

Case No. BZA 33-77 - PHOENIX  
GENERAL CHURCH requests  
a variance to waive the 25' park-  
ing lot setback on First & Clif-  
ton Streets on property generally  
located at the southwest corner  
of Clifton and First Streets.

*Approved*  
*6-3-77*  
*C.I.V.*  
*C.I.*

**ACTION**

BZA 33-77 COMMITTEE Approved DATE 6-3-77

M.A.P.C. \_\_\_\_\_

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



Dave Richie Called 7-20-77  
Plymouth Congr. Ch. has 75 spaces  
a sanctuary that seats 523  
and an avg. attendance of  
350 per Sunday

Parking permitted on 1st st.

St. James <sup>Episcopal</sup> ~~Ch.~~ parking a  
factor

notes:  
drainage problem to west  
reduce to 4 ft. Setback adj. to  
1st w/landscaping

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

May 22, 1978

TO Robert Feldner, Superintendent of Central  
Inspection  
FROM Larry Dobson, Assistant Secretary, Board  
of Zoning Appeals  
SUBJECT Non-compliance with Board of Zoning Appeals  
Conditions

On a recent field check, taken May 17, 1978, the following items were observed to be in apparent violation of BZA action:

1. Case No. BZA 20-77, Mt. Olivet Methodist Church, 3515 South Elizabeth; conditions numbered (2), (4) and (5) of the approved resolution have not been complied with. These conditions deal with landscaping and fencing of a parking area.
2. Case No. BZA 25-77, Omega Landowners Association, c/o Cornelia Calvert, 6032 Legion; this was a case denied by the BZA wherein the applicants were requesting a variance of the screening requirement adjacent to the east property line for a group of sorority houses located at the northwest corner of 21st and Bluff. At least two of the sororities are occupied and no screening has been provided. You received a copy of Robert Lakin's January 26, 1978 response to Randy Putnam concerning a landscape plan submitted to comply with the screening requirements. As of this date we have not received a revised landscape plan for consideration.
3. Case No. BZA 33-77, Plymouth Congregational Church, 202 North Clifton (original applicant was Jo Zakas), for property at the southwest corner of First Street and Clifton; condition number (3) of the approved resolution has not been complied with relative to the planting of trees in the street right-of-way along First and Clifton.
4. Case No. BZA 56-77, Immanuel Lutheran Church, 909 S. Market; landscaping required by condition number (2) of the approved resolution has not yet been planted and a three foot high fence along the east 20 feet of the south property line has not been installed as required by condition number (5).

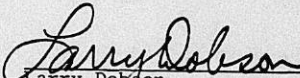
Each of the above stated cases involves non-compliance with landscaping requirements imposed by the Board of Zoning Appeals. If planting of materials is not accomplished immediately, we will be faced with waiting until fall for much of the planting. Would appreciate your taking whatever action is necessary to assure that

Robert Feldner, Superintendent of Central Inspection  
Page 2  
May 22, 1978

the stated areas of non-compliance are brought into compliance with the official resolutions of the Board or in the case of BZA 25-77, that the screening requirements of the ordinance be enforced.

If you have any questions or if I can of any assistance to your staff, please advised.

Sincerely yours,

  
Larry Dobson  
Assistant Secretary  
Board of Zoning Appeals

LD:bh

cc: Joe Donnelly, Housing and Zoning Administrator

RESOLUTION NO. BZA 33-77

WHEREAS, Jo S. Zakas, 3325 E. English, Wichita, Kansas, requests a variance as provided in Section 2.12.590.B, Code of the City of Wichita, to reduce the required front yard setback adjacent to First and Clifton Streets from 25 feet to 0 feet, for off-street parking purposes only, on property zoned the "A" Two Family Dwelling District, and "AA" Single Family Dwelling District, and legally described as follows:

The east 151.25 feet of the north 100 feet of Lot 2, Block 2, in College Hill Addition to Wichita, Sedgwick County, Kansas; and the east 51.25 feet of the west half of the north half of Lot 2, Block 2, in College Hill Addition, to Wichita, Sedgwick County, Kansas. Generally located at the southwest corner of First and Clifton.

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 August 23, 1977, consider said application; and

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

WHEREAS, the Board of Zoning Appeals has found that the variance arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner or the applicant inasmuch as this is a situation where a church is developed within an older, established neighborhood where there are no vacant lots where supplemental parking can be provided, necessitating the full utilization of what land is available to help alleviate the on-street parking congestion; 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 increase of off-street parking would outweigh the loss of landscaping as far as benefit to the adjacent property owners, with proper screening and tree planting being provided; and

WHEREAS, the Board of Zoning Appeals has found that the strict application of the provisions of Title 28 (Zoning Ordinance) of which variance is requested, will constitute unnecessary hardship upon the property owners represented in the application inasmuch as the market potential of the property may be limited and the prospective buyer needs to fully utilize the site for parking; 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 additional off-street parking would be provided for a church now sub-standard in parking area, and would help eliminate the congestion caused by on-street parking which presently exists; 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 additional parking would be provided to relieve a congested area and tree plantings and other plant materials would tend to buffer the parking lot; 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 front yard setback adjacent to First and Clifton Streets from 25 feet to 0 feet, for off-street parking purposes only, on property zoned the "A" Two Family Dwelling District and "AA" Single Family Dwelling District, and legally described as follows:

The east 151.25 feet of the north 100 feet of Lot 2, Block 2, in College Hill Addition to Wichita, Sedgwick County, Kansas; and the east 51.25 feet of the west half of the north half of Lot 2, Block 2, in College Hills Addition, to Wichita, Sedgwick County, Kansas. Generally located at the southwest corner of First and Clifton,

be approved subject to the following conditions:

1. The 25 foot front yard setback adjacent to First Street and adjacent to Clifton Avenue shall be reduced to 0 feet for off-street parking purposes only with no permanent structures erected thereon.
2. All parking spaces and circulation aisles shall be paved with asphalt or concrete and maintained in good condition.
3. The owner or future owner of the property shall plant trees in the street right-of-way along First and Clifton Avenue as shown on the submitted site plan. The City Forester shall be contacted relative to the appropriate variety of trees to be planted. Also, low profile plant materials shall be planted in the planting areas designated on the plan.
4. The lot shall be graded to direct all water run-off to the north and east.
5. The variance shall be granted for the purpose of providing an accessory church and/or school parking, and shall not be utilized for parking for any office or commercial uses.

ADOPTED AT WICHITA, KANSAS, this 23rd day of August, 1977.

ATTEST

  
Larry Dobson, Assistant Secretary

  
James Richardson, Vice Chairman

XXXXXXXXXXXXXXXXXXXX  
XXXXXXXXXXXXXXXXXXXX  
XXXXXXXXXXXXXXXXXXXX

City Hall, Tenth Floor  
455 North Main Street

August 29, 1977

Mr. Dave Ritchie  
1900 North Amidon  
Wichita, Kansas 67203

Re: BZA No. 33-77  
Request for Variance

Dear Mr. Ritchie:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on Tuesday, August 23, 1977, in connection with your request for a variance to reduce the required front yard setback adjacent to First and Clifton Streets from 25 feet to 0 feet, for off-street parking purposes only on property zoned the "AA" Single Family Dwelling District and the "A" Two Family Dwelling District, and generally located at the southwest corner of First and Clifton Streets.

This Resolution reflects the official action of the Board to approve your request, and sets out the conditions of approval. It is forwarded to you for your information and files.

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

Very truly yours,

Larry Dobson  
Assistant Secretary

LD:bh

cc: Jo S. Zakas, 3325 E. English, 67218  
Don Gisick, City Clerk  
Robert Feldner, Supt., Central Inspection  
Joe Donnelly, Housing and Zoning Administrator

THE CITY OF WICHITA  
OFFICE OF CITIZEN PARTICIPATION

DATE August 16, 1977



TO Jack Galbraith, Chief Planner, Current Plans, MAPD  
FROM Dennis Bishop, CPO Administrative Aide

**SUBJECT** BZA 33-77: Variance to Reduce Setback  
from 25 Feet to 0 Feet at the Southwest  
Corner of First and Clifton

At the Neighborhood Council "G" meeting on August 15, 1977, the Council recommended approval of the request of variance on the condition that the property is the possession of the Plymouth Congregational Church and it is understood that the property be utilized in providing additional parking facilities for that church.

Your consideration of this recommendation will be appreciated.

*Dennis L. Bishop*  
Dennis Bishop  
CPO Administrative Aide

DB:rh

NOTED:

*D.F.*  
David Furnas  
CPO Coordinator

XXXXXXXXXXXXXXXXXXXX  
XXXXXXXXXXXXXXXXXXXX  
XXXXXXXXXXXXXXXXXXXX

August 23, 1977

Tenth Floor, City Hall  
455 North Main Street

Mr. Dave Ritchie  
1900 North Amidon  
Wichita, Kansas 67203

Re: BZA No. 33-77  
Request for Variance

Dear Mr. Ritchie:

At the regular meeting of the Board of Zoning Appeals on Tuesday, August 23, 1977, your request for a variance to reduce the required front yard setback adjacent to First and Clifton Streets from 25 feet to 0 feet, for off-street parking purposes only on property zoned the "AA" Single Family Dwelling District and the "A" Two Family Dwelling District, and generally located at the southwest corner of Clifton and First Streets was considered.

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

1. The 25 foot front yard setback adjacent to First Street and adjacent to Clifton Avenue shall be reduced to 0 feet for off-street parking purposes only with no permanent structures erected thereon.
2. All parking spaces and circulation aisles shall be paved with concrete and maintained in good condition.
3. The owner or future owner of the property shall plant trees in the street right-of-way along First and Clifton Avenue as shown on the submitted site plan. The City Forester shall be contacted relative to the appropriate variety of trees to be planted. Also, low profile plant materials shall be planted in the planting areas designated on the plan.
4. The lot shall be graded to direct all water run-off to the north and east.

Mr. Dave Ritchie  
1900 N. Amidon

August 23, 1977

5. The variance shall be granted for the purpose of providing an accessory church and/or school parking, and shall not be utilized for parking for any office or commercial uses.

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

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

Yours very truly,

Larry Dobson  
Assistant Secretary

LD:bh

cc: Jo S. Zakas, 3325 E. English, 67218  
Don Packer, 145 S. Parkwood, 67218  
Robert Layton, 144 N. Clifton, 67208  
David Hamell, 543 Longford, 67206  
Don Gisick, City Clerk  
Robert Feldner, Supt., Central Inspection  
Joe Donnelly, Housing and Zoning Administrator



PLYMOUTH CONGREGATIONAL CHURCH

202 NORTH CLIFTON WICHITA, KANSAS 67208  
TELEPHONE: (316) 684-0221

August 17, 1977

Mr. Larry Dobson, Assistant Secretary  
Board of Zoning Appeals  
Tenth Floor - City Hall  
455 N. Main St.  
Wichita, Kansas 67202



Re: Case #BZA 33-77  
SW Corner Clifton & First St.

Dear Mr. Dobson:

The Plymouth Congregational Church has requested the Board of Zoning Appeals to allow parking to the property line. Because of the heavy parking on the street during services, we feel this additional parking is very necessary to give our congregation, particularly our older members, a close and safe place to park for services.

This variance would allow us 62 parking spaces. We would be fencing the south and west part of the property according to City Code, and we would beautify the City parking area along First and Clifton streets with plantings.

Thank you for a favorable recommendation.

Sincerely,

PLYMOUTH CONGREGATIONAL CHURCH

*Dave Ritchie*  
Dave Ritchie

DR:jd

*Dobson*

Ferry:

Paul Drane called about the BZA Church case at Clefton and 1st. He stated that one of the suggested conditions was a 3-4' fence along the property line. He is concerned that a 4 ft fence would hit children that were walking on sidewalks and would be a hazard for autos expressing out driveways. Records that fence not exceed 3' and proposes that it be 2' as a barrier to keep the cars from extending out over sidewalks.

J.H.

SECRETARY'S REPORT  
CASE NO. 32A 33-77

APPLICANT: Jo S. Zakas, 3325 E. English, Wichita, Kansas.

AGENT: Dave Richie, Plymouth Congregational Church,  
P.O. Box 4048, Wichita, Kansas.

REQUEST: Variance pursuant to Section 2.12.590.B, Code  
of the City of Wichita, to reduce the required  
front yard setback adjacent to First and Clif-  
ton Streets from 25 feet to 0 feet, for off-  
street parking purposes only.

GENERAL LOCATION: Southwest corner of First and Clifton Streets.

ZONING: Subject property is zoned the "AA" Single  
Family Dwelling District and the "A" Two  
Family Dwelling District. Properties to the  
west and south are zoned "A". Property to  
the north is "AA". East is "A" and "AA".

LAND USE: Subject property contains a vacant church.  
North is College Hill Elementary School.  
East, west and south is single family resi-  
dential development.

JURISDICTION:

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

1. That the variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner or the applicant.
2. That the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.
3. That the strict application of the provisions of Title 28 of which variance is requested will constitute unnecessary hardship upon the property owner represented in the application.
4. That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare; and
5. That granting the variance desired will not be opposed to the general spirit and intent of Title 28 (zoning ordinance).

SECRETARY'S REPORT

CASE NO. BZA 33-77

Page 2

COMMENTS BY THE ASSISTANT SECRETARY:

The applicant is requesting a variance of front yard setbacks adjacent to First Street and Clifton Avenue from 25 feet to 0 feet for the purpose of providing off-street parking for the Plymouth Congregational Church which is located diagonally across the street at the northeast corner of this intersection.

The application area is occupied by an old, vacant church which the applicant was recently proposing to convert to apartments. In that connection the applicant was successful in obtaining City Commission approval of a change of zoning to the "R-6" General Residence District. The change of zoning, however, was contingent upon the replatting of the property, which has not been accomplished.

The Plymouth Congregational Church is contracting to purchase the property from the applicant for the purpose of providing needed additional parking for the church congregation. It is their intention to remove the old church building and to fully utilize the property as an off-street parking lot. The parking plan submitted with the application provides for 62 parking spaces, 20 of which are located wholly or partially in the front 25 foot setbacks adjacent to First and Clifton. Without a variance to utilize these front yard areas for parking, the church has indicated it would not be feasible for them to develop the property for a parking lot. The church is non-conforming with respect to off-street parking requirements in that their parking lot north of the church provides only 75 off-street parking spaces, whereas the sanctuary of the church sets 523, which would require 195 parking spaces by today's standards.

Representatives of the church indicate that parking on surrounding residential streets causes considerable congestion in the neighborhood on Sunday mornings. Also a contributing factor to the congestion is on-street parking generated by St. James Episcopal Church located a block to the south.

Plymouth Congregational Church reportedly owns several houses on Yale Avenue (first street east of Clifton) but does not feel that tearing these houses down to create parking lots in the middle of a residential block would be in the best interests of the neighborhood or in the best interests of good relations with their neighbors. They justify a parking lot on subject property because of the age and condition of the structure to be removed and feel that a properly screened parking lot would be a welcome addition to the neighborhood. Screening of the parking lot would be required by ordinance along the west and south property lines. The church has indicated their willingness to plant trees and other plantings, as approved by the Park Department, on public property adjacent to both streets.

A dominant factor in the neighborhood is the College Hill Elementary School, which is located immediately north of the

SECRETARY'S REPORT  
CASE NO. BZA 33-77  
Page 3

application area across First Street. Another parking lot in this close proximity to the school would undoubtedly help the parking situation during times of various school activities.

UNIQUENESS:

It is the opinion of the Assistant Secretary that it is difficult to determine that uniqueness exists in this situation, but that uniqueness may exist in that this is another of the situations where a church is developed within an older, established neighborhood where there are no vacant lots where supplemental parking can be provided, necessitating the full utilization of what land is available to help alleviate the on-street parking congestion.

ADJACENT PROPERTY:

It is the opinion of the Assistant Secretary that it is difficult to determine that the granting of the variance requested would not adversely affect the rights of adjacent property owners, but that perhaps the increase of off-street parking would outweigh the loss of landscaping as far as benefit to the adjacent property owners, if proper screening and tree planting were provided.

HARDSHIP:

It is the opinion of the Assistant Secretary that it is difficult to determine 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, other than the fact that the market potential of the property may be limited and the prospective buyer needs to fully utilize the site.

PUBLIC INTEREST:

It is the opinion of the Assistant Secretary that the granting of the requested variance will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare inasmuch as additional off-street parking would be provided for a church now sub-standard in parking area, and would help eliminate the congestion caused by on-street parking which presently exists.

SPIRIT AND INTENT:

It is the opinion of the Assistant Secretary that it is difficult to determine that the granting of the variance requested would not be opposed to the general spirit and intent of the zoning ordinance, but it may not be in light of providing additional parking spaces if appropriate screening is provided around the parking lot and trees are planted in the public right-of-way adjacent to the parking lot.

RECOMMENDATION:

It is the opinion of the Assistant Secretary that it is difficult to find the five conditions necessary to the granting of a variance to exist, but if the Board determines that they can be found to exist, the following conditions are suggested as conditions of approval:

1. The 25 foot front yard setback adjacent to First Street and adjacent to Clifton Avenue shall be reduced to 0 feet, for off-street parking purposes only with no permanent structures erected thereon.
  2. All parking spaces and circulation aisles shall be paved with asphalt or concrete and maintained in good condition.
  3. A 3 to 4 foot high solid fence constructed of masonry, wood, architectural tile or similar material shall be erected along the north and east property lines, except for the points of ingress and egress.
  4. The owner or future owner of the property shall plant trees in the street right-of-way along First Street and Clifton Avenue. The City Forester shall be contacted relative to the appropriate variety of trees to be planted.
  5. The lot shall be graded to direct all water run-off to the north and east.
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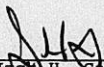
WICHITA-SEDGWICK COUNTY

DATE July 26, 1977

**METROPOLITAN AREA PLANNING DEPARTMENT**

TO File  
FROM Jack H. Galbraith, Secretary  
SUBJECT Case No. BZA 33-77

I advised Dave Ritchie and Jo Zakas on what information was necessary in filing a variance case at the southwest corner of Clifton and First Streets. However, since I am a member of Plymouth Congregational Church who has a contract to purchase this property, I will not participate in the review of this case, the writing or directing of writing of the staff report or recommendation. The responsibility for processing this case is Larry Dobson's.

  
\_\_\_\_\_  
Jack H. Galbraith  
Secretary

JHG;bh

24 notices sent to agent, applicant, and adjoining property owners

10 notices sent to MAPC members

1 notice sent to CPO

35 total notices sent on BZA 33-77, 8-1-77

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

August 2, 1977

NOTICE TO ADJOINING PROPERTY OWNERS:

Case No. BZA 33-77

An application has been filed by Jo Zakas, 3325 East English, Street, Wichita, Sedgwick County, Kansas, pursuant to Section 2.12.590.B, Code of the City of Wichita, requesting a variance to reduce the required front yard setback adjacent to First and Clifton Streets from 25 feet to 0 feet for off-street parking purposes only on property zoned the "AA" Single Family Dwelling District, and "A" Two Family Dwelling District, and legally described as follows:

The east 151.25 feet of the north 100 feet of Lot 2, Block 2, in College Hill Addition to Wichita, Sedgwick County, Kansas; and the east 51.25 feet of the west half of the north half of Lot 2, Block 2, in College Hill Addition, to Wichita, Sedgwick County, Kansas. Generally located at the southwest corner of First and Clifton.

This application has been assigned Case No. BZA 33-77 and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, August 23, 1977, at 1:30 p.m., in the Board Room, First Floor, City Hall, 455 North Main, Wichita, Kansas, at which time you may appear if you so desire, either in person or by agent or attorney.

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

Larry Dobson  
Assistant Secretary

BOARD OF ZONING APPEALS

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

CITY OF WICHITA, KANSAS

FILED \_\_\_\_\_

APPLICATION FOR VARIANCE

I. Name of Applicant Jo S. Zakas

Mailing Address 3325 E. English Street 67218 Phone 684-0847

Name of Authorized Agent Plymouth Congregational Church - Dave Ritchie

Mailing Address P.O. Box 4048 Wichita, Ks. 67204 Phone 838-9301

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

II. The variance requested is Elimination of the 25' parking lot set back on First and Clifton Streets.

for property located First and Clifton (SW corner)

and legally described as: The East 151.25 feet of the North 100 feet of lot 2,

Block 2, in College Hill addition to Wichita, Sedgwick County, Kansas;

The East 51.25 feet of the West half to the North Half of lot 2, Block 2, in

College Hill addition to Wichita, Sedgwick County, Kansas. "A" - "AA".

*Use for legal*

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

- a. That he has received an instruction sheet concerning the filing and hearing of this matter;
- b. That he has been advised of the fee requirements established by Section 2.12.580 of the Code of the City of Wichita (Ordinance No. 24-606); and that the appropriate fee is herewith tendered;
- c. That he has been advised of his right to bring action in the District Court of Sedgwick County to appeal the decision of the Board.
- d. That all documents are attached hereto as noted in paragraphs 2, 3, 4, and 5 of the instructions.

29

Jo S. Zakas  
Applicant

Dave Ritchie - Plymouth Church  
Authorized Agent

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals 11:30 (a.m. - p.m.), 7-20 19 77 together with appropriate fee of \$50.00.

*Use abstract 2-1906 - make a copy  
1st from SW corner of Clifton & First St.  
Map 5747*

Larry Dobson  
Signed

Following are answers to the five questions as to why a variance should be granted in this case.

1. This property is located directly across the street from College Hill School and diagonally across the street from Plymouth Congregational Church. Plymouth would like to use this property for church parking. This type of parking would be different than most parking lots in that the main usage would be during Sunday Church services. Another difference with this parking area is that it fronts on first street with a school across the street rather than housing. Because of the size and shape of this ground it will be necessary to remove the 25' parking set back restriction in order to have enough parking stalls to make it a feasible church parking area. (see parking layout)
2. Granting this variance should not adversely effect any of the residents in the area. In fact the removal of the present church building and the addition of parking in its place should be a benefit to the neighborhood. A screening fence will be constructed on the south and west of the property to separate the parking lot from the residential. Trees and plantings as approved by the park department, will be planted in the parkings of 1st and Clifton streets.
3. The current owner Jo Zakas desires to sell the property. The present old church now occupying the property is not worth much because of its age and condition. The church should be torn down and a church parking lot is a logical replacement. Plymouth Church does not have enough parking in its present parking lot. This presents a hardship to present church members who have to park along the street as far as two blocks from the church. Church parking along the adjoining streets presents a hardship to the people living in the area because of the congestion and parking that occur in front of their houses.
4. This variance if granted will allow a church parking lot to be constructed which should help the neighborhood welfare and convenience. The reasons are as given above - it will help eliminate the parking congestion on the streets on all sides of the church. Also it will eliminate an old unsightly building and replace it with a convenient and well screened parking area.
5. The intent of Title 8 (zoning ordinance) is to promote the general well being of the community. Granting this variance will allow church parking facilities to be built which should be a positive factor for the whole neighborhood. The street congestion and an old building replaced with a well screened and pleasing church parking area should be a positive factor for the neighborhood.

OWNERSHIP LIST

Tract	Property Owner
The South 50 feet of the North 150 feet of the East Half of Lot 2, Block 2, College Hill Addition	✓ Daniel E. Hinderliter & Edith E. 2905 Glen Oaks Drive 67216
✓ The West 50 feet of the South 97 feet of the East Half of Lot 2, Block 2, College Hill Addition	✓ David K. Martin & Beverly A. 4026 East Central 67208
The North 100 feet of the East 86 feet, the East 51.25 feet of the North Half of the West Half and the North 100 feet of the East Half except the East 88 feet, all in Lot 2, Block 2, College Hill Add.	✓ <i>mail rec'd address</i> The Kansas-Nebraska Convention of Southern Baptists Inc. 155 N. Clifton 67208
Beginning 50 feet East of the Southwest corner of Lot 2, Block 2, College Hill Addition, thence North 148½ feet, East 50 feet, South 148½ feet, West 50 feet to beginning	✓ Hubert H. Little and Alfred L. 3334 Victor Place 67208
The South 48.5 feet of the East 101.25 feet of Lot 2, Block 2, College Hill Add.	✓ Joseph A. Stewart & Peggy M. 133 N. Clifton 67208
The East 51.25 feet of the South Half of the West Half of Lot 2, Block 2, College Hill Addition	✓ Nolan W. Spears & Berniece 3338 Victor Place 67208
Beginning 150 feet South of the Northeast corner of Lot 2, West 151½ feet, South 50 feet, East 151½ feet, North 50 feet to the point of beginning, all in Lot 2, Block 2, College Hill Addition	✓ James G. Burger and Neva G. 141 N. Clifton 67208
The West 50 feet of the South Half of the West Half of Lot 2, Block 2, College Hill Addition	✓ Cecil H. Grow and Ruby M. Grow Address Unknown <i>none found</i>
The East 50 feet of the West 100 feet of the North Half of the West Half of Lot 2, Block 2, College Hill Addition	✓ W. E. McCaskey and Mildred E. 3335 East First Street 67208
✓ The North 48½ feet of the South 97 feet of the East 101½ feet of Lot 2, Block 2, College Hill Addition	✓ Opal R. Schopf & Clifford H. 137 N. Clifton 67208
✓ The West 50 feet of the North Half of the West Half of Lot 2, Block 2, College Hill Addition	✓ Clark E. Wilson and Leota May 3333 East First Street 67208

Tract	Property Owner
Beginning 201 3/4 feet East of the Southwest corner of Lot 1, Block 2, College Hill Addition, thence East 50 feet, North 148½ feet, West 50 feet, thence South to the point of beg.	✓✓ Jerould R. Crowell & Carolyn G. 3324 Victor Place 67208
The East 50 feet of the South Half of the East Half of Lot 1, Block 2, College Hill Addition	✓✓ Paul B. Harrison & Carolyn M. 3328 Victor Place 67208
The West 50 feet of the East 101½ feet of the North Half of the East Half of Lot 1, Block 2, College Hill Addition	✓✓ Helen L. Tibbitts 3323 East First Street 67208
The East 51.75 feet of the North 148.29 feet of the East Half of Lot 1, Block 2, College Hill Addition	✓✓ W. Gilbert Gibson 3329 East First Street 67208
The East Half of Lot 3, Block 7, College Hill Addition	✓✓ Board of Education 428 South Broadway 67202
Lot 4, Block 7, College Hill Addition	Same
Lots 2 & 4 on Clifton, Knights Sub of all except E 45 ft Lot 1, Block 3, College Hill Addition	✓✓ Dick Kunkle Investment Corporation and Dennis King and Nola King 212 West Lincoln 67213
Lots 6 & 8, on Clifton, Knights Sub.	XX Clewal Construction Inc. <i>Betts Parrish</i> Address Unknown
Lots 10 & 12 on Clifton, Knights Sub.	✓✓ Robert E. Layton & Alyce I. 144 North Clifton 67208
Lots 14 & 16 on Clifton, Knights Sub.	✓✓ James Harold Thomas & Johnna S. 140 N. Clifton 67208
Lots 18 & 20 on Clifton, Knights Sub.	XX Dale D. <i>Anderson</i> Holland and Virginia E. Address Unknown
Lots 22 & 24 and 13 ft vacated street adjacent, on Clifton, Knights Sub.	✓✓ Dean L. Bussart & Rebecca P. 5050 East Central 67208
Lots 1 & 3 on Yale, Knights Sub.	✓✓ David P. Troup & Cheryl L. 200 West Douglas 67202
Lots 5 & 7, on Yale, Knights Sub.	✓✓ Joseph D. Cox & C. Dianne Cox 151 N. Yale 67208
Lots 9 & 11 on Yale, Knights Sub.	✓✓ Larry C. Culver & Penny R. Culver 147 N. Yale 67208
Lot 13 on Yale, Knights Sub.	✓✓ Al M. Bissing and Beatrice G. 141 North Yale 67208
Lots 16,18,20,22,24 on Clifton, Knights Sub of Lot 2 & Part of Lot 5, Block 6, College Hill Addition	✓✓ Plymouth Congregation Church 202 North Clifton 67208

The Security Abstract and Title Company, Inc., hereby certifies the foregoing to be a true and correct list of property owners of:

A 200 foot radius of: The North 100 feet of the East 86 feet of Lot 2, and the East 51.25 feet of the North Half of the West Half and the North 100 feet of the East Half except the East 88 feet, all in Lot 2, Block 2, College Hill Addition

as shown by the records on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on the 7th day of February, 1977 at 7:00 A.M.

THE SECURITY ABSTRACT & TITLE COMPANY, INC.

By

*Mary Gable*

Vice President

Order No. 246914

wh

FORM 223

**PAYMENT NOTICE**

City of Wichita

**PAY AT TREASURER'S OFFICE - SECOND 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
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32A Vacuum	\$700
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Name \_\_\_\_\_

Address \_\_\_\_\_

Type 440713	Due Date 6/1
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Comments: \_\_\_\_\_

\_\_\_\_\_

Date 7-20-77	By [Signature]
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This BZA. Case  
Has a Large Drawing  
On 35mm Microfilm

Roll # 1