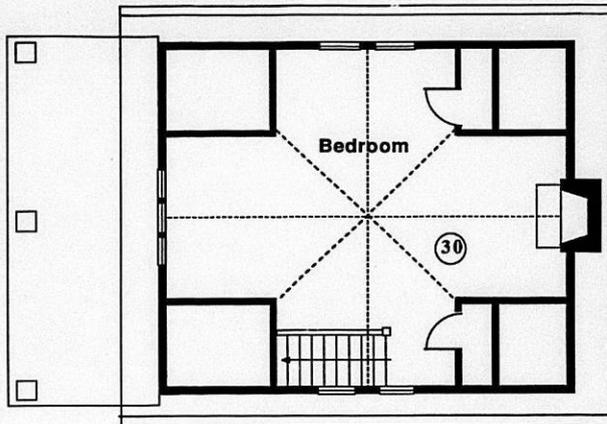
First Floor Plan



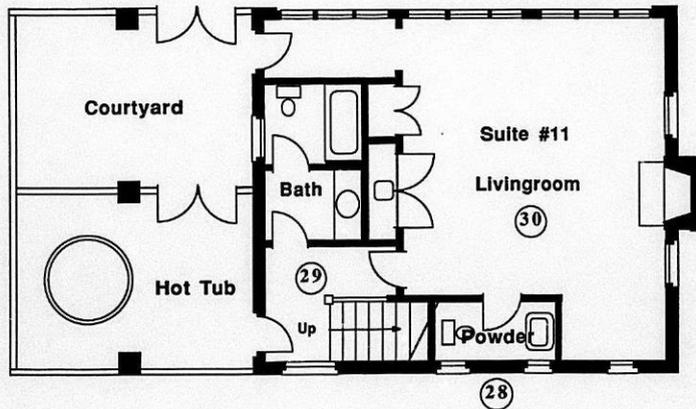
Second Floor Plan



Third Floor Plan



Carriage House Second Floor Plan



Carriage House First Floor Plan

(_____) Published in The Daily Reporter, September 30, 1988

OFFICIAL NOTICE

NOTICE IS HEREBY given that on the 25th day of October, 1988, the Board of Zoning Appeals of the City of Wichita, Kansas, meeting in the Board Room, First Floor, City Hall, 455 N. Main, Wichita, Kansas, will consider the following applications beginning at 1:30 p.m.

1. Case No. BZA 45-88 - Robert Maxwell, pursuant to Section 2.12.590.B, Code of the City of Wichita, requests a variance to reduce the rear yard setback from 20 feet to 12 feet on property zoned the "AA" One-Family Dwelling District and legally described as follows:

Lot 4, Block A, J. H. Jarrett Addition,
Sedgwick County, Kansas. Generally located
at the northeast corner of 15th St. North and
McComas (3740 W. 15th).

2. Case No. BZA 46-88 - Quik Trip Corporation, pursuant to Section 2.12.590.C, Code of the City of Wichita, request an exception to permit the establishment of off-street parking on property zoned the "A" Two-Family Dwelling District and legally described as follows:

Lot 19 and Lot 20, Block 1, Academy Park
Addition to the City of Wichita, Sedgwick
County, Kansas. Generally located on the
west side of Meridian in an area north of
Douglas (119 N. Meridian).

3. Case No. BZA 47-88 - Elliott Werbin, pursuant to Section 2.12.590.C, Code of the City of Wichita, request an exception to permit the sale of used motor vehicles and motorcycles in conjunction with the business of a pawn shop on property zoned the "LC" Light Commercial District and legally described as follows:

Lot 5, Block 1, Spencer Gardens 2nd Addition
to Wichita, Sedgwick County, Kansas, except
the north 314.81 feet thereof. Generally
located on the west side of Oliver in an area
south of Pawnee.

4. Case No. BZA 48-88 - Larry & Cynthia Williams, pursuant to Section 2.12.590.B, Code of the City of Wichita, request a variance to reduce the front yard setback from 26.5 ft. to 18 ft. on property zoned the "RB" Four-Family Dwelling District and legally described as follows:

Official Notice
Page 2

Lots 10 and 12, Dayton Ave., Glendale
Addition to Wichita, Sedgwick County, Kansas.
Generally located on the south side of
Dayton, in an area east of Seneca (1033 W.
Dayton).

5. Case No. BZA 49-88 - Kevin Daves and Greg Johnson, d/b/a The Core Group, Inc., pursuant to Section 2.12.590.B, Code of the City of Wichita, request a variance to reduce the 25,000 sq. ft. minimum lot size requirement to 21,838 sq. ft. for a motel (bed and breakfast establishment) on property zoned the "BB" Office District and legally described as follows:

The east 100 feet of Lot 2, Block A, Merriman Park Addition to Wichita, Sedgwick County, Kansas. Generally located on the south side of Douglas in an area east of Clifton (3751 E. Douglas).

6. Case No. BZA 50-88 - Kevin Daves and Greg Johnson, d/b/a The Core Group, Inc., pursuant to Section 2.12.590.C, Code of the City of Wichita, request an exception to permit the establishment of a 6.5 ft. tall closed wood screen, rather than a solid masonry wall, as screening for a bed and breakfast establishment on property zoned the "BB" Office District and legally described as follows:

The east 100 feet of Lot 2, Block A, Merriman Park Addition to Wichita, Sedgwick County, Kansas. Generally located on the south side of Douglas in an area east of Clifton (3751 E. Douglas).

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

WITNESS my hand and seal this 30th day of September, 1988.

Jack Galbraith, Secretary
Board of Zoning Appeals

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

September 30, 1988

NOTICE OF PUBLIC HEARING:

CASE NO. BZA 49-88

As required by law, all property owners of record within 200 feet of a property to be considered for an exception or variance by the Board of Zoning Appeals are to be notified of the public hearing. An application has been filed by Kevin Daves and Greg Johnson, d/b/a The Core Group, Inc., requesting a variance.

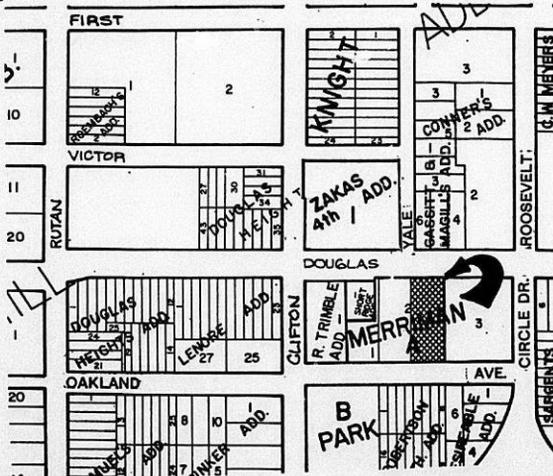
Pursuant to Section 2.12.590.B, Code of the City of Wichita, the applicant is requesting a variance to reduce the 25,000 sq. ft. minimum lot size requirement to 21,838 sq. ft. for a motel (bed and breakfast establishment) on property zoned the "BB" Office District. The existing structure is proposed to be remodeled into a bed and breakfast inn featuring eleven suites. A legal description of the applicant's property is as follows:

The East 100 feet of Lot 2, Block A, Merriman Park Addition to Wichita, Sedgwick County, Kansas. Generally located on the south side of Douglas in an area east of Clifton (3751 E. Douglas).

This application has been assigned Case No. BZA 49-88. It will be considered by the Board of Zoning Appeals on Tuesday, October 25, 1988 at 1:30 p.m. in the Board Room, First Floor of City Hall, 455 North Main, Wichita, Kansas. If you have no interest in or objections to the requested variance, you have no obligation to appear or comment. If you desire to appear at the Board meeting, you are invited to do so either in person or by agent or attorney.

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

NOTE: We have been advised by the Citizen Participation Organization staff that CPO Rockwell/Northeast Neighborhood Council "2A" will consider this case at their meeting to be held on Monday, October 24, 1988, at 7:00 p.m. at the Rockwell Branch Library, 5939 East 9th Street. Additional information regarding this CPO meeting may be obtained by calling the CPO office at 268-4516.



BZA CASE NO. 49-88

- 15 LEGAL ADVERTISEMENTS SENT TO MAPC & BZA
- 1 NOTICES SENT TO APPLICANT/AGENT
- 34 NOTICES SENT TO ADJOINING PROPERTY OWNERS
- 5 NOTICES SENT TO BZA MEMBERS

NOTICES SENT 9-30-88

- 1 NOTICE SENT TO CPO
- 2 NOTICES SENT TO CITY MANAGER & CITY COUNCIL REPRESENTATIVE TO DISTRICT
- 5 NOTICES TO MAPD STAFF -

Jack Galbraith
Louise Olivarez
Bob Young
Forrest Nagley
Karen Crook

VARIANCE REQUEST

1. *A variance is requested due to the fact that although a "BB" zoning district is already in place, the lot size (25,000 sq. ft. minimum) limitations imposed when using a hotel/motel designation restricts that use to a lot size larger than the existing size (21,838 sq. ft.).*

This hotel/motel designation is required to allow the remodeling of the present structure on an existing lot. The addition of neighboring land to this lot is limited because required parking abuts the East lot boundary and encroachment of side yard setbacks exist to the West.

2. *The building has been vacant for approximately 1 1/2 years and has been allowed to deteriorate during this time. We believe the substantial clean up, exterior repair, and landscaping proposed would not only improve the looks of the neighborhood, but would also enhance property values.*

In past years the building was used as offices with as many as 40 employees working at one time within the building. As an upscale Bed & Breakfast Inn featuring 11 suites, no liquor sales, and limited to furnishing prearranged food to guests only; there would be an obvious reduction in people and traffic flow.

3. *Without the variance the owners would be limited to some type of office application or multifamily. Neither of these uses would financially justify the current costs, nor the proposed significant expenditures.*
4. *As stated in Paragraph number 2, the proposed use would dramatically reduce the traffic flow in the immediate area. The restoration of one of Wichita's historical structures in such a prominent location has to be beneficial to the entire area. The location for this type of lodging allows travelers and locals the experience of College Hill's quiet charm without disturbing that very essence.*
5. *The existing "BB" zoning district now in place allows the hotel/motel use we desire with the lot size qualifications. It is our hope that the members of the Board recognize that the general improvement of an existing structure and neighborhood on one of Wichita's major thoroughfares is being restricted by 3,162 sq. ft. of land.*

BZA 49-88

WILLIAM L. KORBER

JOHN E. LUNDBLADE

JAMES E. JORDAN

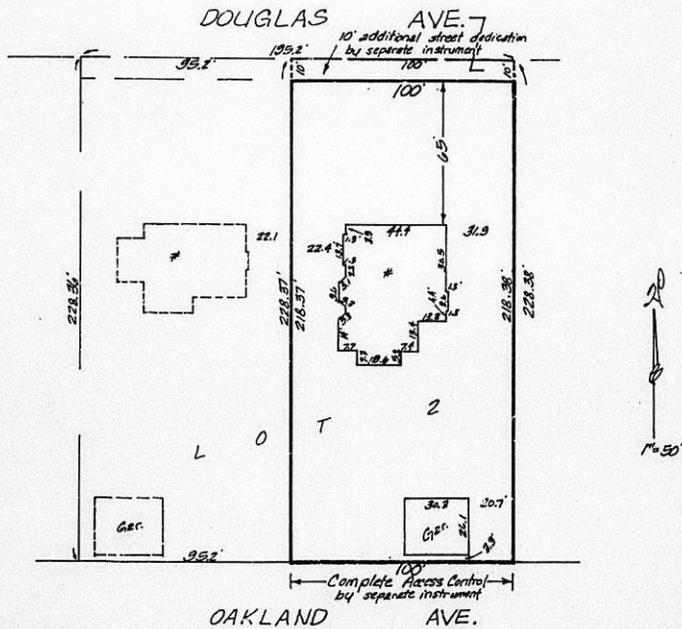


BAUGHMAN COMPANY, P.A.
SURVEYORS

316/262-7271 • 330 LAURA • WICHITA, KANSAS 67211

LOT SPLIT

THE EAST 100 FEET OF LOT 2.
BLOCK A, MERRIMAN PARK
ADDITION TO WICHITA, KANSAS



APPLICATION FOR VARIANCE

I. Applicant Kevin Daves and Greg Johnson ' DBA/The CORE Group, Inc.
Address 3751 E. Douglas Zip Code 67218 Phone 686-2290
Agent N/A
Address _____ Zip Code _____ Phone _____
Relationship of applicant to property is that of Owners
(Owner, Tenant, Lessee, Other)

II. The variance requested is Presently the zoning for BB District Article
28.04.080 Paragraph 4, Hotel/Motel requires 25,000 sq. ft. in area. Our
property is zoned BB but occupies only 21,838 sq. ft. We are requesting
a variance for the difference of 3,162 sq. ft.
on property zoned BB Office, Paragraph 4, Hotel/Motel which is
100ft by 218.3ft (or _____ acres) in size, legally described as:
The East 100 Feet of Lot 2, Block A, Merriman Park
Addition to Wichita, Sedgwick County, Kansas
on the south side of Douglas in an area east of Clifton
and located at (3751 E. Douglas)

in the City of Wichita.

III. The applicant herein, or his authorized agent, acknowledges:

- a. That he has received an instruction sheet concerning the filing and hearing of this matter;
- b. That he has been advised of the fee requirements established by Section 2.12.580 of the Code of the City of Wichita (Ordinance No. 39-285); and that the appropriate fee is herewith tendered;
- c. That he has been advised of his right to bring action in the District Court of Sedgwick County to appeal the decision of the Board.
- d. That all documents are attached hereto as noted in paragraphs 2, 3, 4, and 5 of the instructions.

Applicant Kevin Daves PRESIDENT
Authorized Agent Greg Johnson V.P.

OFFICE USE ONLY:

Map No. 5747 C Zoning: (N) B (S) AA (E) B (W) B CPO 2A 10-24
Received in Office of Secretary, Board of Zoning Appeals, 4:25 (a.m./p.m.),
Sept 23, 1988, together with appropriate fee of \$306.00.

Signed [Signature]

WICHITA — SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT

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


FORWARDING ORDER
EXPIRED



BZA 49-88

RECEIVED

OCT 03 1988

METROPOLITAN PLANNING

ROUTE

Gary D. Harms
Box 75
Pratt, KS 67124

OWNERSHIP LIST

Property Description				Property Owner
The East 100 feet of Lot 2 except the North 10 feet for street	Block A	Merriman Park Addition	<i>dup</i>	The Core Group Inc. 3751 E. Douglas Wichita, KS 67218
The West 95 feet of Lot 2 and the East 15 feet of Lot 1	Block A	"		J. W. Buck Catherine S. Buck c/o John A. Buck 105 S. Broadway Wichita, KS 67202
The S½ of Lot 1, except the East 15 feet and except the West 105 feet	Block A	"		Dale D. Lott Jr. Rita C. Lott 3416 E. Oakland Wichita, KS 67218
Lot 1		Shortridge Addition		Mitchell & Richard Real Estate Partnership 3715 E. Douglas Wichita, KS 67218
Lot 3	Block A	Merriman Park Addition		Bestor G. Brown Masonic Lodge Inc. 3755 E. Douglas Wichita, KS 67218
Beginning at the NE/c of Lot 1; th. South along the East line of Lot 1, 83 feet; th. West 51 inches; th. North 83 feet; th. East 51 inches to the p.o.b.	Block B	"		Geraldine L. Howell 3431 Oakland Wichita, KS 67218
That part of Lot 1, Block B, Merriman Park Addition, being described as 200 Clifton Place Condominium				
<u>Building A</u>				
Apt. 101				Roach Milton Greeson Berniece B. Greeson #101-A 3411 Oakland Wichita, KS 67218
Apt. 102				Don M. Hattan #102-A 3411 Oakland Wichita, KS 67218
Apt. 103				Marvin A. Rettig Leatha B. Rettig #103-B 3411 Oakland Wichita, KS 67218

<u>Property Description</u>	<u>Property Owner</u>
That part of Lot 1, Block B, Merriman Park known as 200 Clifton Place Condominium	
<u>Building A</u>	
Apt. 104	Helen C. Suellentrop #104-A 3421 Oakland Wichita, KS 67218
Apt. 105	Sidney G. Neff Eleanor Neff #105-A 3421 Oakland Wichita, KS 67218
Apt. 106	Berniece P. Keenan #106-A 3421 Oakland Wichita, KS 67218
Apt. 201	Louise A. Brown #201-A 3411 Oakland Wichita, KS 67218
Apt. 202	Dorothy A. Coldsnow #202-A 3411 Oakland Wichita, KS 67218
Apt. 203	Everett E. Jones Winnie M. Jones #203-A 200 Clifton Wichita, KS 67218
Apt. 204	Florabelle E. Scarth #204-A 3421 Oakland Wichita, KS 67218
Apt. 205	Katherine M. Shelton F. W. Shelton Jr. John M. Shelton, trustees #164 1655 Georgetown Wichita, KS 67218
Apt. 206	Jeanne S. Naugle #206-A 3421 Oakland Wichita, KS 67218

Property DescriptionProperty Owner

That part of Lot 1, Block B, Merriman
Park known as 200 Clifton Place
Condominium

Building B

Apt. 101	Gary D. Harms Box 75 Pratt, KS 67124
Apt. 102	Omer C. Belden Jr. Dorothy M. Belden #102-B 200 Clifton Pl. Wichita, KS 67218
Apt. 103	Josephine C. Hopper #103-B 3610 E. English Wichita, KS 67218
Apt. 104	James N. Winter Allegra L. Winter #104-B 3620 E. English Wichita, KS 67218
Apt. 105	Barbara G. Salter Thomas G. Salter Jerry P. Salter, trustees #105-B 3620 E. English Wichita, KS 67218
Apt. 106	Jean M. Wolcott Susan E. Wolcott #106-B 3620 E. English Wichita, KS 67218
Apt. 201	Helen T. Foley #163 555 S. Georgetown Wichita, KS 67218
Apt. 202	JoAnne Callahan P.O. Box 12860 Wichita, KS 67277
Apt. 203	Ronald D. Duphorne 3610 E. English Wichita, KS 67218
Apt. 204	<i>dwp</i> JoAnne A. Callahan P.O. Box 12860 Wichita, KS 67277
Apt. 205	Emelia C. Manning #205-B 3620 E. English Wichita, KS 67218

<u>Property Description</u>		<u>Property Owner</u>
That part of Lot 1, Block B, Merriman Park known as 200 Clifton Place Condominium		
<u>Building B</u>		
Apt. 206		Dorothy J. Sauders c/o Dorothy Shurtz #206-B 3620 E. English Wichita, KS 67218
The common areas in 200 Clifton Place Condominium are owned by the owners of the individual apartments, each apartment owner receiving an interest in the common areas at the same time he acquires title to his apartment.		
Lots 1 and 2	Robertson 6th Addition	Geraldine L. Howell 3431 Oakland Wichita, KS 67218
Lots 3 and 4	"	Same Notice of Interest filed 7-2-82: David S. Guerro Beverly A. Guerro Address Unknown
Lots 5 and 6	"	Geraldine L. Howell 3431 Oakland Wichita, KS 67218
Lots 7 and 8	"	Mercedes Orcutt c/o Mercedes Hofmann 147 S. Ridgewood Wichita, KS 67218
All of Lots 1 and 2, Lot 3 except the South 1 foot and Lot 6, except the South 1 foot	Desireable Addition	Donald H. Alldritt Maxine J. Alldritt 131 Circle Wichita, KS 67218
Lot 1	R. Trimble Addition	Commissioner of Insurance of State of Kansas, in trust for the benefit of Modern Income Life Insurance Co. of Jefferson City, MO c/o Commissioner of Insurance 4808 N. 22nd St. Phoenix, AZ 85016
Lot 1	Zakas Fourth Addition	Shirley M. Zakas a/k/a Jo S. Zakas 115 S. Rutan Apt. 7-e Wichita, KS 67218

<u>Property Description</u>		<u>Property Owner</u>
Lots 4, 5 and 6	Cossitt and Magill's Addition	St. James Episcopal Church 3750 E. Douglas Wichita, KS 67218
The West 66 feet of the South 157 feet of the East 131.54 feet of Lot 2, Block 3	College Hill Addition	Soroptimist International Assn., American Federation Soroptimist Club of Wichita Kansas Inc. 3754 E. Douglas Wichita, KS 67218
The East 65.54 feet of the South 157 feet of Lot 2, Block 3	"	St. James Episcopal Church 3750 E. Douglas Wichita, KS 67218

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

The East 100 feet of Lot 2, Block A, Merriman Park Addition to Wichita, Sedgwick County, Kansas.

as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 21st day of September, 1988, at 7:00 o'clock A.M.

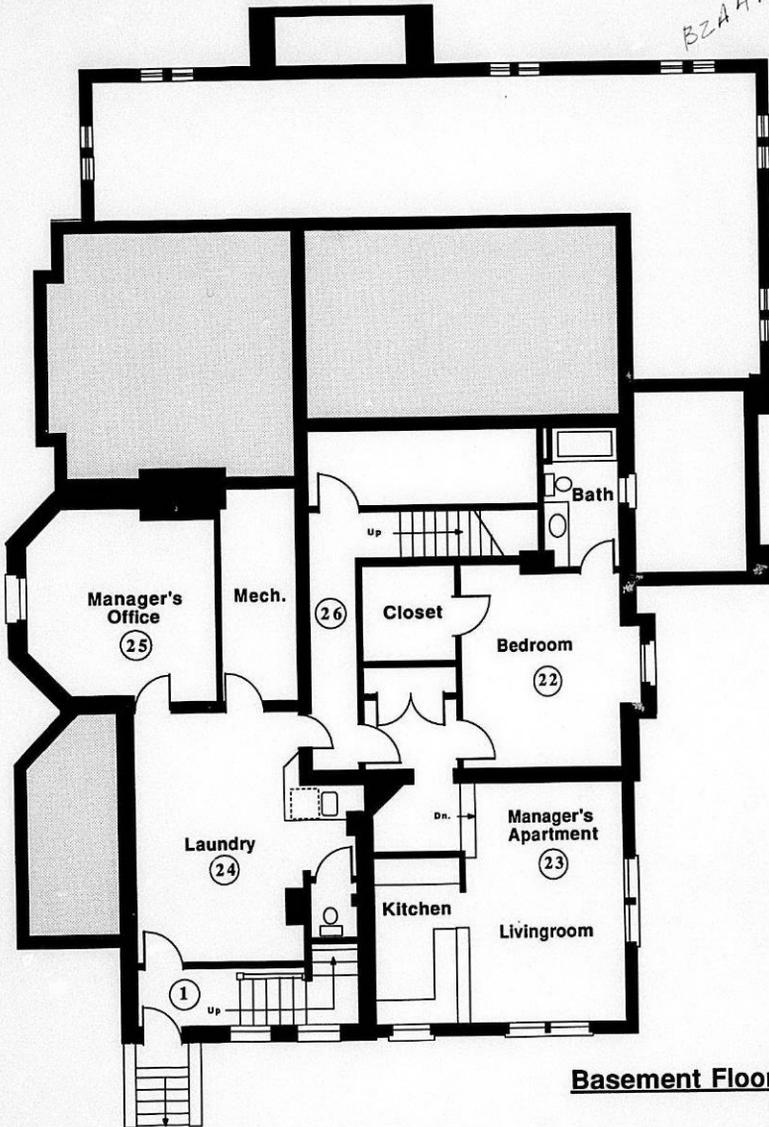
THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

Mary Hable

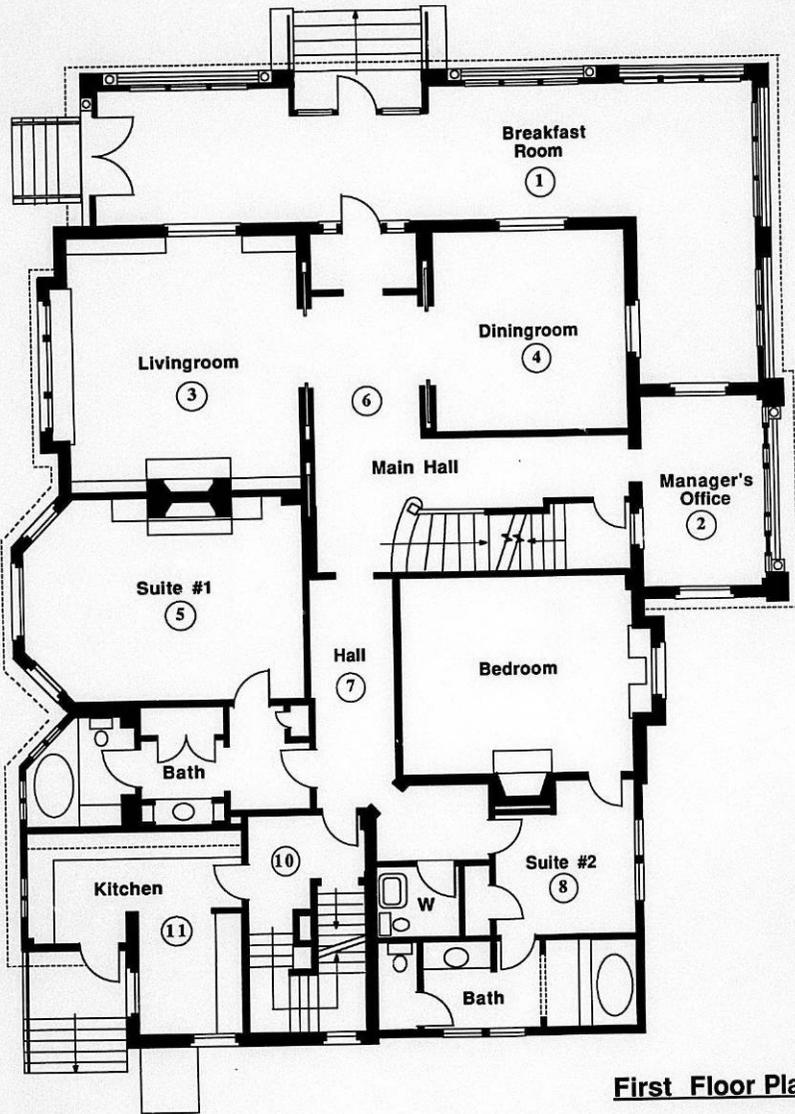
By
Sr. Vice-President

Order No. 399641
nj

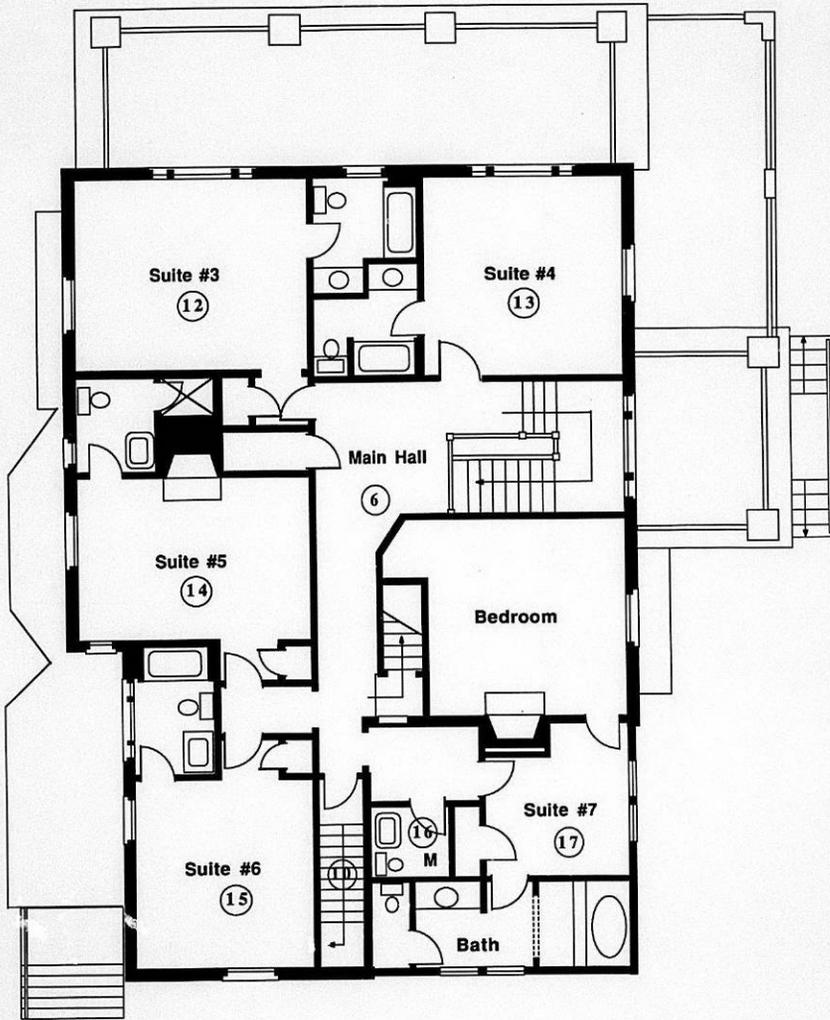
BZA 49-88



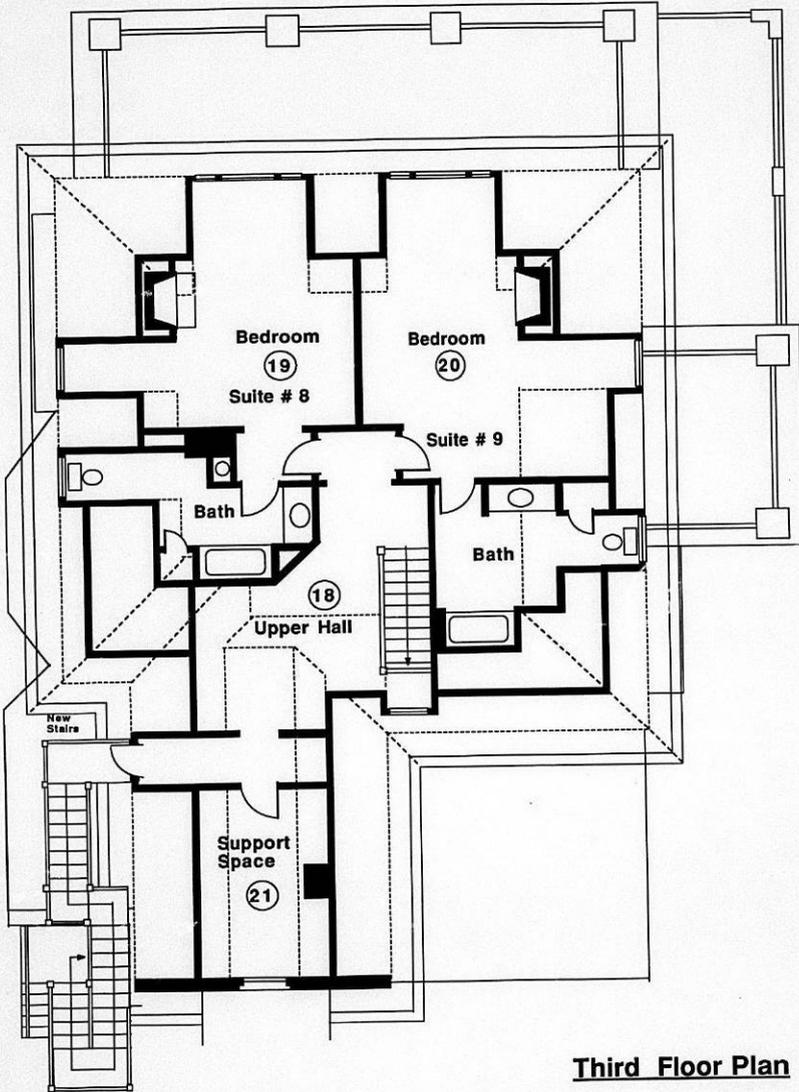
Basement Floor Plan



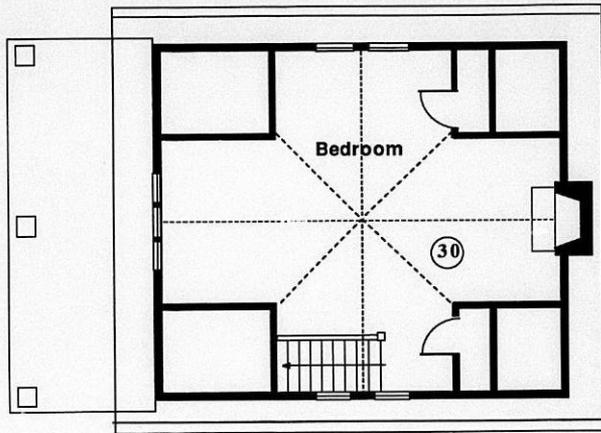
First Floor Plan



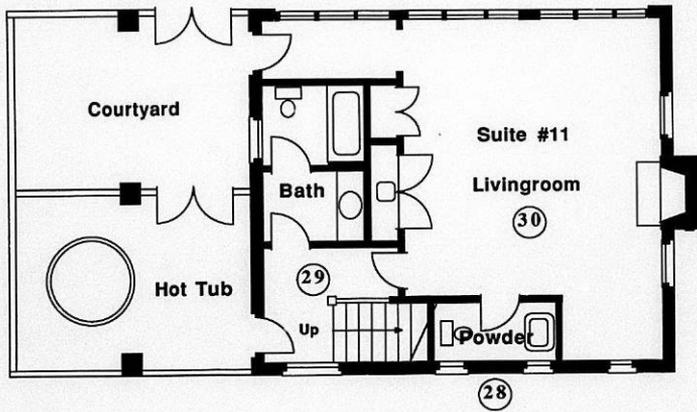
Second Floor Plan



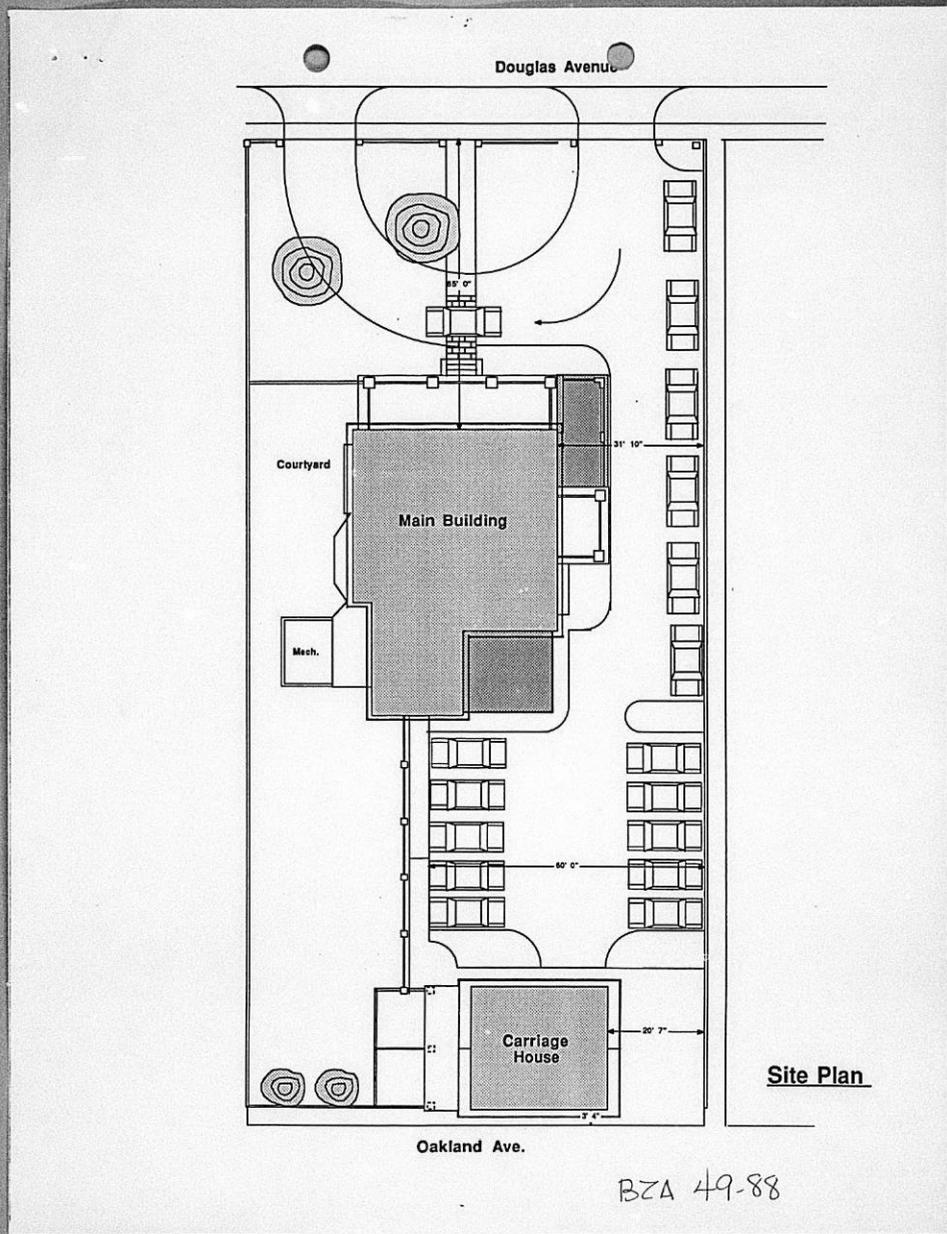
Third Floor Plan



Carriage House Second Floor Plan



Carriage House First Floor Plan



Site Plan

BZA 49-88

NY 00339

METROPOLITAN AREA PLANNING DEPARTMENT

Description VARIANCE & EXCEPTION APPLICATIONS (Lot 2, Block A, Merriman Park Addition)
 Name The Core Group Inc.
 Address 115 S. Belmont 67218
 Fund No. (circle one) 755-40710-003 (fees) 755-40710-004
 (books, xerox) 755-40710-026 (microfilm)
 Amount \$709.00
 Date 9/23/88 Due Date 9/23/88 By FLN

Form 00-000

Variance \$300 Exception \$400



SECURITY ABSTRACT AND TITLE CO., INC.
 434 North Main • Wichita, Kansas 67202
 Telephone (316) 267-8374
 Fax (316) 267-8115

TITLE INSURANCE — ABSTRACTING ORDER AND INVOICE

No. 399641

Billing Date 9-21-88
 Order Date 9-19-88

Wanted RUSH

CHARGE TO Kevin Daves Phone: 686-2290-Vickie
3751 E. Douglas, Wichita, KS 67218

DESCRIPTION 200' Radius:
3751 E. Douglas
The East 100 feet of Lot 2, Block A, Merriman Park
Addition to Wichita, Sedgwick County, Kansas.

Title Insurance/Abstracting Charges

Entries _____
 Certification _____
 Dist. Court Proceedings _____
 Prob. Court Proceedings _____
 Plat _____
 Cif. of Title _____
 Judg't Search _____
 Contract _____
 Req. _____

Papers Left _____ Com./Ins. _____
 Extend. Spec. Cif. _____ Cif. Ownership XX Plat _____ Cif. of Title _____ Pay Taxes _____
 New Abst. _____ Supl. _____ Comply with Req. _____ Hold/Rel. _____
 Owner's _____
 Milgee's _____

TOTAL \$200 00

Deliver to Above Needs by Friday 9-23-88