

Case No. BZA 5-82 - B-R-D, a partnership, requests an exception to permit the establishment of an off-street parking lot on property zoned "A" Two-family Dwelling District and generally located on the south side of Central

*POSTED
3-5-82*

BZA	COMMITTEE	DATE
<i>Refer memo.</i>	<i>Refer memo.</i>	<i>3-23-82</i>
MAPS.	<i>Refer memo</i>	<i>4-27-82</i>
REC'D B. CO. O.	<i>Withdrawn</i>	<i>5-25-82</i>

by the applicant

*BZA
5-82*

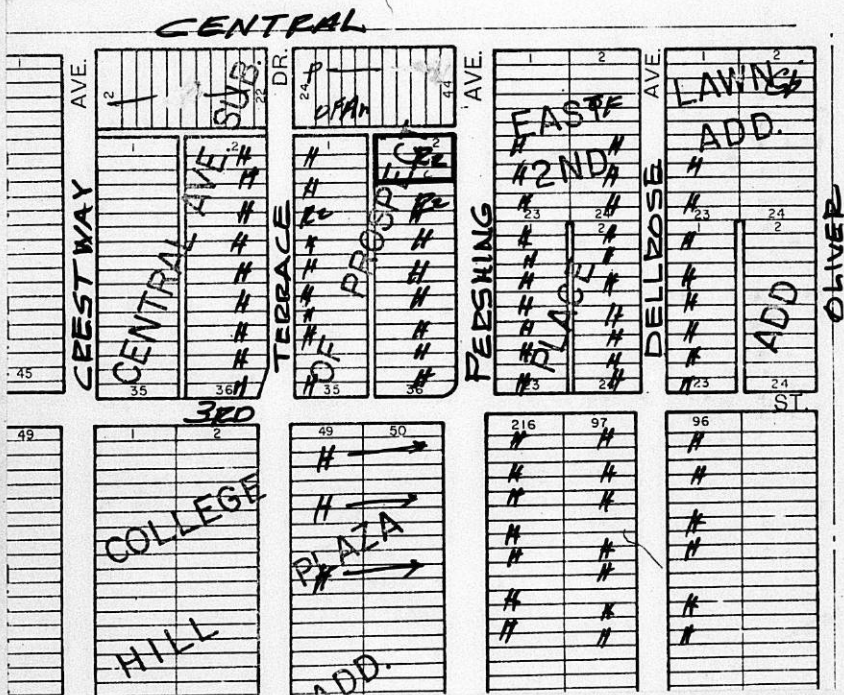
Closed

Map No. 5747
 Sec. 23
 Twp. 27
 Range 1E

BZA- 5-82
 SCZ- _____
 CU- _____
 Filed _____

- AREA DATA:
1. Acres: 0.27 (95 ft. by 140 ft.)
 2. Adjoining Zoning: E _____ S _____ W _____ N _____
 3. Land Use: East SINGLE FAM South TWO FAM
 West SINGLE FAM North OFFICE BLDG PARKING
 4. Sketch Plan Land Use is for: _____
 5. Present Land Use if for: TWO FAM
 6. Area (is) (is not) platted. _____

PHOTO DATA:
 Taken by _____ Date _____ Time _____



STATE OF MISSOURI
 DEPARTMENT OF REVENUE
 DIVISION OF LAND AND WATER
 ST. JOHNS, MISSOURI

St. Louis
 No. 2153C

T13517
C 29659
10-24-67

Detached Garage
↓
10' E alley

436 N. Terrace

Re: PZA 5-82
4-6-82

EXISTING PARKING SPACES

26 in alley - Need Min. St. Priv. to be O.K

15 No. of alley adj. to. Parking. O.K

11 Adj. to bldg near. Terrace O.K

8 spaces on narrow exitway

60

16 spaces to be provided @ 435-437

76 TOTAL (8 questionable -)

OFF. STREET Pkg. REAMT.

Based on 63 employees 63

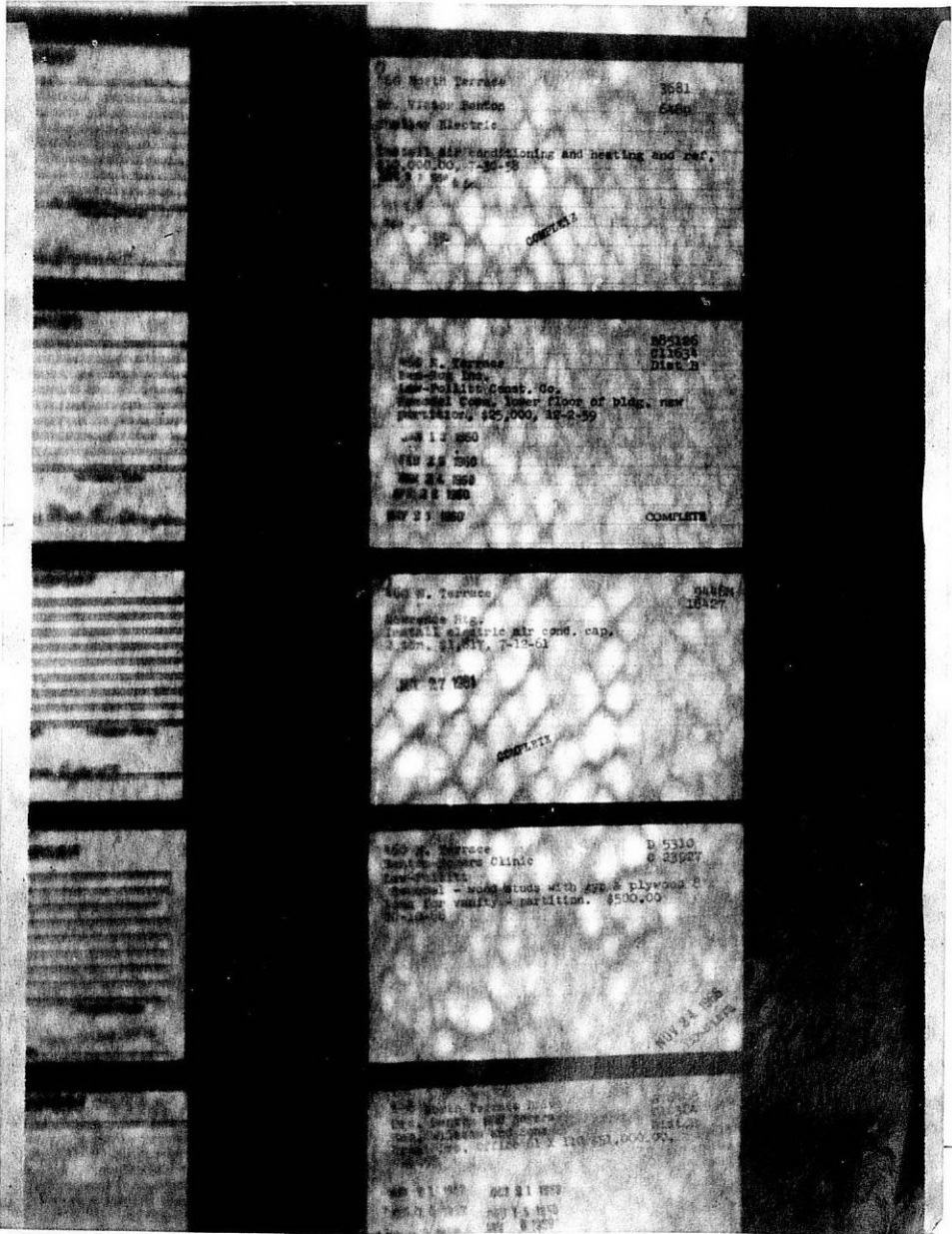
+ 1 sp. ea 500 # of Bldg -

(8,250 + 1500 in duplex) - 9750 # 19

82

Without use of duplex for offices(?) 79

MICROFILMED
FROM THE BEST
AVAILABLE COPY



40 North Terrace 3681
W. V. Baker Electric 6460
Wagner Electric
Install. air conditioning and heating and ref.
\$25,000.00, 7-30-58
JUN 1 1959
NOV 21 1958
COMPLETE

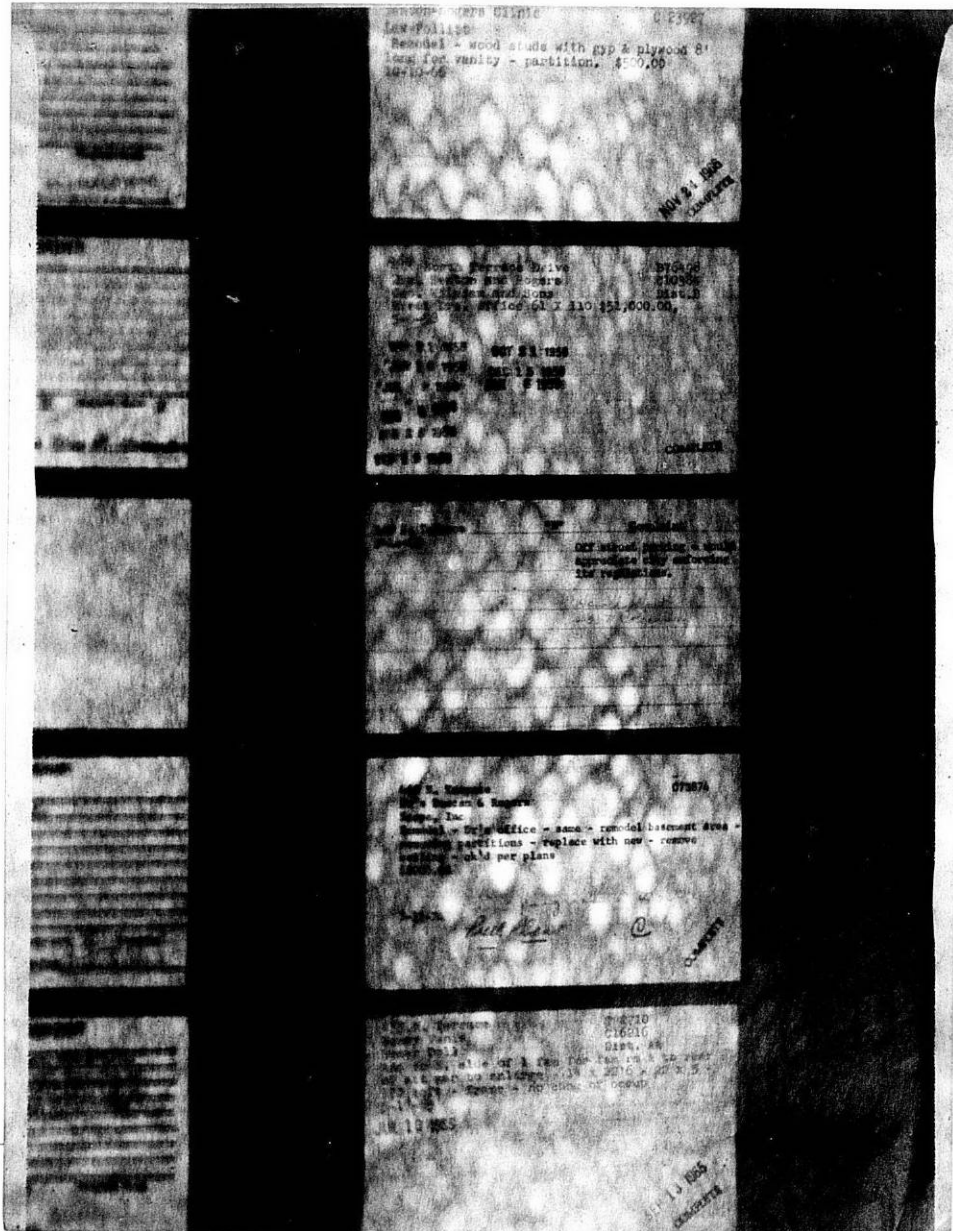
400 E. Terrace 485186
B. J. ... 211634
Dist. H
Law-Phillips Const. Co.
General Const. lower floor of Bldg. new
partitions, \$25,000, 10-2-59
JUN 1 1959
JUN 2 1959
JUN 22 1959
NOV 21 1958
COMPLETE

400 W. Terrace 94424
18427
Korvick H. G.
Install. electric air cond. cap.
1200.00, 7-10-51
JUN 27 1951
COMPLETE

400 W. Terrace D 5310
B. J. ... 2 3527
B. J. ...
Law-Phillips
General - wood studs with 4/8" plywood
base for walls - partitions, \$500.00
10-10-54
NOV 21 1958

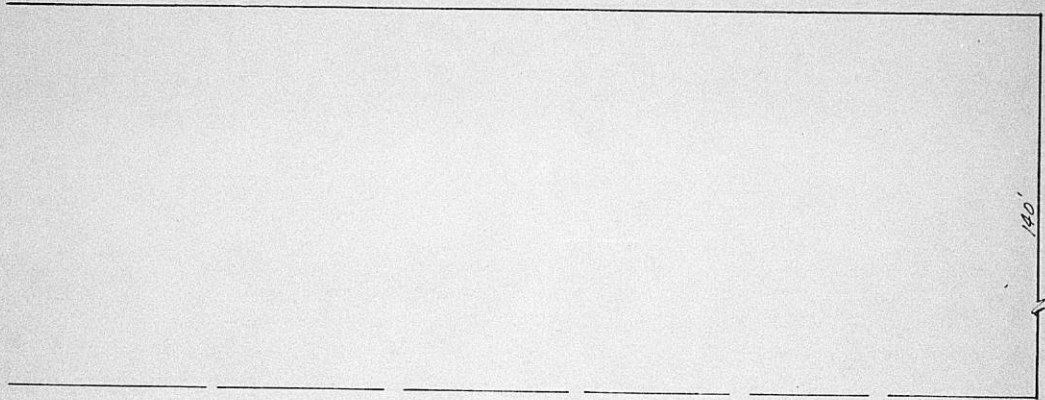
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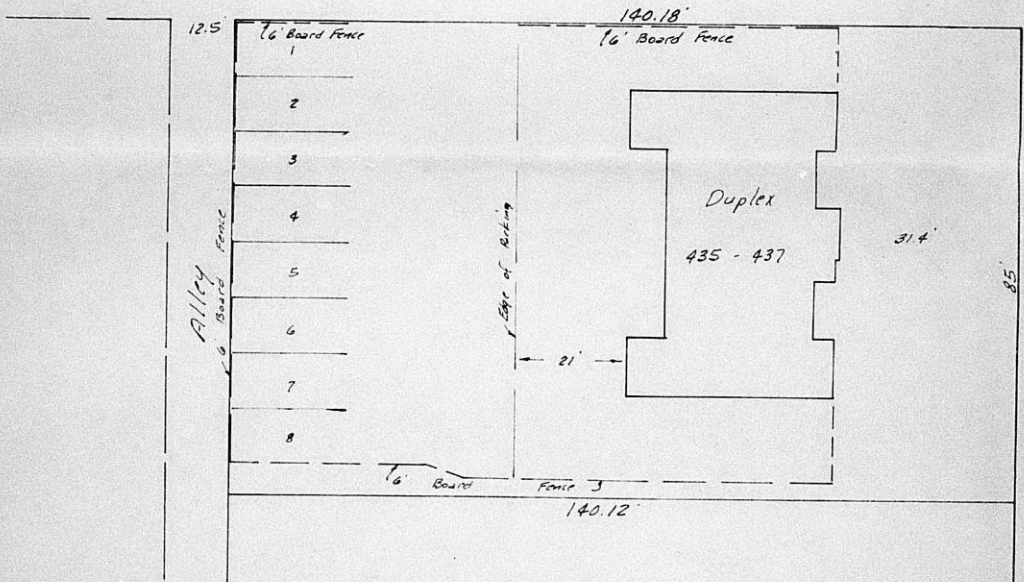
Central

Ave.



Ave.

Alley



Pershing

Parking Plan

Lots 2-4-6 on Pershing, Central Avenue Subdivision
in Prospect Place Addition to, Wichita, Kansas.

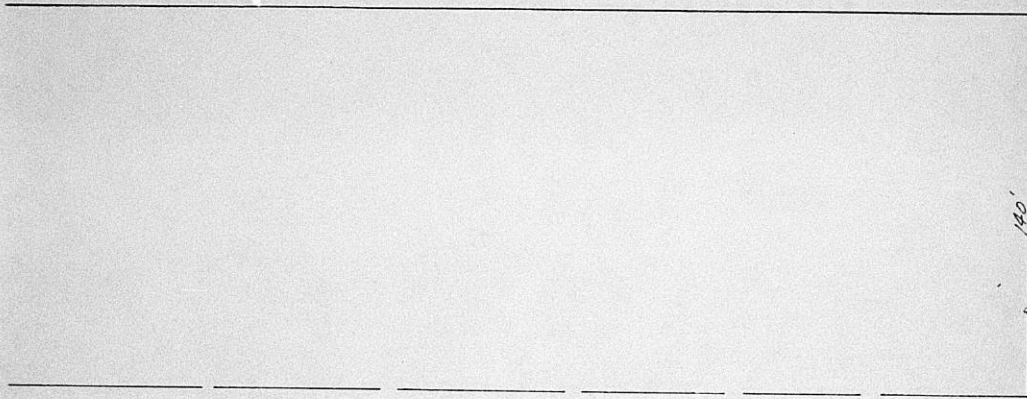


1" = 20'

BZA 5-82

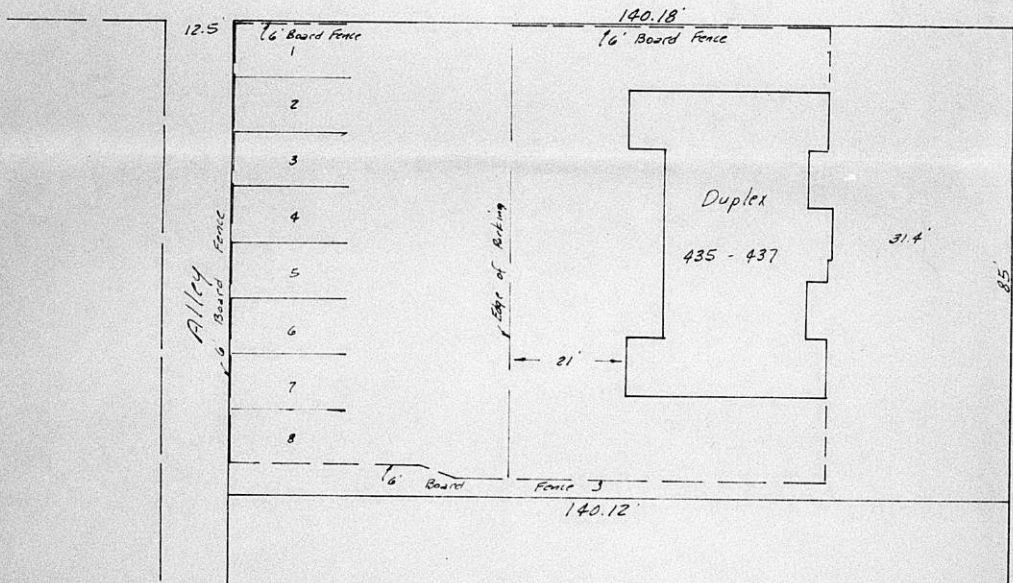
Central

Ave.



Pershing Ave.

Alley



Pershing



1"=20'

BZA 5-82

Baughman Company, P.A. 10-11-79

Parking Plan

2-4-6 on Pershing, Central Avenue Subdivision
Prospect Place Addition to, Wichita, Kansas.

Rather than issue minor street privilege -

1. Request vacation of E-W. alley.

- Req. removal of, and replacement of alley approaches with curbs on Pershing & Terrace. Then submit an O.S. pkg. plan for approval.

2. If alley not vacated - issue M.S. Priv. only after zoning change request is granted, and

a. submission of a parking plan approved by Comt. Insp. in accordance w/ O.S. pkg. stds.

b. The issuance of an occupancy permit for the entire zoning lot (complete parcel) showing compliance with the off-street parking requirements for 63 employees and 1 space for each 500 sq ft in both buildings.

c. Remove alley approaches and replace curbs on Terr. & Persh.

JOSEPH, ROBISON & ANDERSON

ATTORNEYS AT LAW
1100 BROADWAY PLAZA
105 SOUTH BROADWAY STREET
WICHITA, KANSAS 67202

STEPHEN M. JOSEPH
STEPHEN E. ROBISON
MARK F. ANDERSON
HAROLD T. PICKLER
CHARLES E. MILLER

May 25, 1982

TELEPHONE
(316) 262-0607

Mr. Jack H. Galbraith
Metropolitan Area Planning Department
City Hall
455 North Main
Wichita, Kansas 67202

Re: Case No. BZA 5-82

Dear Mr. Galbraith:

I am writing to inform you that B-R-D, a Kansas partnership, has authorized me to withdraw its Application for Exception under the referenced case number. When the application was filed, it was anticipated that the partnership would be able to find other storage facilities and no longer have to use the duplex at 435-437 North Pershing for that purpose. In light of that, it was believed that following the exception procedure before the Board of Zoning Appeals would be all that was necessary to resolve the partnership's parking problem. Unfortunately, the partnership has not found storage facilities in the immediate vicinity of its offices at 460 North Terrace and must continue to use the duplex for that purpose. With that in mind, I can no longer represent to the Board of Zoning Appeals that the duplex will be brought into conforming use for its present zoning. Within the next two or three days, the partnership will be filing an application to have the duplex zoned as an office district. In this way, the partnership will be able to address at one time both the parking problem and the storage use problem. I certainly appreciate your cooperation and consideration and the valuable assistance of Mr. Glen Lytle in the handling of the pending exception application.

I would appreciate it if you would note in the file on Case No. BZA 5-82 that the application is hereby withdrawn.

Very truly yours,

JOSEPH, ROBISON & ANDERSON

Stephen M. Joseph

By: Stephen M. Joseph

SMJ:ppp

cc: Dr. Terry L. Duncan

2-2449 - filed

Denid by C.C. 8-24-82

July 7, 1982

Mr. Steve Joseph, Attorney
1100 Broadway Plaza
105 South Broadway
Wichita, Ks. 67202

Re: Minor Street Privilege
(460 North Terrace)

Dear Mr. Joseph:

Attached hereto is a copy of the requested response to the Director of Engineering related to your application for a minor street privilege. I believe it is self explanatory and relates this Department's position on the best method to resolve your client's problems on the use of public right-of-way for parking.

I would hope that you would proceed to vacate the alley during the time the zoning change request is being processed. If for any reason you disagree with the suggestion, please give me a call.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:GEL:sad

Attachment

July 7, 1982

Mr. Francis Kelly
442 North Terrace
Wichita, Ks. 67208

Dear Mr. Kelly:

Attached hereto is a copy of this Department's response relative to a requested minor street privilege for the use of the east-west alley between Pershing and Terrace for the dental offices at 460 North Terrace.

I believe that the vacation of this alley would be most beneficial to both you and the dentists. It would not increase the use of the property immediately adjacent to you, but merely give both property owners the legal right to use the property as it is now being used.

If you have any questions, or if we can further clarify what would revert to you upon the vacation of the alley, please give me a call.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:GEL:sad

Attachment

WICHITA-SEDGWICK COUNTY

DATE

July 7, 1982

METROPOLITAN AREA PLANNING DEPARTMENT

TO Ray Bruggeman, Director of Engineering
Robert Feldner, Superintendent of Central Inspection

FROM Jack Galbraith, Chief Planner, Current Plans

SUBJECT Minor Street Privilege (460 North Terrace)
East-West alley South of Central - Pershing to Terrace

Bill Morris forwarded to us Stephen Joseph's letter to Tim Cain requesting a minor street privilege at the above location. Lytle and I have both been involved with cases (zoning and B.Z.A.) for the dental clinic for some time. There has also been considerable neighborhood opposition. It seems that there are several problems associated with their property. First, at the present time, and for a number of years, the clinic has surfaced and used the north half of the alley in the west half of the block and they use all of the alley in the east half of the block for parking. Their submitted drawing is not to scale and does not reflect the actual parking layout and use of the alley from Pershing to Terrace.

Rather than a minor street privilege for the use of the alley, it would appear that a vacation of the east-west alley would be the most appropriate method of accomodating the parking. This would eliminate the need for an annual use fee and would also cause the south half of the alley on the west half of the block to revert to the adjacent property owner. Although the drawing does not show the landscaping, there is a very dense row of evergreens that could be maintained by the owner to the south in what is now a portion of the platted alley.

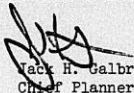
The second problem that has existed for some time is the use of a duplex on Pershing for their medical office storage and to do the laundry for the clinic. They have filed an application for change of zoning on Lots 2, 4 and 6 on Pershing, Central Avenue Subdivision in Prospect Place Addition. If approved for "BB" Office, they would need to secure an occupancy permit for the legal use of the property which is at 435 and 437 North Pershing.

The third problem is parking. Based on the information furnished by the applicant with this minor street privilege request, it would appear that a total of 82 off-street parking spaces are required by the zoning ordinance for the entire zoning lot (all property used for the dental office and accessory use). This is based on one space for each doctor and employee, plus one space for each 500 square feet of floor area (8,250 square feet in the building at 460 North Terrace and 1,250 square feet at 435-437 North Pershing). It would appear that a site plan showing the required number of spaces approved by Central Inspection would be necessary prior to the issuance of the occupancy permit once the zoning is approved.

Page 2

I believe that an accurate survey is needed which reflects the alley that they are using and want to use; their office building and the duplex that they have filed for "BB" zoning and are presently using for related uses; and their parking that meets the requirements for an approved parking area. Once all of this is clearly shown, then it would seem that a vacation of the alley would be preferred over the issuance of a minor street permit. One of the reasons not previously mentioned to support the vacation is that required parking usually is not permitted in areas where minor street permits are issued. Since they apparently are shy of their parking requirement, it would seem the vacation is the only way to go. Also both alley approaches need to be returned.

After you have a chance to review these comments, if a meeting would be helpful, please call either Glen or me.


Jack H. Galbraith
Chief Planner

JHG:GEL:sad

cc: Joe Donnelly, Central Inspection, Housing & Zoning Administrator
Tim Cain, Engineering, Administration

JOSEPH, ROBISON & ANDERS

ATTORNEYS AT LAW
1100 BROADWAY PLAZA
105 SOUTH BROADWAY STREET
WICHITA, KANSAS 67202

STEPHEN M. JOSEPH
STEPHEN E. ROBISON
MARK F. ANDERSON
HAROLD T. PICKLER
CHARLES E. MILLSAP

June 24, 1982

TELEPHONE
(316) 262-0667

RECEIVED

JUN 30 1982

METROPOLITAN PLANNING

ROUTE

The Department of Engineering
City of Wichita
City Hall, 7th Floor
455 North Main
Wichita, Kansas 67202

Attention: Tim Cain

Re: Application For New Minor Street Privilege.

Dear Sirs:

B-R-D is a partnership of dentists whose offices are located at 460 North Terrace Drive, Wichita, Kansas. These dental offices have existed in this area for approximately 20 years. Through this letter and the accompanying diagram, B-R-D makes application for the issuance of a new minor street privilege permit in accordance with W.C.C. 10.08.040.

Immediately south of the dental offices is an alley which runs between Terrace Drive and Pershing Avenue. Applicant requests the City's permission to use the alley to establish additional parking for the patients and employees of the dental offices. The alley is sufficiently wide to allow parking on the north and south sides, while still preserving a free lane for travel.

In recent years, applicant's number of employees and patients has rapidly increased. The dental offices are located in a two-level building of approximately 8,250 square feet. There are 32 parking spaces available on applicant's property. Applicant has also used the north and south sides of the alley to the east of the offices for 28 additional parking spaces.

The total staff members, including the doctors, practicing at the dental offices is as follows:

- (1) Dr. Rogers and Dr. Duncan 38
- (2) Dr. Benton and Dr. Crowder 16
- (3) Dr. Hertzler and Dr. Hertzler 6

The Department of Engineering
City of Wichita
June 24, 1982
Page Two

(4) Dr. Elnen 3

TOTAL 63

The increase in applicant's staff and number of patients has created a situation where the parking requirements can no longer be met by the available spaces. The parking problem has caused an increase in on-street parking in the surrounding residential neighborhood.

Applicant's proposal would not adversely affect the surrounding residential neighborhood, but would in fact alleviate the problem of on-street parking by applicant's patients. The property located adjacent to the east one-half of the alley contains a duplex and is known as 435 and 437 North Pershing Avenue. Applicant is the owner of this property and has surrounded the rear portion of the duplex and lot with a tall wooden fence to avoid any disturbance of neighbors.

Finally, applicant's request is in accordance with the written policy of the Metropolitan Area Planning Commission, as established February 1, 1978, which states that the office district occupied by applicant is to be looked upon with favor.

Respectfully submitted,

JOSEPH, ROBISON & ANDERSON
Attorneys for Applicant

Stephen M. Joseph
By: Stephen M. Joseph

Enc.
SMJ:sr

PERSHING AVENUE

SERVICE
Station

ALLEY

WOODEN
FENCE

B-R-D OWNS
THIS PROPERTY

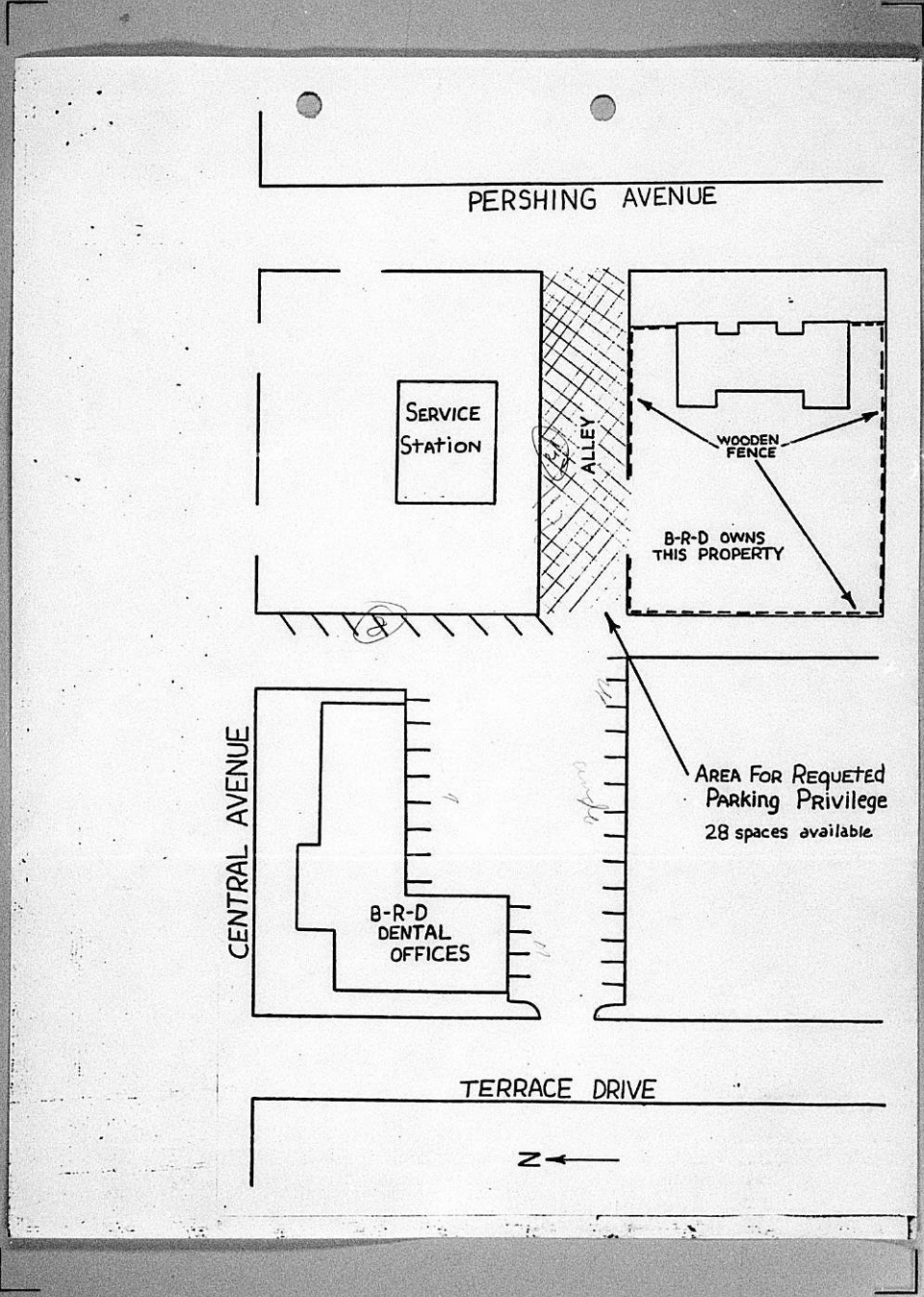
CENTRAL AVENUE

B-R-D
DENTAL
OFFICES

AREA FOR REQUESTED
PARKING PRIVILEGE
28 spaces available

TERRACE DRIVE

N ←



JOSEPH, ROBISON & ANDERSON

ATTORNEYS AT LAW
1100 BROADWAY PLAZA
105 SOUTH BROADWAY STREET
WICHITA, KANSAS 67202

STEPHEN M. JOSEPH
STEPHEN E. ROBISON
MARK F. ANDERSON
HAROLD T. PICKLER
CHARLES E. MILLSAP

May 25, 1982

TELEPHONE
(316) 262-0667

Mr. Jack H. Galbraith
Metropolitan Area Planning Department
City Hall
455 North Main
Wichita, Kansas 67202

Re: Case No. BZA 5-82

Dear Mr. Galbraith:

I am writing to inform you that B-R-D, a Kansas partnership, has authorized me to withdraw its Application for Exception under the referenced case number. When the application was filed, it was anticipated that the partnership would be able to find other storage facilities and no longer have to use the duplex at 435-437 North Pershing for that purpose. In light of that, it was believed that following the exception procedure before the Board of Zoning Appeals would be all that was necessary to resolve the partnership's parking problem. Unfortunately, the partnership has not found storage facilities in the immediate vicinity of its offices at 460 North Terrace and must continue to use the duplex for that purpose. With that in mind, I can no longer represent to the Board of Zoning Appeals that the duplex will be brought into conforming use for its present zoning. Within the next two or three days, the partnership will be filing an application to have the duplex zoned as an office district. In this way, the partnership will be able to address at one time both the parking problem and the storage use problem. I certainly appreciate your cooperation and consideration and the valuable assistance of Mr. Glen Lytle in the handling of the pending exception application.

I would appreciate it if you would note in the file on Case No. BZA 5-82 that the application is hereby withdrawn.

Very truly yours,

JOSEPH, ROBISON & ANDERSON

Stephen M. Joseph

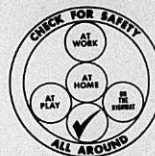
By: Stephen M. Joseph

SMJ:ppp

cc: Dr. Terry L. Duncan

THE CITY OF WICHITA
OFFICE OF CITIZEN PARTICIPATION

DATE May 19, 1982



TO Glen Lytle, Special Assistant for Zoning

FROM Shirley Mast, Administrative Aide III

SUBJECT South side of Central Avenue
on the west side of Pershing-
435-437 North Pershing

CPO Council Area "G" considered the captioned case on March 15th and voted 6-0 to recommend that the exception request to permit the establishment of an off-street parking lot on property zoned the "A" Two Family Dwelling District be denied for the stated reasons, " (1) opposed to further encroachment into the residential neighborhood and (2) neighborhood opposition to the request".

After being advised of the Board of Zoning Appeals' decision to defer any action on the case at their March 23rd meeting for one month to allow the applicant time to furnish additional information on the demand for parking and to eliminate any zoning violations on the property, the Council reconsidered the case at their May 17th meeting. The Council voted 6-0 to reiterate their position of March 15th regarding the exception request.

One adjoining property owner was present and spoke in opposition to the case. He expressed that he does not see a need for the parking lot nor has the zoning violations on the property been corrected. No one was present to speak in support of the application.

Please provide the Council's recommendation to the Board of Zoning Appeals when the case is considered at their May 25th meeting.

Shirley Mast
Shirley Mast
Administrative Aide III

SM:dm

Noted:

Sarah Gilbert
Sarah Gilbert
CP Coordinator

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

May 17, 1982

TO Board of Zoning Appeals
FROM Glen E. Lytle, Assistant Secretary
SUBJECT Case No. BZA 5-82 - Request for Exception

At the meeting of March 23, 1982, this case was deferred one month so that the applicant could provide additional information to the Board. Such information requested was (1) a site plan of the entire zoning lot showing the existing parking spaces, (2) the number of doctors and employees, (3) overall dimensions of the office building, and (4) the peak parking demands for the offices as you perceive it.

At the request of one of the opposition and concurrence with the applicant's agent, this case was deferred one month to the meeting of May 25, 1982.

To this date, none of the information has been received.


Glen E. Lytle
Assistant Secretary

GEL:sad

May 5, 1982

Stephen M. Joseph, Attorney
1100 Broadway Plaza
105 South Broadway
Wichita, Kansas 67202

Re: Case No. 5-82

Dear Mr. Joseph:

As per your request, the Board of Zoning Appeals has deferred Case No. EZA 5-82 until the meeting of May 25, 1982. I would hope that this will give you ample time to provide all requested information so that the Board may act on the application at that meeting.

I might point out that I had the occasion to visit the site with one of the Board members last week and we found that your client had made no visible progress to the exterior appearance of the duplex. I would hope that in the next couple of weeks that the property will reflect the stated attitude of your client to please the neighborhood.

I have also checked with the Department of Engineering if they have had any contact about a minor street privilege for the use of the alley, or this department for the vacation of the alley. Whether the application for the off-street parking lot is approved or not, it will be necessary to resolve this matter.

I hope that some progress may be made on all of this prior to the meeting of May 25, 1982. I would also appreciate receiving the information requested in my letter of March 26, 1982 by May 17, 1982 if possible.

Sincerely,

Glen E. Lytle
Special Assistant for Zoning

GEL:sad

May 5, 1982

Joe Donnelly, Housing Code Administrator

Glen E. Lytle, Special Assistant for Zoning

Case No. BZA 5-82 - (435-437 North Pershing)

Approximately two months ago we again had an application filed for an exception for an off-street parking lot on the rear portion of the property known as 435-437 North Pershing. At that time I asked that you have one of the inspectors check the use of the property for any zoning violations. You indicated that Azim and Roths found the two-family appeared to be used in some manner other than residential.

In talking with their legal counsel and some comments by the neighbors, there is constant use of the property as an annex to the dental offices at 460 North Terrace. In fact, the legal counsel indicated that the property is used as an employee's lounge, they use it for laundry purposes and they keep most of their mouth casts in the building, all of which are used daily. In other words, it is used constantly in violation of the "A" Two-family Dwelling District regulations.

In the discussion of this case, the applicant's agent has indicated the willingness on the part of his clients to do everything possible to pacify the neighborhood, including the maintaining and occupying the dwelling as residential purposes.

At the meeting of March 23, 1982, the Board deferred any action on the case for one month to allow the applicant to gather further information on the parking needs and for the applicant to make some progress on painting and maintenance of the property. To this date, nothing has been accomplished, and the applicant asked for another deferral.

It would appear that they will continue to drag this on unless Central Inspection sets a compliance date for the zoning violations. I would hope that such a notice can be issued soon so that this may be resolved. The BZA case that is filed has nothing to do with the privilege to use the two-family dwelling for other than residential purposes. I would suggest any notice be sent to Dr. Terry L. Duncan, 460 North Terrace.

Please keep me advised of any notice so that I can keep the Board of Zoning Appeals apprized of any action.

Glen E. Lytle
Special Assistant for Zoning

GEL:sad

BZA CASE NO. BZA 5-82

2 NOTICES SENT TO APPLICANT/AGENT

— NOTICES SENT TO MAPC

1 NOTICES SENT TO CPO

23 NOTICES SENT TO ADJOINING PROPERTY OWNERS

25 TOTAL NOTICES SENT 4-8-82

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

April 8, 1982

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 5-82

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 B-R-D, a partnership, 460 North Terrace Drive, Wichita, Kansas requesting an exception.

Pursuant to Section 2.12.590.C, of the Code of the City of Wichita, the applicant is requesting an exception to permit the establishment of an off-street parking lot on property zoned "A" Two-family Dwelling District. A legal description of the applicant's property is as follows:

Lots 2, 4, and 6 on Pershing Avenue in Central Avenue Subdivision of Prospect Place Addition to Sedgwick County, Kansas. Generally located on the south side of Central Avenue on the west side of Pershing (435-437 North Pershing).

This case was first considered by the Board of Zoning Appeals at the Meeting of March 23, 1982. At that time it was the decision of the Board to defer any action on the case for one month to allow the applicant time to furnish additional information on the demand for parking and to eliminate any zoning violations.

At the request of one of the opposing property owners, and with the concurrence of the agent for the applicant, this case will be deferred to the meeting of May 25, 1982. This will be the first case to be considered by the Board beginning at 1:30 p.m. in the Board Room, First Floor of City Hall, 455 North Main Street, Wichita, Kansas.

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

Jack H. Galbraith
Secretary

VARIANCES

The Board may authorize in specific cases a variance from the specific terms of Title 28 which will not be contrary to the public interest and where, owing to special conditions, a literal enforcement of the provisions of Title 28 will, in an individual case, result in unnecessary hardship, and provided that the spirit of Title 28 shall be observed, public safety and welfare secured and substantial justice done. Such variance shall not permit any use not permitted by Title 28 (zoning ordinance) in such zoning district. A request for a variance may be granted upon a finding by the Board that all of the following conditions as set forth in Section 2.12.590.B have been met:

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).

JOSEPH, ROBISON & ANDERSON

ATTORNEYS AT LAW
1100 BROADWAY PLAZA
105 SOUTH BROADWAY STREET
WICHITA, KANSAS 67202

STEPHEN M. JOSEPH
STEPHEN E. ROBISON
MARK F. ANDERSON
HAROLD T. PICKLER
CHARLES E. MILLSAP

April 9, 1982

TELEPHONE
(316) 262-0667

Mr. Glenn Lytle
Board of Zoning Appeals
City Hall-10th Floor
455 North Main
Wichita, Kansas 67202

Re: Case No. BZA 5-82

Dear Mr. Lytle:

As indicated in my telephone conversation with you of April 7, 1982, we will not be able to have the requested material available for the April meeting of the Board of Zoning Appeals. Accordingly, on behalf of the applicant I request that the matter be deferred until the Board's meeting of May 25, 1982. Thank you for your continued cooperation.

Very truly yours,

JOSEPH, ROBISON & ANDERSON

Stephen M. Joseph

By: Stephen M. Joseph

SMJ:ppp

cc: Terry L. Duncan

RECEIVED

APR 12 1982

METROPOLITAN PLANNING
ROUTE Lytle

Nathalie

City Commission
I definitely oppose the request
for additional parking facilities.

I feel it is a move into the
neighborhood ^{hood} and I feel it would infringe
on the safety of my children by an
additional vacant space (85 feet)

Sincerely,

Nathalie Steink

Emyl Steink

426 N. Terrace

RECEIVED

APR 12 1982

METROPOLITAN PLANNING
ROUTE 1476

This was submitted
@ 3:30-82 meeting

Philip E. Blick
436 North Pershing
Wichita, Kansas 67208

Board of Zoning Appeals
City Hall
Wichita, Kansas

Gentleman:

It has been brought to my attention that the Dentist located at Central and Terrace are once again requesting a zoning exception to establish a parking lot on their property at 435-37 North Pershing.

This is residential property and each of us have invested in our homes in College Hill thinking it was the plans of our City Fathers to leave College Hill residential and not commercial. To grant exceptions and allow the building of parking lots in the residential area of College Hill will not only be detrimental to the residents in this area but to the City of Wichita as well.

I would also like to remind you that these same Dentist own a duplex at the 435-37 North Pershing address. It is a wooden duplex and the Dentist have let this piece of property run down in order to blight the area. They will not paint this building and it now looks much like buildings one would see in the ghetto. These same Dentist would be furious if some business was doing this in their neighborhood. However they are wealthy enough to sell their home and buy a new home in a more exclusive neighborhood where this won't happen. Then they can leave this behind them at 5:00 P.M. and drive to their exclusive homes while the rest of us middle class citizens who pay most of the taxes, leave our place of employment and drive to our homes surrounded by parking lots.

Please drive through College Hill and see what we are trying to preserve and also drive by the property in question and observe the duplex the Dentist own and ask yourselves if they are really trying to improve the neighborhood or if they are only interested in their own gain at the expense of everyone else.

Please vote no again on this issue as it would be much easier for the Dentist to purchase land in an area already zoned commercial and build a new Dentist office than it will be for each of us to sell our homes and attempt to purchase homes in their neighborhood.

Sincerely,

Philip E. Blick
Philip E. Blick

RECEIVED

APR 12 1982

METROPOLITAN PLANNING

ROUTE

*Submitted @
6:24 meeting
on 3/23/82*

Friday, March 19, 1982

Paul Koch Jr.
420 N. Parshing
Wichita, KS 67208

MR. FRANK KELLY
442 N. TERRACE DRIVE,
WICHITA, KANSAS 67208

DEAR MR. KELLY:

THANK YOU FOR KEEPING WE NEIGHBORS
INFORMED, CONCERNING THE ZONING CHANGE
REQUESTED BY THE DENTIST'S.

MR. KELLY, I'M SURE OTHERS APPRECIATE &
SAY "THANKS" FOR YOUR EFFORTS IN BEHALF
OF ALL OF US ~ YOU'RE A DOER!

I'M TRULY SORRY TO BE UNABLE TO ATTEND
THE MARCH 23, 1982 MEETING ~ BE TOTALLY
ASSURED I TOTALLY SUPPORT YOUR ACTIONS
& THOUGHTS & JUDGEMENT ~ 100%!

THANKS AGAIN, MR. KELLY, FOR "CARRYING THE
BALL" ~ WE ARE ALL GRATEFUL & TRULY
APPRECIATIVE OF YOUR ACTIONS & CONCERN,
IN BEHALF OF OUR BEAUTIFUL NEIGHBORHOOD.

Sincerely, Paul Koch, Jr.

RECEIVED

APR 12 1982

METROPOLITAN PLANNING

ROUTE _____

*This was submitted
to BTA @ 3/23/82
BTA meeting*

Mar. 19, 1982

To:

Board of zoning Appeals

RE:

Dental Clinic request for more parking
lots in residential area of Central + Pershing

To Frank Kelly

442 N. Terrace

Wichita Ks.

Dear Frank:

As I will be unable to attend
this meeting of the board on account
of a business schedule in another
city, I ask that you make my
feelings on this matter be known if
at all possible.

I am sorry to be advised ~~again~~
that the good doctors are harrasing
us again as they contnued to do
every year or two to try to expand
their "dental mill".

Please advise the board that these
doctors are specialists without peer
in Wichita and as such could be
located anywhere without suffering any
financial ~~loss~~ or patient loss. They
~~service~~ draw from a 90 mile or larger

(2)
area, and how far as ^{far as} many as forty years ago when my wife traveled to Dr. Benton + Rogers every week for yrs from Anthony Kansas.

These dental specialists are perhaps the only ones in Wichita with their particular expertise and are without peer.

However; my position on their request is the same as before and ~~is~~ as follows.

#1 The Doctors originally must have made a poor choice with inadequate parking - Is this our fault?!

#2. If they are better financially able to move without patient or financial loss than ~~anyone else~~ ^{any other profession} in the area of Wichita.

#3. If they would be willing for any of their neighbors to put a parking lot next to their residence as they are wanting us to do ~~that~~ I for one would consider an accommodation but under no other circumstances would I do so.

Sincerely Frank I hope you will be able to make my feelings be known and do not hesitate to call on me again if you can.

Henry Vanis
43371 Terrace

RECEIVED

APR 12 1982

METROPOLITAN PLANNING

ROUTE

*This was submitted
to BPA @ meeting
of 3-23-82*



WICHITA STATE UNIVERSITY

WICHITA, KANSAS 67208
PHONE 316/689-3185

DEPARTMENT OF SPEECH COMMUNICATION
DIVISIONS OF:
SPEECH EDUCATION
RHETORIC AND COMMUNICATION
THEATRE ARTS
RADIO-TELEVISION-FILM
GRADUATE STUDIES

Jack H. Galbraeth
Secretary
Board of Zoning Appeals
455 N. Main
Wichita, Kansas 67202

Dear Mr. Galbraeth:

Re: Case BZA 5-82

May I request a delay in the hearing of case
BZA 5-82 which was set for April 27, 1982

I teach a course from 1:30 to 4:30 on that day.
Final projects are being presented on that day and I
would not be able to cancel or find a substitute.

Since I live immediately west of the property
affected by this case, I hope you can recognize my
need to be present for the hearing. I will be avail-
able for any time at the boards convience after May
5th.

Thank you for your consideration.

Sincerly,

Dr. Frank Kelly
442 N. Terrace Dr.
Wichita, Kansas 67208

RECEIVED

APR 5 1982

METROPOLITAN PLANNING

ROUTE

March 26, 1982

Mr. Steven M. Joseph, Attorney
105 South Broadway, Suite 1100
Wichita, Kansas 67202

Re: BZA Case No. 5-82 - Exception
for Off-Street Parking

Dear Mr. Joseph:

At the regular meeting of the Board of Zoning Appeals on March 23, 1982, it was the action of the Board to defer any action of the requested exception until the meeting of April 27, 1982. I am sure you sensed the feeling of the Board on the lack of compliance on the part of your clients in maintaining the property in compliance with all applicable regulations.

The Board is requesting that the following information be furnished prior to the next meeting.

- a. A site plan and layout of the entire zoning lot, including the present office structure, showing the present off-street parking spaces and all points of ingress and egress. (I would appreciate receiving this by April 22, 1982 so that we can make a slide for the meeting.)
- b. Furnish information on the number of Doctors and all employees who work in the building at 460 North Terrace.
- c. The overall dimensions of the office building so that a determination can be made of the gross square feet of floor area in the building.
- d. In addition, the Board would like a determination of the peak parking demands for the facility.

In viewing the property this week, it was difficult for me to determine if the fence located at the west edge of the property is in the center of the alley or at the legal property line. Since one of the opponents to your request has indicated that the north-south fence belonged to him, I would ask that your property be surveyed to verify the location of the west fence.

The next 30 days should provide ample time for your clients to clear up several of the violations that have continued on the property for over 2-1/2 years. This should include the removal of any office storage and use of the property other than as a residential structure permitted in the "A" zoning district. It should also give you adequate time to paint the property and do additional needed maintenance. I believe this would go a long way in alleviating some of the neighborhood's opposition to the exception request.

If you have any questions, please give me a call at 268-4421.

Sincerely,

Glen E. Lytle
Assistant Secretary

GEL:sad

cc: Robert Feldner, Superintendent of Central Inspection
Joe Donnelly, Housing Code Administrator
E-R-D, 460 North Terrace, Wichita 67208

THE CITY OF WICHITA

OFFICE OF CITIZEN PARTICIPATION

DATE March 19, 1982



TO Glen Lytle, Special Assistant for Zoning
FROM Shirley Mast, Administrative Aide III

SUBJECT BZA 5-82; South Side of
Central Avenue on the West
Side of Pershing - 435-437
North Pershing

CPO Council Area "G" considered the captioned case at their March 15th meeting and voted 6-0 to recommend denial of the exception request to permit the establishment of an off-street parking lot on property zoned the "A" Two Family Dwelling District at the aforementioned location for the following reasons:
(1) opposed to further encroachment into the residential neighborhood, and
(2) neighborhood opposition to the exception request.

Two adjoining property owners were present and spoke in opposition to the request. No one was present to speak in support of the application.

Please provide the Council's recommendation to the Board of Zoning Appeals when the case is considered at their March 23rd meeting.

Shirley Mast
Shirley Mast
Administrative Aide III

SM:dm

Noted:

Sarah Gilbert
Sarah Gilbert
CP Coordinator

SECRETARY'S REPORT
CASE NO. BZA 5-82

APPLICANT: B-R-D, 460 North Terrace Drive, Wichita, Kansas.

AGENT: Stephen M. Joseph, Suite 1100, 105 South Broadway, Wichita, Kansas.

REQUEST: Exception pursuant to Section 28.04.145, Code of the City of Wichita to permit the establishment of an off-street parking lot in the "A" Two-family Dwelling District.

GENERAL LOCATION: On the west side of Pershing and south of Central Avenue.

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

LAND USE: Subject property is occupied by a two-family dwelling. Properties to the west, south and east are residential. The property to the north is a parking lot for the applicant's dental office, and further north is a self-serve filling station.

JURISDICTION:

The Board has jurisdiction to consider this request under the provisions outlined under Section 2.12.590.C, Code of the City of Wichita. The Board may grant the exception provided the conditions set out in Section 28.04.145 can be complied with.

COMMENTS BY THE SECRETARY:

The applicant is requesting an exception to permit the establishment of an off-street parking lot in an area zoned the "A" Two-family Dwelling District. This property is presently occupied by a two-family dwelling and is located to the south of a portion of the property that is a part of the off-street parking used in conjunction with the dental office building located on the southeast corner of Central and Terrace.

This is the second time this application has been before the Board. In October 1979, it was the action of this Board to deny the request. The applicant then requested that the request for a zoning change to "B" Multiple-family zoning be considered. The Planning Commission's recommendation was to approve the zoning subject to the vacation of the alley. The City Commission referred the case back to the MAPC and the applicant subsequently withdrew the zone change request.

At the time the previous case was considered in October, 1979, the applicant had graveled the parking area and was using one side of the duplex for storage and some usage by employees as a lunch room in violation of the "A" zoning district. At that time, it was also pointed out that the applicant was using the dedicated alley as off-street parking and should either vacate the alley or secure a minor street privilege for the use of the alley. Engineering advises us that no application has been filed since that time for a minor street privilege nor has this office received an application for the vacation of the alley.

As was pointed out to the Board in 1979, that it has been the policy of the Planning Commission to look with favor on providing parking areas for existing uses along major streets, particularly through the use of exceptions, when the parking is adjacent to the use. It is the Secretary's opinion that this request is in conformance to this policy.

RECOMMENDATION:

Should the Board determine that this request is in conformance with the established policy, and that the use of the property for off-street parking is appropriate, then it is the recommendation of the Secretary that the exception be approved subject to the following conditions:

1. Prior to the release of the resolution, the applicant shall vacate the alley or secure a minor street privilege for the use of the alley for off-street parking purposes.
2. The approval for off-street parking shall only be for the west 50 feet of the property.
3. The applicant shall submit a site plan, in triplicate, to the Secretary for approval in compliance with the City of Wichita off-street parking standards. This shall be for the entire zoning lot including the office building at Central and Terrace.
4. The applicant shall maintain the duplex as a two-family dwelling in accordance with all applicable codes.
5. The off-street parking lot and all driveways providing ingress and egress to the parking lot shall be paved with concrete, asphaltic concrete, or asphalt, and shall be maintained in good condition and free of all weeds, dust, trash, and debris.
6. All parking spaces abutting property lines shall have adequate guards to prevent the extension or overhanging of vehicles beyond property lines or parking spaces. All parking areas shall have adequate markings for channelization and movement of vehicles.
7. If lighting facilities are provided, they shall be so arranged as to reflect or direct light away from adjacent residential properties.
8. The parking areas shall be used for passenger vehicles only and in no case shall it be used for sales, repair work, storage, dismantling or servicing of any vehicle, equipment, materials, or supplies.
9. Only such signs as are necessary for the proper operation of the parking lots shall be permitted.
10. In no case shall a fee be charged for parking facilities provided hereunder.
11. In addition to maintaining the existing fences along the south, west and north property lines around the parking area, a six to eight foot high solid fence shall be erected along the east line of the parking area in order to maintain the required rear yard for the duplex.
12. All of the above conditions shall be completed and complied with prior to the use of the property for off-street parking purposes.
13. Failure on the part of the applicant to comply with all of the above conditions within 12 months or any other violation of the conditions shall be reported to the Board by the Superintendent of Central Inspection. Any failure to comply shall be cause for the Board to revoke the permit.

BZA CASE NO. 5-82

2 NOTICES SENT TO APPLICANT/AGENT

10 NOTICES SENT TO MAPC

1 NOTICES SENT TO CPO

23 NOTICES SENT TO ADJOINING PROPERTY OWNERS

36 TOTAL NOTICES SENT 3-3-82

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

March 3, 1982

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 5-82

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 B-R-D, a partnership, 460 North Terrace Drive, Wichita, Kansas requesting an exception.

Pursuant to Section 2.12.590.C, of the Code of the City of Wichita, the applicant is requesting an exception to permit the establishment of an off-street parking lot on property zoned "A" Two-family Dwelling District. A legal description of the applicant's property is as follows:

Lots 2, 4, and 6 on Pershing Avenue in Central Avenue Subdivision of Prospect Place Addition to Sedgwick County, Kansas. Generally located on the south side of Central Avenue on the west side of Pershing (435-437 North Pershing).

This application has been assigned Case No. BZA 5-82. It will be considered by the Board of Zoning Appeals on March 23, 1982 at 1:30 p.m. in the Board Room, First Floor of City Hall, 455 North Main Street, Wichita, Kansas. If you have no interest or objections regarding the requested exception you have no obligation to appear or comment. If you desire to appear at the Board meeting, you are invited to do so, either in person or by agent or attorney.

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

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

Jack H. Galbraith
Secretary

STATEMENT IN SUPPORT OF SPECIAL PERMIT

I. Jurisdiction

The Board of Zoning Appeals has jurisdiction to consider this request under the provisions of Section 2.12.590C, Code of the City of Wichita. The Board has the authority to grant the exception provided the conditions set out in Section 28.040.145 can be complied with.

II. Statement of Facts

Applicant is a partnership of dentists whose offices are located at 460 North Terrace Drive, Wichita, Kansas. These dental offices have existed in this area for approximately 20 years. Applicant also owns a residential lot located within 600 feet of the offices known as 435 and 437 North Pershing, Wichita, Kansas. This residential lot is zoned "A" and contains a duplex.

In recent years, the limited number of parking spaces available at the dental offices have caused patients and employees to use nearby on-street parking. In an attempt to alleviate this problem and meet the needs of this local business, applicant seeks a special permit to create an off-street parking area on the rear portion of the North Pershing lot.

Applicant's proposal for the creation of this parking area contains the following qualifications:

1. That the parking area be surrounded with a wooden fence to prevent the passage of light from vehicles or the blowing of debris, while maintaining the required rear yard for the duplex;
2. That a site plan of the parking area be submitted to Central Inspection for approval, such plan to include approximate barriers to prevent encroachment onto public right-of-ways;
3. That the parking area and all driveways providing ingress and egress to the parking area be paved with asphalt or concrete and be maintained in good condition, free of all weeds, trash, dust and debris;
4. That all parking spaces abutting property lines have adequate guards to prevent the extension or overhanging of

vehicles beyond the property lines and that there be adequate markings for the channelization and movement of vehicles;

5. That any lighting facilities be arranged so as to reflect light away from adjacent property;

6. That the parking area be used for passenger vehicles only;

7. That only such signs as are necessary for the proper operation of the parking area be displayed;

8. That no fees shall be charged for use of the parking area; and

9. That all necessary improvements be completed within 90 days of the Board's approval of the special permit.

In accordance with the policies of the Metropolitan Area Planning Commission, as established February 1, 1978, the office district occupied by applicant is to be looked upon with favor. The M.A.P.C. suggests that additional parking needs be met through the parking exception provisions of the Board of Zoning Appeals.

In following these policies, applicant is not attempting to extend the office district into the adjoining residential neighborhood. The parking needs can be met to the benefit of all parties involved by adoption of applicant's proposal.

23 BZA
5-82

OWNERSHIP LIST

Lot	Addition	Property Owner
1, 3, 5, 7 & N 4.3' lot 9, Pershing Ave.	East Lawn 2nd Addition	Beard Oil Company, Inc. 6402 E. Central, Wichita, 67206
S 20.7' of lot 9, all of 11 & N. 4.3' of lot 13, Pershing Ave.	Same	Helen M. Hartshorn & S. James Hartshorn, 169 S. Belmont Wichita, 67218
S 20.7' of 13, all of 15 & N 9.3' of 17, Pershing Ave.	Same	Theodore Allen Moeller & Judith Clark Moeller, 425 N. Pershing, Wichita, 67208 ^{155 N. Roswell St. 67202}
S 15.7' of 17, all of 19 & N 14.3' of 21, Pershing Ave.	Same	Raymond Finkbinder & Clarice Finkbinder, 7810 E. Douglas Apt. 111 Wichita, 67206
S. 10.7' of 21 all of 23 Pershing Ave.	Same	Joseph W. Metz, 430 N. Pershing Wichita, 67208
W 18.75' of lots 2, 4, 5 & 8 & W. 18.75' of N. 4.3' of 10 Dellrose	Same	Beard Oil Company, Inc. 6402 E. Central, Wichita 67206
S 20.7' of 10, all of 12 & N. 4.3' of 14, Dellrose	Same	David A. Banson & Carolyn Banson 445 N. Dellrose, Wichita-67208.
S. 20.7' of 14, all of 16 & N. 9.3' of 18, Dellrose	Same	G. Roy Davis & Geneva Davis Address unknown
S 15.7' of 18, all of 20 & N 14.3' of lot 22 Dellrose	Same	Charles K. Bien & Debra C. Bien 439 N. Dellrose, Wichita, 67208
S 10.4' of 22 all of 24 Dellrose	Same	Robert C. Van Huss & Mary C. Van Huss, 429 N. Dellrose Wichita, 67208
N 19' of 1, Pershing	Central Avenue Sub. of	Joseph W. Metz, 430 N. Dellrose Wichita, 67208
S 5.7' of 1, all of 3 & N. 24.3' of 5, Pershing	Same	Ella B. Gruger Address unknown
S. 8.7' of 5, all of Lots . 7 and 9 Pershing	Same	Robert O. Dodson, Jr., 832 S. Christine, Wichita, 67218
2, 4 & 6 Pershing	same	D.R.D., a partnership 460 N. Terrace Drive, Wichita, 67208
8 & 10, Pershing	Same	Vergil T. Mourning & Fred W. Mourning, 1610 Glasgow, Wichita, 67206.
12 & 14, Pershing	Same	Eilert A. Schroeder & Neame E. Schroeder, 429 N. Pershing Wichita, 67208
16 & 18, Pershing	Same	Kenneth J. Olander, 3800 E. Lincoln St. 108, Wichita, 67207 and Louis A. Elster, 127 S. Pincrest Wichita, 67218
20 & 22	Same	W. Lee Poulsen & Carolee J. Poulsen 415 N. Pershing, Wichita, 67208
1 & 3 Terrace Drive	Same	Francis L. Kelly & Barbara J. Kelly 442 N. Terrace Dr. Wichita, 67208
5 & 7, Terrace Drive	Same	Howard S. Brodsky & Georgie E. Brodsky, 436 N. Terrace Drive Wichita, 67208.

Lot	Addition	Property Owner
9 & 11, Terrace Drive	Central Avenue Sub. of Prospect Place	✓ ✓ ✓ Rodney H. Busey & Janice E. Busey 1111 Coolidge, Wichita, 67203
13, 15 & 17, Terrace Drive	Same	✓ ✓ ✓ Ervyl L. Steidle & B. Nstalie Steidle, 426 N. Terrace Drive Wichita, 67208
N 100' of 34, 36, 38 & 40 Central Ave.	Same	✓ ✓ ✓ Wickers Petroleum Corp. K.S.B. & T. Building Wichita, 67202
24, 26, 28, 30, 32 & S. 40' of lots 34 thru 40 even Central Ave.	Same	D B.R.D., a partnership 460 N. Terrace Drive. Wichita, 67208

We, The Security Abstract and Title Company, Inc., hereby certify the foregoing to be a true and correct list of property owners within a 200 foot radius of:

Lots 2, 4 and 6, on Pershing Avenue, in Central Avenue
Subdivision of Prospect Place Addition to 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 24th day of September, 1979 at 7:00 o'clock A. M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By

Mary Stalle
Vice-President

Order No. 281602
CT

*see
encl.
next page*

We hereby extend the foregoing ownership list from the 24th day of September, 1979 at 7:00 A.M. to this 22nd day of February, 1982 at 7:00 A.M. without change except:

<u>Lot</u>	<u>Addition</u>	<u>Property Owner</u>
South 10.7 ft. of 21 & all of 23 on Pershing	East Lawn 2nd Addition	✓ Hans P. Niermann & Sharyn D. Niermann, 430 N. Pershing, 67208
South 20.7 ft. of 10, all of 12, and the north 4.3 ft. of 14 on Dellrose	"	✓ Donna L. Meis, 140 N. Broad- view, 67208 AND ✓ Jo Kyle Stevens, 4225 N. Webb Rd., 67226 AND ✓ Marjorie L. Holloway, 2010 S. Pershing, 67218
South 20.7 ft. of 14, all of 16, & the north 9.3 ft. of 18 on Dellrose	"	✓ C. Roy Davis & Julianne Burke, 443 N. Dellrose, 67208
North 19.3 ft. of 1 on Pershing	Central Avenue Sub of Prospect Place	✓ Hans P. Niermann & Sharyn D. Niermann, 430 N. Pershing, 67208
8 & 10 on Pershing	"	✓ ✓ Delbert James Costa & Lola Lenore Costa, 358 N. Dell- rose, 67208
5 & 7 on Terrace	"	✓ ✓ Howard S. Brodsky, 436 N. Terrace, 67208

THE SECURITY ABSTRACT & TITLE CO. INC.

By

Mary Gable
Vice-President

Order No. 306972
GE

MICROFILMED
FROM THE BEST
AVAILABLE COPY

FORM 29-

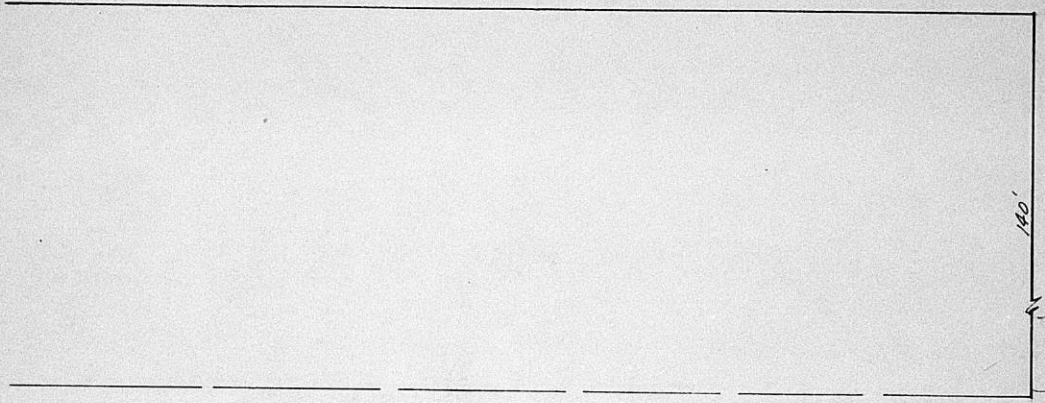
PAYMENT NOTICE
 City of Wichita

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

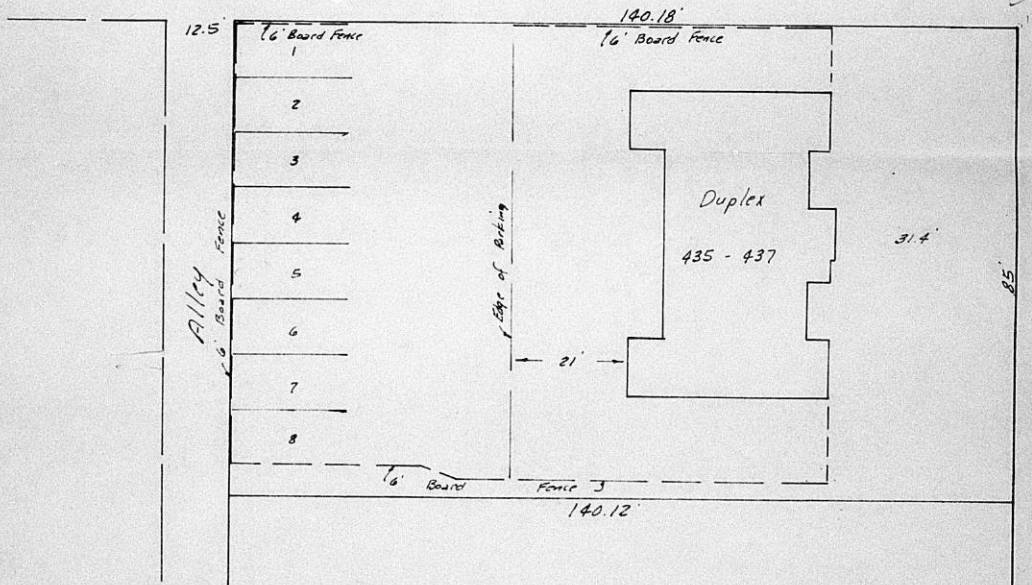
DESCRIPTION	AMOUNT
NAME	
ADDRESS	
FUND	DUE DATE
COMMENTS	
DATE	BY

Central

Ave.



Alley



Parking Plan

Lots 2-4-6 on Pershing Central Avenue Subdivision
in Prospect Place Addition to, Wichita, Kansas.



Central

Ave.

Ave.

Alley

12.5

16' Board Fence

140.18

16' Board Fence

2

3

4

5

6

7

8

Alley
16' Board Fence

Edge of Building

Duplex

435 - 437

31.4

85

16' Board Fence

140.12

21



Pershing

arking Plan

2-4-6 on Pershing, Central Avenue Subdivision
respect Place Addition to, Wichita, Kansas.

Baughman Company P.A., 10-11-79

*

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

Roll # 2