

5446A

200'4 Sec 12-12-85

Shob 1-16-85

Record ✓

Case No. BZA 10-85 - James T. and
Katy Chang & Mississippi Investment
Inc. - reqes a variance to reduce
the required number of off-street
parking spaces from 214 spaces to
148 spaces on property zoned the

Posted
1-21-85 G.E.C.

ACTION

B.Z.A. ~~12-85~~ APPROVED ~~2-24-85~~
DATE

5446A

200'4 Sec 12-12-85
Sholr 1-16-85
Record

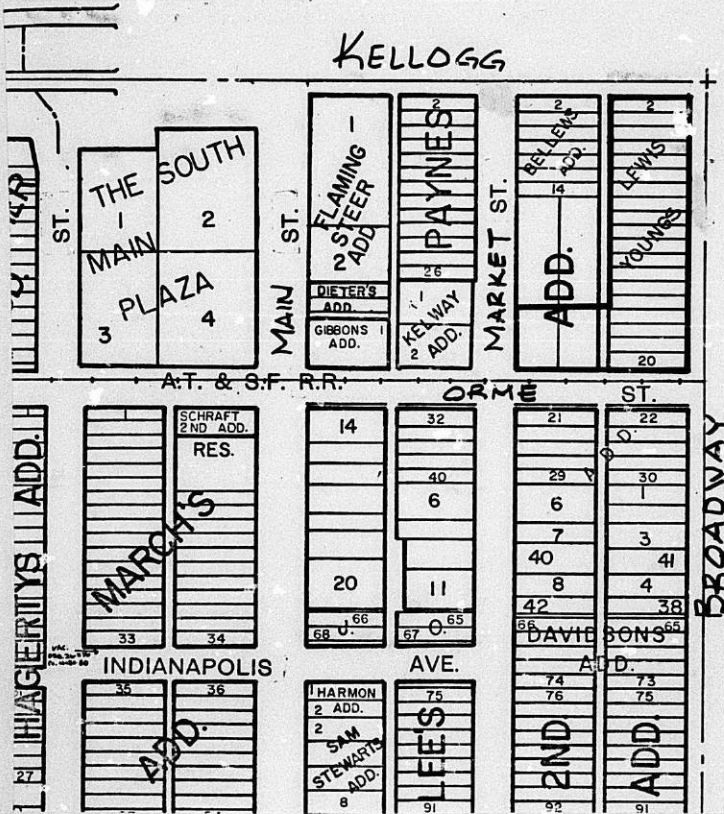
Case No. BZA 10-85 - James T. and
Katy Cheng & Mississippi Investment
Inc. - requests a variance to reduce
the required number of off-street
parking spaces from 214 spaces to
148 spaces on property zoned the

Map No. 5446 A

BZA 10-85
Filed _____

AREA DATA:

1. Acres: _____ (_____ ft. by _____ ft.)
2. Adjoining Zoning: E LC S LCB W B&C N D
3. Land Use: East Comm South MF
West Res. & Comm North Comm
4. Area (is) (~~is not~~) platted.



SHILL
No. 2-153C
HASTINGS, MINN.
LOS ANGELES CHH. ADD. LOGAN, CHH.
MCKINSTRON, TX. CHH. DROVE, GA.
USA, INC.

October 28, 1985

James T. Chang
221 East Kellogg
Wichita, Kansas 67202

RE: BZA 10-85 Off-street parking Variance

Dear Mr. Chang:

Attached hereto is a copy of Resolution No. BZA 10-85 setting forth the official action of the Board of Zoning Appeals on February 26, 1985 to approve the off-street parking variance. This will reduce the required number of off-street parking spaces for the Rodeway Inn from 214 spaces to 148 spaces plus an additional 32 spaces to be made available on the adjoining property.

In accordance with a site plan furnished to this office on October 24, 1985, the additional 32 spaces to be made available when needed will be located on the south 60 feet of Steve Graham Addition that is immediately south of the proposed "Budget Rent-A-Car" used car sales building. It should be noted that these parking spaces shall not be required spaces for the use established on the adjacent property. It is also my understanding that these spaces will be available at any time the demand for parking is needed by the Rodeway Inn. As you will note by condition number five of the Resolution, the Superintendent of Central Inspection is authorized to refer this case back to the Board of Zoning Appeals should the conditions warrant the need for parking.

Should you have any questions on this matter, please give me a call at 268-4421.

Sincerely,

Glen E. Lytle
Assistant Secretary

GEL/lw

cc: Monty Robson, Superintendent of Central Inspection (2)
Don Gisick, City Clerk
Steve Graham, Budget Rent-A-Car, 1895 Midfield Dr., Wichita, KS
67215

RESOLUTION NO. BZA 10-85

WHEREAS, James T. and Katy Chang, & Mississippi Investment, Inc., 221 East Kellogg, Wichita, Kansas, requests a variance as provided in Section 2.12.590.B, Code of the City of Wichita, to reduce the required number of off-street parking spaces from 214 spaces to 148 spaces on property zoned the "LC" Light Commercial and the "B" Multiple-family Dwelling District and legally described as follows:

A tract of land commencing 200 feet south of the Northwest Corner of Lot 3, on Market Street, in Payne's Addition to the City of Wichita, Sedgwick County, Kansas; thence south 110 feet to the north line of Orme Street; thence east along the north line of Orme Street a distance of 141.17 feet to the west line of the alley between Broadway and Market, running from Orme Street to Kellogg Street; thence north along the west line of said alley a distance of 110 feet; thence west parallel with the north line of Orme Street a distance of 141.17 feet more or less to the west line of said Lot 3 and the place of commencement; together with Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 and 20, on Lawrence, now Broadway, in Lewis Young's Addition to Wichita, Sedgwick County, Kansas. Generally located on the west side of Broadway between Kellogg and Orme.

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 February 26, 1985, 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 location of the hotel in relation to the "D" Central Business District where off-street parking is not a requirement creates a certain uniqueness in that it draws clientele on a similar basis; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents inasmuch as the applicant will be providing for overflow parking on adjacent land and when necessary to eliminate the need for on street parking; and

WHEREAS, the Board of Zoning Appeals has found that the strict application of the provisions of Title 28 (Zoning Ordinance) of which variance is requested will constitute unnecessary hardship upon the property owners represented in the application inasmuch as at the present time the utilization of the present parking lots is less than 50% except when the customers of the property to the west utilize the parking lot without permission; and

WHEREAS, the Board of Zoning Appeals has found that the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare due to the fact that any reduction of parking will not interfere with the needs for right-of-way or easements; 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 applicant will be providing a sufficient number of off-street parking spaces for the customers of the hotel under normal occupancy, and if needed, additional parking can be obtained from the adjacent property owner; and

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

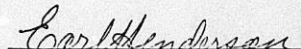
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that this request for a variance to reduce the required number of off-street parking spaces from 214 spaces to 148 spaces on property zoned the "LC" Light Commercial and the "B" Multiple-family Dwelling Districts and legally described as:

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be approved subject to the following conditions:

1. The reduction of off-street parking spaces may be reduced from 214 spaces to 148 spaces. The property owner shall mark and maintain all parking spaces in conformance with the site plan submitted by the applicant and dated January 24, 1985.
2. The fences required by BZA 30-72 on the property located on the northeast corner of Orme and Market shall be repaired or replaced.
3. All parking spaces adjacent to public right-of-way shall have barriers or curbs to prevent the encroachment of vehicles over public right-of-way.
4. Prior to the release of the resolution authorizing the issuance of any occupancy permits on Lots 2 thru 14, Bellews Addition, two copies of a site plan showing the location of the additional 32 improved off-street spaces indicated by the applicant to be available to this hotel for overflow parking shall be provided to the Secretary.
5. At any time the Superintendent of Central Inspection determines that the reduction of the parking has created congestion in the area, he shall notify the Board of his findings and recommendations for adjustment in the variance of parking spaces.

ADOPTED AT WICHITA, KANSAS, this 26th day of February, 1985.


Earl Henderson, President

ATTEST:


Glen E. Lytle, Assistant Secretary

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

February 5, 1985

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 10-85

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 James T. and Katy Chang, & Mississippi Investment, Inc., 221 East Kellogg, Wichita, Kansas requesting a variance.

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This application has been assigned Case BZA 10-85. It will be considered by the Board of Zoning Appeals on February 26, 1985 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 variance, you have no obligation to appear or comment. If you desire to appear at the Board meeting, you are invited to do so, either in person or by agent or attorney.

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

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

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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

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: October 7, 1985

TO: Monty Robson, Superintendent of Central Inspection

FROM: Glen E. Lytle, Special Assistant for Zoning

SUBJECT: BZA 10-85

On March 4, 1985 correspondence was furnished your office relative to the variance request for the reduction of the required off-street parking for the existing Rodeway Inn located on the southwest corner of Kellogg and Broadway. This correspondence set forth conditions of approval by the Board of Zoning Appeals which would permit the owners to use that portion of the original parking lot on the southeast corner of Kellogg and Market for a new use.

It has been observed that construction of a new use has begun on this corner utilizing the off-street parking that was previously required for the Rodeway Inn. Until such time the applicant has provided this office sufficient evidence that all the conditions have been, or can be met, the Resolution authorizing the variance will not be released. As such, permits should not be issued which in any way utilize Lots 2 through 14 of Bellews Addition.

Please advise if you do not have copies of the correspondence relative to Case No. BZA 10-85.

Glen E. Lytle
Special Assistant for Zoning

GEL/lw

March 4, 1985

James T. and Katy Chang &
Mississippi Investment, Inc.
221 East Kellogg
Wichita, Ks. 67202

Re: BZA 10-85 - Request for Variance

Dear Mr. & Mrs. Chang:

At the regular meeting of the Board of Zoning Appeals on February 26, 1985, your request for a variance was considered. It was the action of the Board to approve your request to reduce the required number of off-street parking spaces for the Rodeway Inn at 221 East Kellogg. The Board approval was subject to the five conditions as follows:

1. The reduction of off-street parking spaces may be reduced from 214 spaces to 148 spaces. The property owner shall mark and maintain all parking spaces in conformance with the site plan submitted by the applicant and dated January 24, 1985.
2. The fences required by BZA 30-72 on the property located on the north-east corner of Orme and Market shall be repaired or replaced.
3. All parking spaces adjacent to public right-of-way shall have barriers or curbs to prevent the encroachment of vehicles over public right-of-way.
4. Prior to the release of the resolution authorizing the issuance of any occupancy permits on Lots 2 thru 14, Bellews Addition, two copies of a site plan showing the location of the additional 32 improved off-street spaces indicated by the applicant to be available to this hotel for overflow parking shall be provided to the Secretary.
5. At any time the Superintendent of Central Inspection determines that the reduction of the parking has created congestion in the area, he shall notify the Board of his findings and recommendations for adjustment in the variance of parking spaces.

A Resolution setting forth the official action of the Board is being prepared and you will be mailed a copy as soon as you have complied with the conditions above.

If you have any questions on this matter, or need copies of the information applicable to the approval, please call our office at 268-4421.

Sincerely yours,

Glen E. Lytle
Assistant Secretary

GEL:sad

cc: Jim Jorgensen, Acting Superintendent of Central Inspection (2)
Don Gisick, City Clerk
Rod M. Stewart, 425 North Broadway, Wichita

THE CITY OF WICHITA

OFFICE OF Citizen Participation

DATE February 21, 1985

TO Glen Lytle, Special Assistant for Zoning

FROM Stanley J. Scott, CP Coordinator

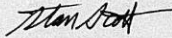
SUBJECT BZA 10-85: West Side of
Broadway between Kellogg
and Orme

On Tuesday, February 19, CPO Neighborhood Council Area "L" considered the captioned case, a request for zoning variance to reduce the required number of off-street parking spaces from 214 spaces to 148 spaces on property zone "LC" Light Commercial. The Council voted 7-0 to recommend denial of the requested variance.

Council members were provided the notice to adjoining property owners, a map of the area, and MAPD staff comments. Neither the applicant or agent were present. No area residents or property owners were in attendance.

In voting to recommend denial of the variance, the Council noted the concerns described in the staff comments.


Please provide the Council's recommendation to the Board of Zoning Appeals when BZA 10-85 is considered on Tuesday, February 26.



Stanley J. Scott
CP Coordinator

SJS:glw

Noted:



Annie K. Montgomery
CRS Director

RECEIVED

FEB 25 1985

METROPOLITAN PLANNING

ROUTE _____

**RODEWAY
INN**

221 East Kellog • Wichita, Kansas 67202
(316) 267-9281
Toll Free Reservations 800-228-2000

February 26, 1985

Board of Zoning Appeals
Wichita, Kansas

Dear Sirs:

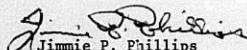
Request favorable consideration for zoning variance. Although precise statistics are not available, generally our normal occupancy does not exceed 100 sleeping rooms per night. Approximately 20% of our occupied rooms are airline travelers. In the event convention group overflow parking is needed, arrangements have been made with leasee.

There is additional land adjacent which can be acquired for additional parking should economic conditions warrant.

We consider our Hotel to be a downtown property as our competition and clientele so indicate.

Thank you for your consideration.

Sincerely,


Jimmie P. Phillips
General Manager
Rodeway Inn

RE: AGENDA ITEM NO. 10

SECRETARY'S REPORT
CASE NO. BZA 10-85

APPLICANT: James T. and Katy Chang, 6 Mississippi Investment, Inc., 221 East Kellogg, Wichita, Kansas.

AGENT: Rod M. Stewart, 425 N. Broadway, Wichita, Kansas.

REQUEST: Variance pursuant to Section 2.12.590.B, Code of the City of Wichita, to reduce the required number of off-street parking spaces from 214 spaces to 148 spaces.

GENERAL LOCATION: On the west side of Broadway between Kellogg and Orme Streets.

ZONING: Subject property is zoned the "LC" Light Commercial and the "B" Multiple-family Dwelling Districts. Property to the west is "B" Multiple-family and the "C" Commercial Districts. To the east is "LC" and to the south is "LC" and "B". Across Kellogg to the north is the "D" Central Business District.

LAND USE: Subject property is occupied by a motel and associated parking. To the east and north are commercial development. To the west is commercial development and residences. To the south are residential properties.

JURISDICTION:

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

COMMENTS BY THE SECRETARY:

The applicant is requesting a variance to reduce the number of off-street parking spaces, that were originally required for the construction of the motel, from 214 spaces to 148 spaces. It is intended by the applicant to use what is considered to be surplus parking area for additional development along Kellogg.

The agent has submitted as justification a short non-statistical letter that contains only a few statements in general terms such as - "a large number of our customers arrive by means of public conveyance", and "the Hotel market in Wichita is such that occupancy levels are well below 100%". The agent has also indicated that arrangements have been made for up to 32 additional spaces from adjoining ownership to handle potential needs.

It is the Secretary's opinion that the applicant should be able to provide firm facts on the percentage of customers that do drive to the motel in private automobile. Also, a justification for a variance on the basis of occupancy below the 100% level is not appropriate. In addition, there has not been any definite location, or the possible continued availability, of any parking spaces on some adjoining ownership. Unless the spaces are those not previously required for other uses and tied up by a long term lease, they should not be used as a basis for a reduction in the parking requirements for this use.

Unless the applicant or his agent can furnish additional information concerning justification for the variance requested, it is the opinion of the Secretary that a reduction of over 30 percent of the required parking is not justified. In other similar cases where such reductions have been granted, the applicant has provided surveys of spaces.

UNIQUENESS:

It is the opinion of the Secretary that uniqueness of this property is difficult to find, however if there is any uniqueness to this property it is the location of the property in relation to the downtown area and the type of clientele that it draws because of the location.

ADJACENT PROPERTY:

It is the opinion of the Secretary that the granting of the variance requested will not adversely affect the rights of adjacent property owners provided the applicant is correct in the amount of customers that stay in the hotel that arrive by transportation other than private automobiles.

HARDSHIP:

It is the opinion of the Secretary that the strict application of the provisions of the zoning ordinance does not constitute an unnecessary hardship upon the applicant inasmuch as the property now provides all the required parking, and the only reason for not providing the parking is to develop part of the property for other uses.

PUBLIC INTEREST:

It is the opinion of the Secretary that the requested variance would not adversely affect the public interest inasmuch as the reduction of parking will not interfere with any needed right-of-way or easements.

SPIRIT AND INTENT:

It is the opinion of the Secretary that the granting of the variance requested would be opposed to the general spirit and intent of the zoning ordinance inasmuch as the ordinance is specific on the number of spaces required for a hotel and in other instances where occupancy is near capacity, there are not an excessive number of spaces around the hotel or motel.

RECOMMENDATION:

It is the opinion of the Secretary that all five conditions necessary to the granting of a variance have not been found to exist and the application be denied.

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

1. The reduction of off-street parking spaces may be reduced from 214 spaces to 148 spaces. The property shall mark and maintain all parking spaces in conformance with the site plan submitted by the applicant and dated January 24, 1985.
 2. The fences required by BZA 30-72 on the property located on the north-east corner of Orme and Market shall be repaired or replaced.
 3. All parking spaces adjacent to public right-of-way shall have barriers or curbs to prevent the encroachment of vehicles over public right-of-way.
 4. Prior to the release of the resolution authorizing the issuance of any occupancy permits on Lots 2 thru 14, Bellevs Addition, two copies of a site plan showing the location of the additional 32 improved off-street spaces indicated by the applicant to be available to this hotel for overflow parking shall be provided to the Secretary.
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-

BZA CASE NO. 10-85

<u>1</u>	NOTICES SENT TO APPLICANT/AGENT
<u>1</u>	LEGAL ADVERTISEMENT SENT TO MAPC
<u>1</u>	NOTICES SENT TO CPO
<u>27</u>	NOTICES SENT TO ADJOINING PROPERTY OWNERS
<u>30</u>	TOTAL NOTICES SENT <u>2-5-85</u>

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

February 5, 1985

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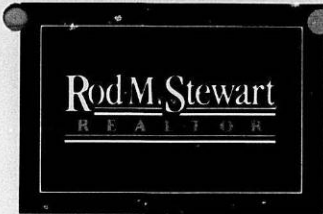
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If you have any questions about the application, please feel free to call the Wichita-Sedgwick County Metropolitan Area Planning Department at 268-4421.

Jack H. Galbraith
Secretary



425 North Broadway / Wichita, Kansas 67202 / 316-262-2311

January 31, 1985

Mr. Glenn Lytle
Planning Department
City of Wichita
455 North Main
Wichita, KS 67202

Dear Mr. Lytle:

Enclosed you will find the ownership list for Mr. James T. Chang's BZA request on South Market Street. Also enclosed is the justification for seeking a change in the parking.

I sincerely hope these are acceptable. If you have any questions, please do not hesitate to call.

Sincerely,

A handwritten signature in cursive script that reads "Rod M. Stewart".

Rod M. Stewart

RMS:kt

Enclosures

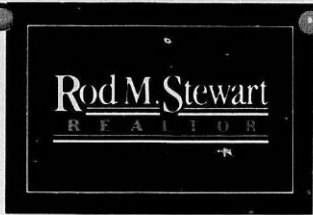
RECEIVED

JAN 31 1985

METROPOLITAN PLANNING

ROUTE





425 North Broadway / Wichita, Kansas 67202 / 316-262-2311

January 31, 1985

TO WHOM IT MAY CONCERN:

We are seeking a hearing before the Board of Zoning Appeals to reduce the number of required off-street parking spaces for the Rodeway Inn at 221 East Kellogg.

Basically, the Rodeway Inn competes in the hotel and business commuter market in downtown Wichita. A large number of our customers arrive by means of public conveyance. Further, the hotel market in Wichita is such that occupancy levels are well below 100%.

Inasmuch as much of the parking required for the Rodeway is on leased land, we would like to take the surplus land along Kellogg (140' on Kellogg by 175' on Market) out of use for parking for the Rodeway Inn.

We have made arrangements for up to 32 additional spaces from adjoining ownership to handle any potential overflow which may occur.

Most sincerely,

A handwritten signature in cursive script, appearing to read "Rod M. Stewart".

Rod M. Stewart,
Agent

RMS:kt



BOARD OF ZONING APPEALS

CASE NO. 10-85

CITY OF WICHITA, KANSAS

FILED _____

APPLICATION FOR VARIANCE

I. Name of Applicant James T. Chang & Katy Chang, & Mississippi Inv. Inc.
 Mailing Address 221 E. Kellogg Phone 267-7045
 Name of Authorized Agent ROD M. STEWART
 Mailing Address 425 N. Broadway Phone 262-2311
 Relationship of applicant to property is that of Lessee
 (Owner, Tenant, Lessee, Other)

II. The variance requested is to reduce the required
number of off street parking spaces from
214 spaces to 148 spaces
 for property located on the west side of Broadway
between Kellogg and Orme

and legally described as Lots 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 and 20, on Lawrence, now Broadway, in Lewis Young's Addition to Wichita, Sedgwick County, Kansas.

_____ A tract of land commencing 200 feet south of the Northwest Corner of Lot 3, on Market Street, in Payne's Addition to the City of Wichita, Sedgwick County, Kansas; thence south 110 feet to the north line of Orme Street; thence east along the north line of Orme Street a distance of 141.17 feet to the west line of the alley between Broadway and Market, running from Orme Street to Kellogg Street; thence north along the west line of said alley a distance of 110 feet; thence west parallel with the north line of Orme Street a distance of 141.17 feet more or less to the west line of said Lot 3 and the place of commencement.

in the City of Wichita; and which is presently zoned "LC & 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. 36-596); 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 _____

Authorized Agent Rod Stewart

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals, 4:30 (a.m.p.m.), JAN 28, 1985, together with appropriate fee of 150.00.

Signed [Signature]

OWNERSHIP LIST

Lot	Addition	Property Owner
Lots 2, 4, 6 & 8	Bellew's Addition on Market	William G. Rittgers 1828 W. 18th, Apt. 1116 Wichita, KS 67203
Lots 10, 12 & 14	"	Les L. McKenzie c/o First National Bank in Wichita Testamentary Trustee under the Will & Estate of Sadie M. McKenzie, Dec'd 105 N. Main Wichita, KS 67202
Lots 2, 4, 6, 8, 10 & 12	Paynes Addition on Market	The Wilbur E. Walker Revocable Trust dated 6-21-82 & the Bernice H. Walker Revocable Trust dated 6-21-82 12 Via Roma Wichita, KS 67230
Lots 14, 16, 18, 20, 22, 24 & 26	"	Robert D. Moore 1213 W. 32nd South Wichita, KS 67217
Beginning at the NW/c of Lot 3; th. South 40'; th. East 140'; th. North 40'; th. West 40' to p.o.b.	"	Kelway Inc. c/o Dan Carney 1861 N. Rock Road Wichita, KS 67204
Beginning 120' South of the NW/c of Lot 3; th. South 40'; th. East to the West side of alley running between Lawrence Ave. & Market Street from Kellogg to Orme; th. North along the West side of alley 40'; th. West to beginning.	"	David L. Rogers 724 S. Market Wichita, KS 67202
Beginning 80' South of the NW/c of Lot 3; th. South 40'; th. East 140'; th. North 40'; th. West 140' to p.o.b.	"	Kelway Inc. c/o Dan Carney 1861 N. Rock Road Wichita, KS 67204
Beginning 40' South of the NW/c of Lot 3; th. East 140' to alley; th. South 40'; th. West 140'; th. North 40' to p.o.b.	"	Same As Above

<u>Lot</u>	<u>Addition</u>	<u>Property Owner</u>
Beg. 160' South of the NW/c of said Lot 3; th. South 40'; th. East 141.06' to West line of alley running between Lawrence Ave. & Market Street from Kellogg to Orme Street; th. North 40' along West line of said alley; th. West 141.06' to beg.	Paynes Addition on Market	✓ Thelma Abbott 736 S. Market Wichita, KS 67202
Lot 1	Kelway Addition	✓ D & M Investments 6215 E. Kellogg Wichita, KS 67218
Lots 2 & 3	Lewis Young's Addition	✓ William G. Rittgers 1828 W. 19th, Apt. 1116 Wichita, KS 67203
Lots 4 thru 15 inclusive	"	✓ James & Katy Chang Mississippi Inv. Inc. 221 E. Kellogg Wichita, KS 67202
Lot 16	"	✓ Kelway Inc. c/o Dan Zarney 1861 N. Rock Raod Wichita, KS 67204
Lots 115 & 117 exc. A-76055 (widening of Kellogg)	Greiffenstein's 3rd Addition on Broadway	✓ Dwight H. Tjaden Mildred Tjaden 1617 Old Wick Road Wichita, KS 67235
Lot 115	Greiffenstein's 3rd Addition on Market	✓ Robert W. Moore 1933 Palisade Wichita, KS 67213 AND ✓ T. G. Davis Jr. 501 Tara Lane Wichita, KS 67206
Lot 2	Kelway Addition	✓ D & M Investments 6215 E. Kellogg Wichita, KS 67218
Comm. 200' South of the NW/c of Lot 3; th. South 110'; th. East 141.17' to the West line of alley' th. North 110'; th. West 141.17' more or less to the West line and p.o.b.	Paynes Addition on Market	✓ James & Katy Chang Mississippi Investment Inc. 221 E. Kellogg Wichita, KS 67202
Lots 17 through 20	Lewis Young's Addn. on Broadway	Same As Above
Lot 22 and 5' strip adjacenton the North of said Lot 22 and all Lots 24, 26, 28 & 30	"	✓ Karefree Nursing Centers, Inc. 5602 N. Sullivan Wichita, KS 67204

<u>Lot</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 21 exc. the West 89' and a tract desc. as beg. at a point 5' North and 89' East of the NW/c Lot 21; th. East 51'; th. South 5'; th. West 51'; th. North 5' to beg. & the North 14' of Lot 23 exc. the West 89'	Lewis Young's Addition on Market ✓	David Hudson Patricia R. Hudson 213 E. Orme Wichita, KS 67211
West 89' of Lot 21 and a tract described as being a 5' strip adjacent on the North of said West 89' of Lot 21 and the North 9' of the West 89' of Lot 23	" ✓	A. S. Kelly Mildred Kelly 800 S. Market Wichita, KS 67211
Lot 23 except the North 14' of the East 51' and except the North 9' of the West 89' & all Lot 25	" ✓	Patrick Lloyd McCune Thelma K. McCune 804 S. Market Wichita, KS 67211
Lots 27 and 29	" ✓	Mary Alice Hatch 808 S. Market Wichita, KS 67211
Lots 32 & 34	" ✓	Donald Cope 801 S. Market Wichita, KS 67211 AND Billy W. Cope Martha L. Cope Elmer Cope Irvin Cope Ann Cope Sam Cousatte Norma Cousatte Herald H. Howland Viola Howland Dorothy Long Roger Carter Carol Carter Paul Tucker Lucille Tucker
Lot 36 and the North 1/2 Lot 38	Lewis Young's Addn. on Market ✓	Velorus W. Bixty c/o Address Unknown c/o See below *
South 1/2 Lot 38 & all Lot 40	" ✓	* Maude Shortridge 943 S. Topeka Wichita, KS 67211
Lots 2 thru 16 even lots	Blk. 1 Orme & Phillips on Lawrence now Broadway ✓	Phillip G. Ruffin 8450 Killarney Place Wichita, KS 67206
Lots 18 thru 24 even lots	" ✓	Carl E. Forbes c/o Address Unknown
	Int.in Property:	Larry W. Brake 1408 Mars Wichita, KS 67212 AND Joeseph P. Olden

Lot	Block	Addition	Property Owner
Lots 26 & 28	Blk. 1	Orme & Phillips on Lawrence now Broadway	Larry W. Brake 1408 Mars Wichita, KS 67212 AND Joseph P. Olden
Lots 30 & 32	Blk. 1	"	Burris C. Crawford Phyllis C. Crawford 805 N. Mission Wichita, KS 67206
East 45' Lots 34 & 36	Blk. 1	"	Bernard Nagel Address Unknown
West 95' Lots 34 & 36	Blk. 1	"	Phillips Petroleum Company 920 N. Tyler Road Wichita, KS 67212
North 50' of the South 100' of the West 1/2 of School Reserve	Blk. 2	"	Steve Marks 801 S. Broadway Wichita, KS 67211 <i>Returned 2-13-15</i>
Beg. 100' North of the SW/c of School Reserve; th. North 80'; th. East 140'; th. South 80'; th. West 140' to beg.	Blk. 2	"	Jack B. Courtney Melba L. Courtney 641 N. Woodlawn Blvd. Apt. 68 Wichita, KS 67208
Beg. at a point 43' East and 135' North of the SW/c of the SW $\frac{1}{4}$ Sec. 21-27S-1E of the 6th P.M., Sedg. Co., KS, said point being the intersection of the East r/o/w of Broadway and the North r/o/w of U.S. Highway 54 as condemned in Case #A-76055; th. North parallel to the West line of said SW $\frac{1}{4}$, 88.83'; th. East 142' to the West line of the North and South alley as condemned by Ordinance 602; th. South 112.93' to the North line of said U.S. Highway #54 as condemned in Case No. A-76055; th. W'ly on said North line of said Highway 117.1'; th. NW'ly on said North line of said Highway 32.03' to p.o.b.		Wilbur E. Walker Bernice H. Walker 522 S. Market Wichita, KS 67202	



SECURITY IS KNOWING
Title Insurance • Escrow Closings • Abstracts

Page 5

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

Lots 2, 4, 6, 8, 10, 12 and 14 on Market Street, Bellew's Addition to Wichita, Kansas, Sedgwick County, Kansas AND Lot 3, on Market, Payne's Addition, to the City of Wichita, in Sedgwick County, Kansas AND Lots 2 through 20, inclusive, Lewis Young's Addition to Wichita, Kansas, Sedgwick County, Kansas

as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 30th day of January, 1985, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT
AND TITLE COMPANY, INC.

By

Mary Gable
Sr. Vice-President

Order No: 342723
ns

**MICROFILMED
FROM THE BEST
AVAILABLE COPY**

FORM 021 PAYMENT NOTICE
City of Wichita

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

Planning

DESCRIPTION	AMOUNT
City 12A Jan	\$150.00

NAME Rodeway Inn
ADDRESS 221 E. Kellogg
FUND 955-40710-003 DUE DATE
COMMENTS
DATE Jan 21 1985 BY H. Tull

RECEIVED

FEB 13 1985

METROPOLITAN PLANNING

ROUTE 21

Steve Marks
801 S. Broadway
Wichita, KS 67211

BZA 10-85



WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
1425 NORTH MAIN STREET
WICHITA, KANSAS 67202
PAID BY
RETURN TO SENDER



NSN/109222



*

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

Roll # 2