

Poster
P-187
CIV
MCDV
7-22

Case No. BZA 3-77-Sedgwick Co. requests a variance to permit reduction of setback req. to 5'0" along Minnesota St., for purposes of providing off-street parking & reduction of off-

ACTION

BZA 3-77 COMMITTEE

Approved

DATE 3-22

M.A.P.C.

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

Map No. 5646
 Sec. 27
 Twp. 27
 Range 1E

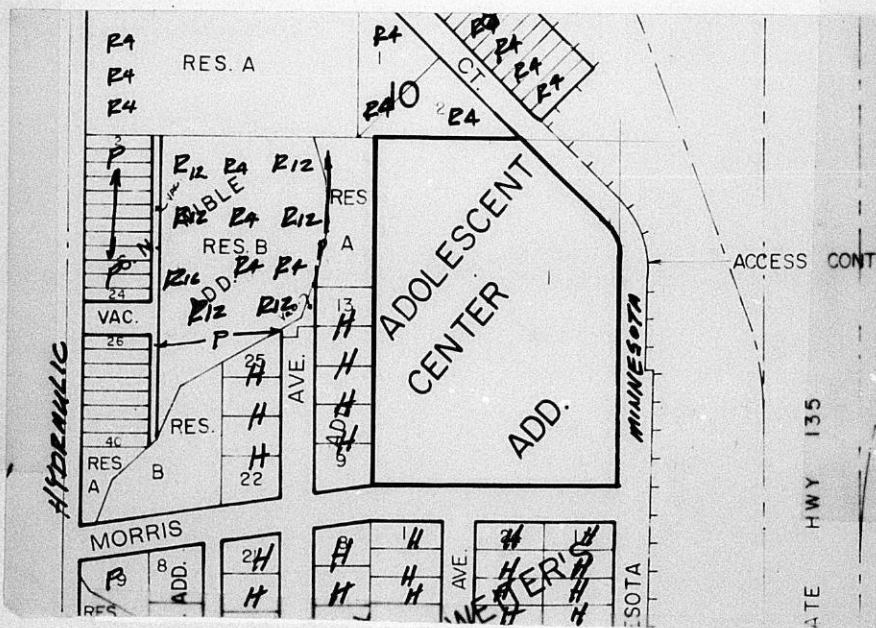
BZA- 3-77
 SCZ- _____
 CU- _____
 Filed _____

AREA DATA:

1. Acres: 5.7 (440 (IRREGULAR) ft. by 620 ft.)
2. Adjoining Zoning: E _____ S _____ W _____ N _____
3. Land Use: East T-135 South SINGLE FAM
 West SINGLE FAM North _____
4. Sketch Plan Land Use is for: _____
5. Present Land Use is for: MULTI FAM
6. Area (is) (is not) platted.

PHOTO DATA:

Taken by _____ Date _____ Time _____



4 plates Part in front yard

HASTINGS, MN - LOS ANGELES
 LOGAN, OH - McMINNOR, TX U. S. A

S
 No. 2,153C

RESOLUTION NO. BZA 3-77

WHEREAS, Sedgwick County, Kansas, 525 North Main, Wichita, Kansas, requests a variance as provided in Section 2.12.590.B, Code of the City of Wichita to reduce the number of required off-street parking spaces from 176 spaces to 170 spaces and to reduce the required front yard setback on Minnesota Street from 20 feet to 5 feet for off-street parking purposes only on property zoned the "B" Multiple Family Dwelling District, and legally described as follows:

Lot 1, Adolescent Center, Addition, Sedgwick County, Kansas. Generally located at the northwest corner of Minnesota and Morris.

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 March 22, 1977, 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 number of parking spaces proposed would seem adequate based on the unique use of the property; and the reduction of the front yard setback for parking would be consistent with the development to the north and across the street from undeveloped interstate right-of-way; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents inasmuch as adequate parking is being provided on site so that street parking would not be necessary for workers and visitors to the facility; and the area where the front yard would be utilized for off-street parking is toward the north end of the site and, as stated before, would be consistent with the four-plex development to the north and would be across the street from interstate right-of-way; 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 owner represented in the application inasmuch as they have attempted to design their off-street parking and site circulation by utilizing existing paved parking and driveways, dictated in the most part, by the established location of the "Friendly Gables" building; 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; 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 stated intended use of this property should be adequately served by the 170 spaces provided; and the property surrounding the area to be utilized for front yard parking is either interstate right-of-way or residential development which has non-conforming front yard parking; and

RESOLUTION NO. BEA 3-77
Page 2

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 number of required off-street parking spaces from 176 spaces to 170 spaces and to reduce the required front yard setback on Minnesota Street from 20 feet to 5 feet for off-street parking purposes only, on property zoned the "B" Multiple Family Dwelling District, and legally described as follows:

Lot 1, Adolescent Center Addition, Sedgwick County, Kansas. Generally located at the northwest corner of Minnesota and Morris,

be approved subject to the following conditions:

1. The reduction of the front yard setback from 20 feet to 5 feet for off-street parking purposes shall be for only that portion of the front yard along Minnesota as shown on the applicant's site plan, designed for 17 parking spaces.
2. The five foot yard remaining between the parking lot and east property line shall be landscaped and maintained with grass and shrubs and/or trees.
3. The reduction of the number of off-street parking spaces from 176 to 170 shall be for the stated use of a juvenile detention and court facility. Any change of use or future expansion of this facility shall require the property owner to provide the required number of off-street parking for the new use, or in the case of an expansion of the existing use to provide the required parking for such expansion or obtain a variance of the requirement.

ADOPTED AT WICHITA, KANSAS, this 22nd day of March, 1977.

Ewald Behnke
Ewald Behnke, Chairman

ATTEST:

Jack H. Galbraith, Secretary

RESOLUTION NO. BZA 3-77

WHEREAS, Sedgwick County, Kansas, 525 North Main, Wichita, Kansas, requests a variance as provided in Section 2.12.590.B, Code of the City of Wichita to reduce the number of required off-street parking spaces from 176 spaces to 170 spaces and to reduce the required front yard setback on Minnesota Street from 20 feet to 5 feet for off-street parking purposes only on property zoned the "B" Multiple Family Dwelling District, and legally described as follows:

Lot 1, Adolescent Center, Addition, Sedgwick County, Kansas. Generally located at the northwest corner of Minnesota and Morris.

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 March 22, 1977, 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 number of parking spaces proposed would seem adequate based on the unique use of the property; and the reduction of the front yard setback for parking would be consistent with the development to the north and across the street from undeveloped interstate right-of-way; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents inasmuch as adequate parking is being provided on site so that street parking would not be necessary for workers and visitors to the facility; and the area where the front yard would be utilized for off-street parking is toward the north end of the site and, as stated before, would be consistent with the four-plex development to the north and would be across the street from interstate right-of-way; 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 owner represented in the application inasmuch as they have attempted to design their off-street parking and site circulation by utilizing existing paved parking and driveways, dictated in the most part, by the established location of the "Friendly Gables" building; 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; 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 stated intended use of this property should be adequately served by the 170 spaces provided; and the property surrounding the area to be utilized for front yard parking is either interstate right-of-way or residential development which has non-conforming front yard parking; and

RESOLUTION NO. BZA 3-77

Page 2

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 number of required off-street parking spaces from 176 spaces to 170 spaces and to reduce the required front yard setback on Minnesota Street from 20 feet to 5 feet for off-street parking purposes only, on property zoned the "B" Multiple Family Dwelling District, and legally described as follows:

Lot 1, Adolescent Center Addition, Sedgwick County, Kansas. Generally located at the northwest corner of Minnesota and Morris,

be approved subject to the following conditions:

1. The reduction of the front yard setback from 20 feet to 5 feet for off-street parking purposes shall be for only that portion of the front yard along Minnesota as shown on the applicant's site plan, designed for 17 parking spaces.
2. The five foot yard remaining between the parking lot and east property line shall be landscaped and maintained with grass and shrubs and/or trees.
3. The reduction of the number of off-street parking spaces from 176 to 170 shall be for the stated use of a juvenile detention and court facility. Any change of use or future expansion of this facility shall require the property owner to provide the required number of off-street parking for the new use, or in the case of an expansion of the existing use to provide the required parking for such expansion or obtain a variance of the requirement.

ADOPTED AT WICHITA, KANSAS, this 22nd day of March, 1977.

Ewald Behnke
Ewald Behnke, Chairman

ATTEST:

Jack H. Galbraith
Jack H. Galbraith, Secretary

~~XXXXXXXXXXXXXXXXXXXX~~
~~XXXXXXXXXXXXXXXXXXXX~~
~~XXXXXXXXXXXXXXXXXXXX~~

April 4, 1977

Judge Robert Morrison
c/o Sedgwick County Courthouse
525 North Main
Wichita, Kansas 67203

Re: Case No. BEA 3-77
Request for Variance

Dear Judge Morrison:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on March 22, 1977, in connection with your request for a variance to reduce the number of required off-street parking spaces from 176 spaces to 170 spaces; and to reduce the required front yard setback on Minnesota from 20 feet to 5 feet for off-street parking purposes only on property zoned the "B" Multiple Family Dwelling District, and generally located at the northwest corner of Minnesota and Morris.

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.

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

Yours very truly,

Jack H. Galbraith
Secretary

JHG:bh
Encl.

cc: Sandy Roberts, Architect, Sedgwick County Courthouse, 67203
Tom Scott, County Commission, Sedgwick County Courthouse, 67203
Don Gisick, City Clerk
Robert Feldner, Supt., Central Inspection
Joe Donnelly, Maintenance, Central Inspection

XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXX

Tenth Floor, City Hall
455 North Main Street

March 23, 1977

Judge Robert Morrison
c/o Sedgwick County Courthouse
525 North Main Street
Wichita, Kansas 67203

Re: Case No. BZA 3-77
Request for Variance

Dear Judge Morrison:

At the regular meeting of the Board of Zoning Appeals on Tuesday, March 22, 1977, your request for a variance to reduce the number of required off-street parking spaces from 176 spaces to 170 spaces; and to reduce the required front yard setback on Minnesota from 10 feet to 5 feet for off-street parking purposes only on property zoned the "B" Multiple Family Dwelling District, and generally located at the northwest corner of Minnesota and Morris was considered.

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

1. The reduction of the front yard setback from 10 feet to 5 feet for off-street parking purposes shall be for only that portion of the front yard along Minnesota, as shown on the applicant's site plan, designed for 17 parking spaces.
2. The five foot yard remaining between the parking lot and east property line shall be landscaped and maintained with grass and shrubs and/or trees.
3. The reduction of the number of off-street parking spaces from 176 to 170 shall be for the stated use of a juvenile detention and court facility. Any change of use or future expansion of this facility shall require the property owner to provide the required number of off-street parking for the new use, or in the case of an expansion of the existing use, to provide the required parking for such expansion or obtain a variance of the requirement.

Judge Robert Morrison
March 23, 1977

A Resolution setting forth the official action of the Board is being prepared and you will be mailed a copy as soon as the signatures of the Chairman and Secretary have been obtained.

If you have any questions, please call our office.

Sincerely yours,

Jack H. Galbraith
Secretary

JHG:bb

cc: Sandy Roberts, Architect, Sedgwick County Courthouse, 67203
Tom Scott, County Commission, Sedgwick County Courthouse,
67203
Don Gisick, City Clerk
Robert Feldner, Superintendent of Central Inspection
Joe Donnelly, Maintenance, Central Inspection

SECRETARY'S REPORT
CASE NO. BZA 3-77

APPLICANT: Sedgwick County, Kansas, 525 North Main Street, Wichita, Kansas.

AGENT: Tom Scott, Chairman, Board of County Commissioners, 525 N. Main Street, Wichita, Kansas.

REQUEST: Variance pursuant to Section 2.12.590.B, Code of the City of Wichita, to reduce the number of required off-street parking spaces from 176 spaces to 170 spaces; and to reduce the required front yard setback on Minnesota from 20 feet to 5 feet for off-street parking purposes only.

GENERAL LOCATION: Northwest corner of Minnesota and Morris.

ZONING: Subject property is the present site of the detention facility for juveniles and the future location of the Juvenile Court. Property to the north is developed with four-plex units; west is an apartment complex and single family homes; south is developed with single family residences; east is interstate right-of-way.

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

SECRETARY'S REPORT
Case No. BZA 3-77
Page 2

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 to reduce the required number of off-street parking spaces from 176 spaces to 170 spaces and also to reduce the required front yard setback on "Minnesota" from 20 feet to 5 feet for off-street parking purposes only. The County makes this request in connection with the proposed construction of a juvenile court building and the remodeling of an existing building (formerly known as Friendly Gables) for court related purposes. This will complete the juvenile facility begun in 1975 with the construction of a juvenile holding center.

Based on the total floor area of existing and proposed structures, the number of off-street parking spaces required, based on one space for each 250 square feet of floor area, is 176 spaces. The applicant's architect has determined that 170 spaces can be provided on the site, but that 17 of these spaces would encroach 15 feet into the 20 foot front yard setback adjacent to "Minnesota."

In their statement of justification the applicants suggest that it is impossible to relocate the 17 spaces proposed in the front yard setback due to the location of the existing "Friendly Gables" building. They further state that the total of 170 spaces proposed should be more than adequate to meet the parking needs for the use of the property. This is based on the fact that much of the total floor area is a juvenile holding center which should not generate the level of vehicular traffic found with many office, institutional and commercial uses.

It should be noted that properties to the north of subject property are developed with four-plexes which have their off-street parking in the front yard setback, the same as proposed by the applicants on subject property. Also pertinent to the question is the fact that the property to the east is undeveloped interstate right-of-way.

UNIQUENESS:

It is the opinion of the Secretary that this two-fold variance request may be unique to the property in question inasmuch as the number of parking spaces proposed would seem adequate based on the unique use of the property; and the reduction of the front yard setback for parking would be consistent with the development to the north and across the street from undeveloped interstate right-of-way.

ADJACENT PROPERTY:

It is the opinion of the Secretary that the granting of these variances will not adversely affect the rights of adjacent property

SECRETARY'S REPORT
Case No. BZA 3-77
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owners or residents inasmuch as adequate parking is being provided on site so that street parking would not be necessary for workers and visitors to the facility; and the area where the front yard would be utilized for off-street parking is toward the north end of the site and, as stated before, would be consistent with the four-plex development to the north and would be across the street from interstate right-of-way.

HARDSHIP:

It is the opinion of the Secretary that the strict application of the provisions of the zoning ordinance would constitute an unnecessary hardship upon the applicants inasmuch as they have attempted to design their off-street parking and site circulation by utilizing existing paved parking and driveways, dictated in the most part, by the established location of the "Friendly Gables" building.

PUBLIC INTEREST:

It is the opinion of the Secretary that the granting of the variances requested would not be opposed to the public interest.

SPIRIT AND INTENT:

It is the opinion of the Secretary that the granting of the variances desired may not be opposed to the general spirit and intent of the zoning ordinance inasmuch as the stated intended use of this property should be adequately served by the 170 spaces provided; and the property surrounding the area to be utilized for front yard parking is either interstate right-of-way or residential development which has non-conforming front yard parking.

RECOMMENDATION:

It is the opinion of the Secretary that the five conditions necessary to the granting of a variance can be found to exist for both requests and it therefore recommended that the variances be granted subject to the following conditions:

1. The reduction of the front yard setback from 20 feet to 5 feet for off-street parking purposes shall be for only that portion of the front yard along Minnesota, as shown on the applicant's site plan, designed for 17 parking spaces.
2. The five foot yard remaining between the parking lot and east property line shall be landscaped and maintained with grass and shrubs and/or trees.
3. The reduction of the number of off-street parking spaces from 176 to 170 shall be for the stated use of a juvenile detention and court facility. Any change of use or future expansion of

SECRETARY'S REPORT
Case No. BZA 3-77
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this facility shall require the property owner to provide the required number of off-street parking for the new use, or in the case of an expansion of the existing use, to provide the required parking for such expansion or obtain a variance of the requirement.

40 notices sent to agent/andor applicant and adjoining property owners

10 notices sent to MAPC members

1 notice sent to CPO members

51 total notices sent on BZA 3-77, 2-28-77

file

BOARD OF ZONING APPEALS
TENTH FLOOR - CITY HALL
455 North Main, Wichita, Kansas 67202

February 28, 1977

NOTICE TO ADJOINING PROPERTY OWNERS:

Case No. BZA 3-77

An application has been filed by Sedgwick County, Kansas, 525 North Main Street, Wichita, Kansas, pursuant to Section 2.12.590.B, Code of the City of Wichita, requesting a variance to reduce the number of required off-street parking spaces from 176 spaces to 170 spaces and to reduce the required front yard setback on Minnesota Street from 20 feet to 5 feet for off-street parking purposes only, on property zoned the "B" Multiple Family Dwelling District, and legally described as follows:

Lot 1, Adolescent Center Addition,
Sedgwick County, Kansas. Generally
located at the northwest corner of
Minnesota and Morris.

This application has been assigned Case No. BZA 3-77, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, March 22, 1977, 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 so you 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

BOARD OF ZONING APPEALS

5646

CASE NO. _____

CITY OF WICHITA, KANSAS

FILED _____

APPLICATION FOR VARIANCE

I. Name of Applicant Sedgwick County, Kansas

Sedgwick
2015 Stillwell

Mailing Address 525 North Main Street Phone _____

Name of Authorized Agent Tom Scott, Chairman - Board of County Commissioners

Sandy Roberts 7901

Mailing Address 525 North Main, Wichita, Kansas Phone 268-7411

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

II. The variance requested is Reduction of setback requirement to 5' 0"
along Minnesota Street for purposes of providing off street parking and
reduction of Off Street Parking requirements from 176 to 170

for property located 1900 E. Morris

and legally described as: Adolescent Center Addition

1870
Main

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 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 TOM SCOTT, Chairman
Board of County Commissioners

Authorized Agent

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals 12:50 (a.m.) - p.m.), 2-16 19 77 together with appropriate fee of \$50.00.

T9-402

May 5646

Signed Larry Dobson



**COUNTY OF SEDGWICK
COMMISSIONERS OFFICE**

**TOM SCOTT, CHAIRMAN
EVERETT PATRICK
JOHN HALE**

**2nd. DISTRICT
3rd. DISTRICT
1st. DISTRICT**

COUNTY COURTHOUSE, WICHITA, KANSAS. 67203 • ROOM 320 • TELEPHONE 268-7411

February 16, 1977

Board of Zoning Appeals
City of Wichita, Kansas

RE: Applications for Variance

Gentlemen:

Application is herewith made for variances from certain specific terms of Title 28, The Code of the City of Wichita, Kansas, in compliance with off-street parking regulations in the proposed construction of a new facility. This facility is for the Juvenile Department of the District Court on the Adolescent Center Addition, 1900 East Morris Street, Wichita, Kansas.

Section 28.04.140 provides that off-street parking shall not occupy any part of a required front yard. Both the plot of the above addition and the regulations for a "B" multiple-family dwelling district in which this is located, provides for a setback of twenty feet. The designs of the off-street parking for this facility places seventeen of the planned parking spaces within this setback area. It is not possible to relocate these spaces due to the location of the existing "Friendly Gables" building.

Section 28.04.141, paragraph 3.9, appears to create a requirement for 176 off-street parking spaces based on the square footage of the buildings, existing and proposed. The final plans provide for 172 spaces which should be more than adequate, considering the use and occupancy of the property.

The Adolescent Center Addition, Wichita, Kansas, was acquired by the Board of County Commissioners of Sedgwick County, and the plat filed in 1973. The Youth Holding Center, a detention facility

Board of Zoning Appeals
February 16, 1977
Page 2

for juveniles, is presently in operation on the property, having been opened in 1975. The long established plan of the Court and the County Commissioners has been to build a facility at that location to house the Juvenile Court and it's staff. The legislation passed in 1976 eliminating the Juvenile Court, unifying all the state trial courts into the District Court, and the addition of four District Judges has created a serious shortage of space in the county courthouse. It is therefore, most urgent that plans for the use of this property be implemented as soon as possible.

Your early and favorable consideration of this request will be greatly appreciated.

Enclosed is the Application for Variance, a list of the owners of property within 200 feet and two copies of the site plan.

Sincerely,



TOM SCOTT, Chairman
Board of County Commissioners

TS/nal

Enc. 3

cc: Robert Lakin,
Director of Planning

C-9306
OLIVE W GARVEY
814 BITTING BLDG
WICHITA 2 KS

LOT 1 S OF A LINE BEG 124
FT S HW GR LOT NE TO PT 59.43 FT NW
1E COR LOT 1 & LOT 2 N OF A LINE 104'
FT FROM & PARL. TO ABOVE DESC. LINE
BLOCK 10 KELLOGG TERRACE

C-9306-1
OLIVE W GARVEY
814 BITTING BLDG
WICHITA 2 KS

LOT 2 S OF A LINE BEG 147
FT NW OF SE COR LOT 2 SW TO N LINE
OF GILBERT ST. 76.41 FT E SW COR LOT
BLOCK 10 KELLOGG TERRACE

C-9307-5
OLIVIA RAE GARVEY

BEG 216 FT W NE COR RES.
S 200 FT W 65 FT N 200 FT E 65 FT
TO BEG. RESERVE A
KELLOGG TERRACE ADD

C-93 7-6
MAXINE S VINEY
1616 N CLARENCE
WICHITA KS

BEG 151 FT W NE COR RES.
125 FT W 20 FT S 75 FT W 45 FT
200 FT E 65 FT TO BEG RESERVE A
ELLOGG TERRACE ADD

C-9307-7
RUTH G. FINK

BEG 73 FT W NE COR RES.
125 FT E 20 FT S 75 FT W 118 FT
75 FT E 20 FT N 125 FT E 78 FT TO
BEG RES. A KELLOGG TERRACE ADD

C- 9307-8
RUTH G. FINK

BEG 15 FT W NE COR RES.
200 FT W 38 FT N 75 FT W 20 FT N
25 FT E 58 FT TO BEG RES. A
KELLOGG TERRACE ADD

C-9307-9
BUILDERS INC
352 N BROADWAY
WICHITA KS

RESERVE A EXC W 135 FT
EXC W 331 FT E 346 FT N 200 FT
KELLOGG TERRACE

C-14670 C-14672-1 C-9298-1
J ERNEST TALLEY ETUX
437 S. HYDRAULIC
WICHITA KS 67211

EVEN LOTS 2 TO 24 INCL. HYDRAULIC
EXCEPT W 20 FT FOR STREET. AND
N 360 FT OF RESERVE B

C-14674-A
NATION WIDE TRAILER RENTAL INC
1720 E MORRIS
WICHITA KS

E 31.68 FT S 133.8 FT RES B
MAX STEINBUCHTEL ADD

C-14674-1
NATIONWIDE TRAILER RENTAL
1720 E MORRIS
WICHITA 11 KS

N 136.14 FT RESERVE B
MAX STEINBUCHTEL ADD

C-9298-B
NATIONWIDE TRAILER RENTAL
1720 E MORRIS
WICHITA 11 KS

EVEN LOTS 26 TO 40 INC RES A EXC
S 119 FT RESERVE B EXC N 360 FT
& EXC W 20 FT FOR ST.
S N WIBLE ADD

C-11453
ARLENE F UMSCHIED ETAL
1118 S KANSAS
WICHITA KS 67211

LOT 6
MAX STEINBUCHTEL ADD

C-14455
JAMES C STEVENSON ETUX
MID KS FED 230 S MARKET
WICHITA KS 67202

LOT 8
MAX STEINBUCHTEL ADD

C-14657
JACK E SMITH ETUX
UNIFIED SAV 133 N MAIN
WICHITA KS 67203

LOT 10
MAX STEINBUCHTEL ADD

C-14457
RICHARD A YAUK
& BOULEVARD ST BK BOX 1441
WICHITA KS 67201

LOT 12
MAX STEINBUCHTEL ADD

C-14670 C-14672-1 & C-14673
J ERNEST TALLEY ETUX
437 S HYDRAULIC
WICHITA KS 67211

LOT 13 & N 18 FT M-L OF LOT 25 &
ALL OF RESERVE A
MAX STEINBUCHTEL ADDITION

C-14668
JOHN K COOPER ETUX
1105 S KANSAS
WICHITA KS 67211

LOT 21
MAX STEINBUCHTEL ADD

C-14670
BENNETT C. COULTER ETUX
1051 S. KANSAS
WICHITA KANSAS 67211

LOT 23
MAX STEINBUCHTEL ADD

C-14654
ROBT NEISES ETUX
& EDWARD GIBSON
1112 S. KANSAS WICHITA K

LOT 7
MAX STEINBUCHTEL ADD

C-14656
WM C BIGGS ETUX
1660 SO KANSAS
WICHITA KS 67211

LOT 9
MAX STEINBUCHTEL ADD

C-14658
JOSEPH E HALL ETUX
1119 S KANSAS
WICHITA KS 67211

LOT 11
MAX STEINBUCHTEL ADD

C-14656
INEZ L ROGERS
1119 S KANSAS
WICHITA KS 67211

LOT 17
MAX STEINBUCHTEL ADD

C-14667
DENA E WINSTEAD
1109 S KANSAS
WICHITA 16 KS

LOT 20
MAX STEINBUCHTEL ADD

C-14669
RANUELL J TYE JR ETUX
4718 IRVING
WICHITA KS 67213

LOT 23
MAX STEINBUCHTEL ADD

C-14671
PAUL H ALLEN ETUX
1043 S KANSAS
WICHITA KS 67211

LOT 24
MAX STEINBUCHTEL ADD

C-14672
NATIONWIDE TRAILER RENTAL
1720 E MORRIS
WICHITA 11 KS
LOT 25 EXCEPT N 18 FT W OR L
MAX STEINBUCHTEL ADD

mail with
no address
67211

67203

not in phone book
not in City Directory
not in Sub Dir

67202

67211

1043 S KANSAS
67211

C-11868
RUSSELL G NELSON
1107 S MINNESOTA
WICHITA KS

LOT 2
BLOCK 2
SCHWEITER'S 7TH ADD

67211 ✓

C-11367
DAVID R. GILL ETUX 67-02
% WICHITA FED 340 S BROADWAY
WICHITA KS 67202

LOT 1
BLOCK 2
SCHWEITER'S 7TH ADD

C-11857
HUGH W. KENNEDY ETUX

LOT 3
BLOCK 1
SCHWEITER'S 7TH ADD

1117 S Minneapolis
67211 ✓

C-11969
EARL D. DUNHAM ETUX
% WICHITA FED SAV 340 S. BDWY
WICHITA KS 67202

LOT 3
BLOCK 2
SCHWEITER'S 7TH ADD

C-11458
FLORA GRANT ETAL
% OLIVE HARDIN
1117 S MINNEAPOLIS WICHITA KS

LOT 4
BLOCK 1
SCHWEITER'S 7TH ADD

67211 ✓

C-11859
LEWIS E CLARK ETUX
1121 S Minneapolis

LOT 5
BLOCK 1
SCHWEITER'S 7TH ADD

67211 ✓

C-11370
ELDRON B. WELCH ETUX
% 4TH NAT. BK. BOX 1069
WICHITA KANSAS 67202

LOT 4
BLOCK 2
SCHWEITER'S 7TH ADD

C-11356
DAYTON M ARVIDSON ETUX
% FIDELITY INV 229 S MKT
WICHITA KS 67202

LOT 2
BLOCK 1
SCHWEITER'S 7TH ADD

C-11855
VERNON L TYSON
1101 S MINNEAPOLIS
WICHITA 16 KS

LOT 1
BLOCK 1
SCHWEITER'S 7TH ADD

67211 ✓

C-11871
GEORGE F KLIENAR
1121 S MINNESOTA
WICHITA KS

LOT 5
BLOCK 2
SCHWEITER'S 7TH ADD

67211 ✓

C-9296
HOWARD L BISH ETUX
700 KANSAS CT
WICHITA 16 KS

67211 ✓

LOTS 23-24-25 BLOCK 8
KELLOGG TERRACE

C-11896
WILLIAM H PREWITT ETUX
1122 S MINNEAPOLIS
WICHITA KS

LOT 20
BLOCK 2
SCHWEITER'S 7TH ADD

67211 ✓

C-9297
JOHN H WOODARD ETUX

706 S Ks Court 67211 ✓

LOTS 26-27 BLOCK 8
KELLOGG TERRACE

C-11887
NORMAN T PULIS ETUX
1115 S Minneapolis

LOT 21
BLOCK 2
SCHWEITER'S 7TH ADD

67211 ✓

C-9293
RONALD P FAIRBANKS ETUX
209 N VOLUTSIA
WICHITA KS 67214

67211 ✓

ALL LOT 23 &
NW 4 FT LOT 29
BLOCK 8 KELLOGG TERRACE

C-11399
EDWARD V BANZER ETUX
1112 S MINNEAPOLIS
WICHITA KS

LOT 22
BLOCK 2
SCHWEITER'S 7TH ADD

67211 ✓

C-9299
RONALD E. KLAASSEN
RR 1
WHITEWATER KANSAS 67154

67211 ✓

SE 21 FT LOT 29
ALL LOTS 30-31
BLOCK 8 KELLOGG TERRACE

C-11399
BETTY J HODGES ETAL
1106 S MINNEAPOLIS
WICHITA KANSAS 67211

LOT 23
BLOCK 2
SCHWEITER'S 7TH ADD

67211 ✓

C-9300 9301
BUILDERS INC.
300 W DOUGLAS
WICHITA KANSAS 67202

LOTS 32-33-34

BLOCK 8
KELLOGG TERRACE

C-11890
DIGHT H GRIFFITHS ETUX
429 N Colby

LOT 24
BLOCK 2
SCHWEITER'S 7TH ADD

67211 ✓

C-9302
BUILDERS INC.
300 W DOUGLAS
WICHITA KANSAS 67202

LOTS 35-36-37

BLOCK 8
KELLOGG TERRACE

BOARD OF ZONING APPEALS
TENTH FLOOR - CITY HALL
455 North Main, Wichita, Kansas 67202

February 28, 1977

NOTICE TO ADJOINING PROPERTY OWNERS:

Case No. BZA 3-77

An application has been filed by Sedgwick County, Kansas, 525 North Main Street, Wichita, Kansas, pursuant to Section 2.12. 590.B, Code of the City of Wichita, requesting a variance to reduce the number of required off-street parking spaces from 176 spaces to 170 spaces and to reduce the required front yard setback on Minnesota Street from 20 feet to 5 feet for off-street parking purposes only, on property zoned the "B" Multiple Family Dwelling District, and legally described as follows:

Lot 1, Adolescent Center Addition,
Sedgwick County, Kansas. Generally
located at the northwest corner of
Minnesota and Morris.

This application has been assigned Case No. BZA 3-77, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, March 22, 1977, 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 so you 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

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

Important!
Notice of Hearing
Enclosed


NOT DELIVERABLE AS ADDRESSED
NO FORWARDING ORDER ON FILE
WASHINGTON ST. STA.

Betty
Robert Neises, Etux
c/o Edward Gibson
1112 S. Kansas
Wichita, Kansas 67211



*

This BZA. Case
Has a Large Drawing
On 35mm Microfilm
Roll # 1