

BZA 10-66 - Motel Investors, Inc.  
request exception to permit vehicle  
rental operation on the south side of  
Kellogg, just east of Eastern Avenue.  
~~Avenue~~

B.C.C./B. CO. C. \_\_\_\_\_

✓  
6046

ACTION

DATE

COMMITTEE \_\_\_\_\_

~~C.B.Z.A.~~ Approved 4-26-66

B.C.C./B. CO. C. \_\_\_\_\_

BZA 10-66 - Motel Investors, Inc.  
request exception to permit vehicle  
rental operation on the south side of  
Kellogg, just east of Eastern Avenue  
Avenue

R E S O L U T I O N   N O . B Z A 1 0 - 6 6

WHEREAS, Motel Investors, Inc., dba The Schimmel Inn, 8401 East Kellogg, Wichita, Kansas, by Walter Thomas Schimmel, Jr., 8401 East Kellogg, Wichita, Kansas, requests an exception to permit an auto rental operation as provided in Section 28.04.183.2, Code of the City of Wichita, Kansas; and

WHEREAS, the above request applies to property legally described as:

Lots 1 and 2, in Weaver Reimold Addition, in the City of Wichita, Sedgwick County, Kansas. Generally located on the south side of Kellogg in an area just east of Eastern Avenue. and

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 April 26, 1966, consider said application; and

WHEREAS, the Board of Zoning Appeals determined that it had proper jurisdiction to consider said request for an exception under the provisions of Section 2.12.590.3, and under Section 28.04.183.2, Code of the City of Wichita; and

WHEREAS, the Board of Zoning Appeals determined that the location is contiguous to a major street as designated in Pattern for Thorofares, Wichita, Kansas, 1955, and amendments thereto, and that the area is zoned "LC" Light Commercial.

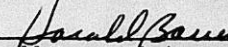
NOW, THEREFORE, BE IT RESOLVED BY THE Board of Zoning Appeals of the City of Wichita, Kansas, that the request for an exception as outlined above, for property legally described as:


Lots 1 and 2, in Weaver Reimold Addition, in the City of Wichita, Sedgwick County, Kansas. Generally located on the south side of Kellogg in an area just east of Eastern Avenue.

be approved, subject to the following:

1. The applicant utilizing only three off-street parking spaces for the rental autos.
2. The applicant submitting two copies of the parking plan for the Schimmel Inn, indicating the actual existing marked parking spaces, designating 3 spaces to be utilized for rental cars and indicating a total of 142 useable off-street parking spaces, including the three required for the auto rental agency.
3. The 142 off-street parking spaces shall be provided, of which three shall be designated for the rental autos prior to the issuance of any permit for the rental agency, including that for the installation of a sign.
4. No sign shall exceed 25 feet in height or project over any public right-of-way.

ADOPTED AT WICHITA, KANSAS, this 26th day of April, 1966.

  
Harold Bauer, Chairman

ATTEST:  
  
Jack H. Galbraith, Secretary

May 31, 1966

Hotel Investors, Inc.  
dba The Schimmel Inn  
8401 East Kellogg  
Wichita, Kansas

Gentlemen:

Re: Case BZA 10-66 - Request for Exception

We have completed the preparation of the Resolution adopted by the Board of Zoning Appeals in connection with the abovenumbered case, which was heard by the Board on April 26, 1966, which Resolution has been signed by the Chairman and Secretary.

As indicated in our letter of May 4, 1966, we are enclosing a copy of this Resolution for your information and files. A copy of this Resolution and a copy of the parking plan indicating the three spaces designated for rental autos has been forwarded to the Central Inspection Division, and you may now obtain the necessary permits from that Division for the installation and operation of an auto rental agency on property generally located on the south side of Kellogg in an area just east of Eastern Avenue.

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

Very truly yours,

Jack H. Galbraith  
Secretary

JHG:W:ber  
Enclosure

cc: Walter Thomas Schimmel, Jr.  
8401 East Kellogg

Glen Lytle, Superintendent of Central Inspection  
L. L. Binkley, Maintenance Inspection Supervisor  
Ralph Eberly, City Clerk

May 4, 1966

Motel Investors, Inc.  
dba The Schimmel Inn  
8401 East Kellogg  
Wichita, Kansas

Gentlemen:

Re: Case BZA 10-66 - Request for  
exception to permit operation  
of a car rental agency in asso-  
ciation with the Schimmel Inn

This is to advise you that at its regular meeting of April 26, 1966, the Board of Zoning Appeals of the City of Wichita considered your request for an exception to the zoning ordinance to permit the installation of an auto rental operation on property zoned "LC" and being generally located on the south side of Kellogg in an area just east of Eastern Avenue.

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

1. The applicant utilizing only three off-street parking spaces for the rental autos.
2. The applicant submitting two copies of the parking plan for the Schimmel Inn, indicating the actual existing marked parking spaces, designating 3 spaces to be utilized for rental cars and indicating a total of 143 useable off-street parking spaces, including the three required for the auto rental agency. 142
3. The 143 off-street parking spaces shall be provided, of which three shall be designated for the rental autos prior to the issuance of any permit for the rental agency, including that for the installation of a sign.
4. No sign shall exceed 25 feet in height or project over any public right-of-way.

Page 2 - Motel Investors, Inc.  
May 4, 1966

A resolution effectuating the action of the Board will be mailed to you as soon as it can be prepared and signatures of the Chairman and Secretary of the Board obtained.

If you have any questions concerning this matter, please let us hear from you.

Very truly yours,

Jack H. Galbraith  
Secretary

JHG:W:ber

cc: Walter Thomas Schimmel, Jr.  
8401 East Kellogg

Glen Lytle, Superintendent  
of Central Inspection

L. L. Binkley, Maintenance  
Inspection Supervisor

Ralph Eberly  
City Clerk

SECRETARY'S REPORT

CASE NO. RZA 10-66

**APPLICANT:** Motel Investors, Inc., dba The Schimmel Inn, 8401 East Kellogg, Wichita, Kansas

**AGENT:** Walter Thomas Schimmel, Jr., 8401 East Kellogg, Wichita, Kansas

**REQUEST:** Exception pursuant to Section 2.12.590.3, Code of the City of Wichita, requesting an exception as provided in Section 28.04.183.2, Code of the City of Wichita, to permit the installation or construction of a vehicle rental operation on property zoned "LC".

**GENERAL LOCATION:** North side of Kellogg in an area just east of Eastern Avenue.

**LAND USE:** Existing on subject property is the Schimmel Inn. To the north, south and east is vacant; west is Eastgate.

**ZONING:** Subject property is zoned "LC". To the north and east is "LC"; to the south and west is "AA".

JURISDICTION

The Board has jurisdiction to consider this request under the provisions outlined under Section 2.12.590.3, Code of the City of Wichita. The Board may grant the exception when all conditions as outlined under that Section are found to exist.

COMMENTS BY THE SECRETARY

The applicant is requesting an exception to permit the installation of a "Budget Rent-A-Car" in conjunction with the Schimmel Inn Motel on East Kellogg.

The applicant states that this will be an additional service provided for the traveling public, as well as for the residents of East Wichita and that he desires to locate only three rental autos on the motel site. It is assumed that the rental office will be handled in the existing lobby area.

The plot plan submitted by the applicant indicates 148 on-site parking spaces and according to the Division of Central Inspection, 140 on-site parking spaces are required for the existing operation. A field count was made to determine how many actual useable parking spaces were available and the on-site count totaled only 136 parking spaces. This is 4 spaces below the required off-street parking for the existing operation and, therefore, it will be necessary for the applicant to provide 7 additional spaces, or a total of 143 on-site spaces prior to the issuance of a permit for the auto rental facility.

Page 2 - Case No. BZA 10-66  
Secretary's Report

As you will recall, the Board recently approved a similar request (BZA 29-65) for the Ramada Inn, which is located on the north side of Kellogg and west of this application.

It is the opinion of the Secretary that the rental agency could be operated compatibly with the existing motel facility. "Budget Rent-A-Car" intends to install a sign advertising their operation and this should be the only outward appearance of the auto rental agency. It is assumed that the autos are unmarked and that they would appear just as any automobile owned by the guests of the motel.

Recommendation

It is the recommendation of the Secretary that the exception be approved to permit the installation of the auto rental agency subject to the following conditions:

1. The applicant utilizing only three off-street parking spaces for the rental autos.
2. The applicant submitting two copies of the parking plan for the Schimmel Inn, indicating the actual existing marked parking spaces, designating 3 spaces to be utilized for rental cars and indicating a total of 143 useable off-street parking spaces, including the three required for the auto rental agency.
3. The 143 off-street parking spaces shall be provided, of which three shall be designated for the rental autos prior to the issuance of any permit for the rental agency, including that for the installation of a sign.
4. No sign shall exceed 25 feet in height or project over any public right-of-way.
5. If it should be determined by the Superintendent of Central Inspection that the storage of the rental autos is occupying other than the designated spaces, or are occupying required off-street parking spaces, or if it should be determined that the storage of rental autos on the Schimmel Inn property is creating congestion as far as traffic circulation on the site is concerned, the Superintendent of Central Inspection may request that this case be brought back before the Board for reconsideration.

Attachment

SCHIMMEL



HOTELS AND INNS

T O D A Y is  
F R I D A Y  
MARCH 25, 1966.

Board of Zoning Appeals  
City Of Wichita, Kansas

.....with the addition of "Budget Rent-A-car" facilities to The Schimmel INN, 8401 East Kellogg, a new and convenient guest-service will be available. Never before has this location been able to provide such a courtesy to the traveling public.

.....by establishing a small fleet (3) of rental automobiles on location, we shall be able to offer a service - fulfilling a need - to those who have need for such a rental ..... to say nothing of those local residents living on the East-side of Wichita!

---

Budget Rent-A-Car of  
The Schimmel "INN"

○ Motel Investors Inc

Schimmel Motel 8401 E Kellogg.

erected 1959 + 1960

Permit issued on plot plan as submitting in  
Blue prints, showing off Street Parking.

Off Street parking on site by count 4-19-66 - 136 spaces  
(a possibility of one more occupied now by storage)

Spaces Required -

2 motel Structures - 40 units each - 80 space	80 spaces
Restaurant 15,107 sq. ft. <sup>floor area</sup> @ 1 space per 250 sq. ft. Area =	60 spaces
Total spaces required	140 spaces

Short on site parking spaces 4 -

To the best of my knowledge & belief

Geo. McCaughey

4-19-66

BOARD OF ZONING APPEALS  
Room 402 City Building Annex  
104 South Main  
Wichita, Kansas

April 4, 1966

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 10-66

An application has been filed by Motel Investors, Inc., dba  
The Schimmel Inn, 8401 East Kellogg, Wichita, Kansas, by Walter Thomas  
Schimmel, Jr., 8401 East Kellogg, Wichita, Kansas, pursuant to  
Section 2.12.590, Code of the City of Wichita, requesting an exception  
as provided in Section 28.04.183.2, Code of the City of Wichita,  
to permit the installation or construction of a vehicle rental opera-  
tion on property zoned "LC", and legally described as follows:

Lots 1 and 2, in Weaver Reimold Addition, in the  
City of Wichita, Sedgwick County, Kansas. Generally  
located on the south side of Kellogg in an area just e  
ast of Eastern Avenue.

This application has been assigned Case No. BZA 10-66, and  
will be considered by the Board of Zoning Appeals at its meeting on  
Tuesday, April 26, 1966, at 2 p.m. in Room 401 City Building  
Annex, 104 South Main, Wichita, Kansas, at which time you may appear,  
if you so desire, either in person or by agent or attorney.

Jack H. Galbraith  
Secretary

12 - Notices Mailed 4-4-66 + 8 to P.C.

BOARD OF ZONING APPEALS  
CITY OF WICHITA, KANSAS

CASE NO. \_\_\_\_\_  
FILED \_\_\_\_\_

**APPLICATION FOR EXCEPTION**

I. Name of Applicant Motel Investors, Inc. d/b/a The Schimmel INN ✓  
Mailing Address 8401 East Kellogg Phone MU4-5261  
Name of Authorized Agent Mr. Walter Thomas Schimmel, Jr. ✓  
Mailing Address 8401 East Kellogg Phone MU4-5261  
Relationship of applicant to property is that of \_\_\_\_\_  
(owner, tenant, lessee, other).

II. Application is made for an exception as provided in Section  
28.04.183.2, Code of the City of Wichita, Kansas  
(Zoning Ordinance); to permit the installation or construction  
of Vehicle Rental Operation  
\_\_\_\_\_ on property zoned  
"LC", located on the S side of Kellogg, just  
east of Eastern Ave. and legally described as:  
Lots - 1 & 2 Weaver - Reimold Additions  
\_\_\_\_\_, in the City of Wichita.  
(Give metes and bounds description below if appropriate).

III. The applicant herein, or his authorized agent:

- A. Acknowledges receipt of an instruction sheet relating to this application for an exception.
- B. Agrees to conform to all requirements of the appropriate section of the Zoning Ordinance if this application is approved;
- C. Acknowledges that he has been advised of his right of appeal of the decision of the Board to the Board of City Commissioners within ten (10) days of the date of that decision.

Applicant Walter Schimmel, Jr.  
Authorized Agent \_\_\_\_\_

**OFFICE USE ONLY:** Received in office of Secretary, Board of Zoning Appeals, \_\_\_\_\_ (a.m. - p.m.), March 28, 1966, together with appropriate fee of \$50.00.

Signed Mita Arrington

STATEMENT OF RECORD OWNERSHIP

STATE OF KANSAS )  
 )  
 SEDGWICK COUNTY )

The undersigned duly bonded and qualified abstractor within and for the County and State aforesaid, does hereby certify:

That we have examined the records in the office of the Register of Deeds of Sedgwick County, Kansas, with reference to the ownership of the following property in Sedgwick County, Kansas, viz:

Property within 200 feet of  
 Lots 1 & 2 in Weaver Reimold Addition

  
**Fidelity**  
**Title**  
**Company,**  
**inc.**

And from such examination find that the record owners thereof are as set opposite the description of the property below, viz:

Lots 1 & 2 Weaver Reimold Addition.				✓ Motel Investors Inc.
Lot 1 & N 3 ft	Blk 3	Summybrook Add		Raymond H. Ward <i>no address found</i>
Lot 2				Agnes B. Ward <i>no address found</i>
Lot 2 Exc N 3 ft	"	"	"	✓ Donald P. Kannard <i>541</i>
				✓ Doris J. Kannard <i>Eastern</i>
Lot 3 Block #	"	"	"	✓ Veterans Administration
Lot 4	"	"	"	<i>5500 E. Kellogg</i>
				✓ Kenneth Hixon <i>8328 E.</i>
				✓ Shirley Hixon <i>Orme</i>
Lot 4	Blk 4	"	"	✓ Joe D. Partridge <i>8327 E.</i>
				✓ Betty L. Partridge <i>Orme</i>
Lot 5	"	"	"	The Fair Company <i>no address found</i>
Lot 6	"	"	"	✓ Veterans Administration
Block 2 Except Appx. N 120 ft.		"	"	✓ Wm Levitt <i>8108</i>
Appx N 120 ft		"	"	<i>Peach Trees</i>
Block 2		"	"	✓ Socony Mobil Oil Co. Inc
				<i>300 N. Broadway</i>



Lot land the South 150 ft Lot  
2 Ruth Addition.

✓ J.R. Dry } 1425  
Verda S. Dry } Willow Road  
✓ J.R. Dry Jr. 8108 } Greenwood  
Blvd.

S $\frac{1}{2}$  of S $\frac{1}{2}$  of SE $\frac{1}{4}$  20-27-2E Exc the  
E 500 ft of the South 500 feet and  
Exc Turnpike and Exc Highway.

✓ K.T. Weideman  
1st Nat Bank trustee for  
K T Weideman Trust

The West 716.48 feet of the North  
690 feet of the NW $\frac{1}{4}$  of NE $\frac{1}{4}$  of  
29-27-2E Exc Highway.

✓ Wichita Art Assn.  
401 n. Belmont



Fidelity

Title

Company.

inc.

Dated at Wichita, Kansas this 23rd day of March  
1966 at 7:00 A.M.

FIDELITY TITLE COMPANY INC

BY

C. E. Bud Fiddle

No. 74829



FORM 223-021

**PAYMENT NOTICE**  
City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

Bldg & Elev.	Elec.	Elev. Insp.	Exam. Fees
Hse. Mvr.	Hse. Moving	Licse.	Mech.
Oil Well	Pav. Cuts	Plan.	Plbg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

DESCRIPTION	AMOUNT
<i>R-712 City Building</i>	<i>\$50.00</i>

Name *The International League*

Address *1015 West 11th St*

Type *R-712* Due Date *1/1*

Comments:

Date *3-23-66* By *M. A. Cunningham*

\*

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