

CASE NO. EZA 60-85 - Wichita Inn Suites  
requests a variance to eliminate the re-  
quired screening adjacent to the resi-  
dential zoning district that is adjacent  
to the dedicated drainageway on the east  
on property zoned "LC" Light Commercial  
located on the S side

Filed 4/200 6-3-86

Shot 6-11-86

Record ✓

Posted  
10-28-85

**ACTION**

B.Z.A. 60-85 APPROVED  
IN PART

1/26/85  
DATE

Posted 1/4 200 6-3-86  
Slot 6-11-86  
Record

CASE NO. BZA 60-85 - Wichita Inn Suites  
requests a variance to eliminate the re-  
quired screening adjacent to the resi-  
dential zoning district that is adjacent  
to the dedicated driveway on the east  
on property zoned "LC" Light Commercial  
located on the S side



April 4, 1986

Everett C. Fettis  
120 South Market, Suite 504  
Wichita, Kansas 67201

Re: BZA 60-85 Request for Variance (South side of Kellogg and east of  
Pinecrest)

Dear Mr. Fettis:

Enclosed is a signed copy of the Resolution adopted by the Board of  
Zoning Appeals on November 26, 1985.

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

I have also attached a copy of a memo which is now a part of the file  
related to the construction of the fence in the maintenance easement on  
the west bank of the drainageway. Please note that the fence is to be  
constructed so that it may be easily removed in case access is needed  
for maintenance of the bank.

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

Sincerely,

Glen E. Lytle  
Assistant Secretary

GEL/lw

Enclosures

cc: Wichita Inn Suites, 358 N. Rock Rd., Wichita, KS 67206  
Tom Jacob, Architect, 2400 N. Woodlawn, Suite 100, Wichita, KS  
67226  
Monty Robson, Superintendent of Central Inspection (2)  
Don Gisick, City Clerk

**THE CITY OF WICHITA**

OFFICE OF ENVIRONMENTAL MAINTENANCE  
DIVISION

DATE March 26, 1986

TO Glen Lytle, Special Assistant to Zoning

FROM Gene Rath, P.E., Environmental Maintenance Engineer

SUBJECT Wichita Inn Suites

This is to confirm our conversation on March 26, 1986, regarding the screening fence adjacent to the Wichita Inn Suites and the East Branch Dry Creek at Kellogg and Pinecrest.

I was advised by Tom Jacob, architect for the project, that they wish to install the screening fence on the property line rather than on the 15' maintenance/access easement line. I agreed that this would be acceptable if the fence is constructed so that it is easily removable in case access is needed for maintenance purposes.

Mr. Jacob agreed to the stipulation.

If you need additional information, please advise.



Gene Rath, P.E.  
Environmental Maintenance Engineer

cc: Bob Jennings, Flood Control/Landfill Supervisor

**RECEIVED**

MAR 26 1986

METROPOLITAN PLANNING

ROUTE

December 3, 1985

Everett Fettis  
120 South Market, #504  
Wichita, Kansas 67201

Re: BZA 60-85 Request for Variance  
(South side of Kellogg and east of  
Pinecrest)

Dear Mr. Fettis:

At the regular meeting of the Board of Zoning Appeals on November 26, 1985, your request for a variance was considered. It was the action of the Board to approve the application subject to the following conditions:

1. The elimination of the required screening shall apply only to that portion of the property lying north of a line 150 feet north of the north right-of-way line of Orme Street.
2. A six to eight foot wood or metal screening fence shall be installed in a manner to effectively screen from ground level view that area lying south of the line established by condition number one.
3. Any fence installed on the access and maintenance easement shall be in conformance with conditions established by the Flood Control Division.
4. Prior to the release of the Resolution authorizing a variance of the screening requirement, three copies of a revised site plan showing the location and type of screening shall be submitted to the Secretary. Should an agreement be accomplished for the installation of a fence on the access and maintenance easement, a copy shall be filed with the office of the Secretary.

The release the resolution is subject to compliance with condition number four.

December 3, 1985

If you have any questions, please call our office.

Sincerely yours,

Glen E. Lytle  
Assistant Secretary

GEL:lw

cc: Monty Robson, Superintendent of Central Inspection (2)  
Don Gisick, City Clerk  
Wichita Inn Suites, 358 N. Rock Rd., Wichita, KS 67206

RESOLUTION CASE NO. 60-85

WHEREAS, Wichita Inn Suites, 358 North Rock Road, Wichita, Kansas, pursuant to Section 2.12.590.B, Code of the City of Wichita, requests a variance to eliminate the required screening adjacent to the residential zoning district that is adjacent to the dedicated drainageway on the east, on property zoned the "LC" Light Commercial District and legally described as follows:

Lot 2, New Western Addition to Wichita, Sedgwick County, Kansas. Generally located on the south side of Kellogg and east of Pinecrest.

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 November 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 it is located adjacent to a drainageway that has existed for a long period of time and the majority of the property adjacent to the residential district is already screened by an existing evergreen hedge that is located on the east side of the drainageway; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the permit for the variance for a portion of the property will not adversely affect the rights of adjacent property owners or residents inasmuch as vehicular traffic on the application area could create light and noise that would be objectionable to the property owner immediately east of the south end of the property, however, the screening existing further north should be adequate to provide protection to those residents on Sylvan Lane; 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 applicant would be unable to provide a two-way vehicular driveway around the building to the south by installing a screening fence out of the easement; 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 elimination of the screening fence would provide better access to maintain the drainageway; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the variance, in part, will not be opposed to the general spirit and intent of Title 28 (Zoning Ordinance) inasmuch as the ordinance is intended to screen from ground level view the activity of a commercial operation when immediately adjacent to a residential zoning district and this can be accomplished by the installation of a portion of the fence; 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 eliminate a portion of the required screening adjacent to the residential zoning district that is adjacent to the dedicated drainageway on the east,

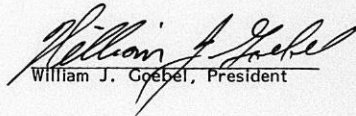
on property zoned the "LC" Light Commercial District and legally described as follows:

Lot 2, New Western Addition to Wichita, Sedgwick County, Kansas. Generally located on the south side of Kellogg and east of Pinecrest.

be approved subject to the following conditions:

1. The elimination of the required screening shall apply only to that portion of the property lying north of a line 150 feet north of the north right-of-way line of Orme Street.
2. A six to eight foot wood or metal screening fence shall be installed in a manner to effectively screen from ground level view that area lying south of the line established by condition number one.
3. Any fence installed on the access and maintenance easement shall be in conformance with conditions established by the Flood Control Division.
4. Prior to the release of the Resolution authorizing a variance of the screening requirement, three copies of a revised site plan showing the location and type of screening shall be submitted to the Secretary. Should an agreement be accomplished for the installation of a fence on the access and maintenance easement, a copy shall be filed with the office of the Secretary.

ADOPTED AT WICHITA, KANSAS, this 26th day of November 1985

  
William J. Goebel, President

ATTEST:

  
Glen E. Lytle, Assistant Secretary

THE CITY OF WICHITA

OFFICE OF Citizen Participation      DATE    November 25, 1985

TO      Glen Lytle, Special Assistant for Zoning

FROM    Shirley Mast, Administrative Aide III

SUBJECT    BZA 60-85: (South Side of Kellogg  
              and East of Pinecrest)

CPO Council "G" considered the captioned case at its November 18th meeting and voted 5-0 to recommend that the variance to eliminate the required screening adjacent to a residential zoning district, and in particular along the drainageway along the east property line on property located at the aforementioned location be denied.

Everett Fettis, the applicant's attorney was present to explain the request and respond to questions.

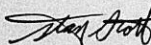
The following persons were present and spoke in opposition to the variance: B.M. and Gloria J. Artman, 5222 East Orme, and Alden Carter, 545 Elpyco.

Please provide the Council's recommendation to the Board of Zoning Appeals when the case is considered at the November 26th meeting.

  
Shirley Mast  
Administrative Aide III

SM:dm

Noted:



Stanley J. Scott  
CP Coordinator

# AGENDA ITEM 8

## SECRETARY'S REPORT CASE NO. BZA 60-85

APPLICANT: Wichita Inn Suites, 358 N. Rock Road, Wichita, Kansas.

AGENT: Everett Fettis, 120 S. Market, #504, Wichita, Kansas.

REQUEST: Variance pursuant to Section 2.12.590.B, Code of the City of Wichita, to eliminate the required screening adjacent to a residential zoning district, and in particular along the drainageway along the east property line.

GENERAL LOCATION: On the south side of Kellogg and east of Pinecrest.

ZONING: Subject property is zoned the "LC" Light Commercial District. Property to the east and west are "LC" and the "RB" Four-family Dwelling District. To the north is "BB" Office District and to the south is the "RB" Four-family Dwelling District.

LAND USE: Subject property is occupied by a restaurant and proposed for a motel. To the east, west and south are one and two-family dwellings and to the north is the Veterans Hospital.

### 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 eliminate the required screening fence along the east property line that is adjacent to a residential district. In this case, it is primarily that portion of the property lying south of the south line of Marvin Place and extending to Orme Street, a total distance of 400 feet. Of that distance, approximately 200 feet is screened by an eight foot high, or more, evergreen hedge that is located on the eastside of the drainageway. An additional 70 feet or more also contains a four foot high, or more, hedge on the east side of the drainageway. Neither hedge is owned or maintained by the applicant and are located along the east bank of the drainageway on private property.

It should be noted that the property has recently been replatted and zoned the "LC" Light Commercial District and the owner should have designed the facility in conformance with the requirements of the zoning ordinance. This development is occurring in an established residential neighborhood that has mostly owner occupied dwellings on the east side of the drainageway.

With the property under construction, it is nearly impossible to install the required screening and maintain adequate vehicular circulation on site. Central Inspection has advised the Secretary that the building permit was issued with the required screening fence being located along the west side of the drainageway and access easement.

It should be noted that at the time the property was replatted, there was no consideration given to the fact that screening is required by the zoning ordinance and a provision on the plat permits parking on the maintenance easement. Although the plat permits the 15 foot access and maintenance easement be permitted as off-street parking, the Flood

Control Division of the Department of Operations and Maintenance will not permit the construction of a fence within this easement.

It would appear that some type of screening should be provided on the southern portion of the property to screen the vehicular traffic from view of the residences on the north side of Orme Street. To accomplish this, and still provide a two-way driveway, it would require permission by the Flood Control Division for the installation of a fence in the maintenance and access easement, or secure the permission to construct and maintain a fence on the east side of the drainageway.

UNIQUENESS:

It is the opinion of the Secretary that this property is unique inasmuch as it is located adjacent to a drainageway that has existed for a long period of time and the majority of the property adjacent to the residential district is already screened by an existing evergreen hedge that is located on the east side of the drainageway.

ADJACENT PROPERTY:

It is the opinion of the Secretary that the granting of the variance requested will adversely affect the rights of some of the adjacent property owners inasmuch as the vehicular traffic on the application area could create light and noise that would be objectionable to the property owner immediately east of the south end of the property, however, the screening existing further north should be adequate to provide protection to those residents on Sylvan Lane.

HARDSHIP:

It is the opinion of the Secretary that the strict application of the provisions of the zoning ordinance may constitute an unnecessary hardship upon the applicant inasmuch as the applicant would be unable to provide a two-way vehicular driveway around the building to the south by installing a screening fence out of the easement.

PUBLIC INTEREST:

It is the opinion of the Secretary that the requested variance would not adversely affect the public interest inasmuch as the elimination of the screening fence would provide better access to maintain the drainageway.

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 intended to screen from ground level view the activity of a commercial operation when immediately adjacent to a residential zoning district.

RECOMMENDATION:

It is the opinion of the Secretary that all five conditions necessary to the granting of a variance can not be found to exist for the entire property line adjacent to a residentially zoning district and it is recommended that a variance be granted only for the north portion of the property subject to the following conditions:

1. The elimination of the required screening shall apply only to that portion of the property lying north of a line 150 feet north of the north right-of-way line of Orme Street.
2. A six to eight foot wood or metal screening fence shall be installed in a manner to effectively screen from ground level view that area lying south of the line established by condition number one.
3. Any fence installed on the access and maintenance easement shall be in conformance with conditions established by the Flood Control Division.

4. Prior to the release of the Resolution authorizing a variance of the screening requirement, three copies of a revised site plan showing the location and type of screening shall be submitted to the Secretary. Should an agreement be accomplished for the installation of a fence on the access and maintenance easement, a copy shall be filed with the office of the Secretary.

BZA CASE NO. 60-85

<u>2</u>	NOTICES SENT TO APPLICANT/AGENT
<u>15</u>	LEGAL ADVERTISEMENT SENT TO MAPC & 3ZA
<u>1</u>	NOTICES SENT TO CPO
<u>24</u>	NOTICES SENT TO ADJOINING PROPERTY OWNERS
<u>27</u>	TOTAL NOTICES SENT <u>11/5/85</u>

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

November 4, 1985

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 60-85

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 Wichita Inn Suites, 358 North Rock Road, Wichita, Kansas, requesting a variance.

Pursuant to Section 2.12.590.B, of the Code of the City of Wichita, the applicant is requesting a variance to eliminate the required screening adjacent to the residential zoning district that is adjacent to the dedicated drainageway on the east, on property zoned "LC" Light Commercial District. A legal description of the applicant's property is as follows:

Lot 2, New Western Addition to Wichita, Sedgwick County, Kansas. Generally located on the south side of Kellogg and east of Pinecrest.

This application has been assigned Case No. BZA 60-85. It will be considered by the Board of Zoning Appeals on November 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.

Glen E. Lytle  
Assistant Secretary

BZA 60-85 ENVELOPES

WICHITA INN SUITES  
358 N ROCK RD  
WICHITA KS 67206

EVERETT C FETTIS ATTORNEY  
120 S MARKET #504  
WICHITA KS 67202

LINDY ANDEEL  
8207 PEACH TREE LN  
WICHITA KS 67207

LAND PARTNERSHIP  
516 FABRIQUE  
WICHITA KS 67218

EMMA FLAMING &  
LIFE ESTATE OSCAR A HETT  
C/O E W FLAMING  
BOX M  
HOLLSBORD KS 67063

ALLAN D SMITH  
JOANN SMITH  
530 S PINECREST  
WICHITA KS 67218

GEORGE C MONEILL  
OWETTA MONEILL  
533 S PINECREST  
WICHITA KS 67218

CLEVE ROBERT TOLLESON  
1646 WINDSOR  
WICHITA KS 67218

TED HARVEY  
543 S PINECREST  
WICHITA KS 67218

JOSE M MIRANDA  
MARTA M MIRANDA  
549 S PINECREST  
WICHITA KS 67218

KATHRYN LOUISE WIENS  
555 S PINECREST  
WICHITA KS 67218

RICHARD D WALTER  
KELLY B WALTER  
1611 N EMPORIA  
WICHITA KS 67214

DAVID LEE SANDERS  
DEBORAH C RUSHING  
609 S PINECREST  
WICHITA KS 67218

G S BALTZLEY INC  
511 1/2 N HILLSIDE  
WICHITA KS 67214

HAROLD V ROBSON  
CHARLOTTE C ROBSON  
JAMES PATRICK ROBSON  
607 SYLVAN LANE  
WICHITA KS 67218

MICHAEL E HUFFMAN  
8728 LOCKMOOR CR  
WICHITA KS 67207

CHARLES ROBERT CRAWFORD  
MARY CRAWFORD  
602 S PINECREST  
WICHITA KS 67218

JUNE T THOMAS  
527 BEVERLY DR  
WICHITA KS 67218

H LOUISE GOODNIGHT  
544 SYLVAN LANE  
WICHITA KS 67218

LORA B BURNS  
536 SYLVAN LANE  
WICHITA KS 67218

GLORIA DEINES  
526 S SYLAN  
WICHITA KS 67218

RICHARD G CHALLACOMBE  
MELODY L CHALLACOMBE  
555 SYLVAN LANE  
WICHITA KS 67218

(BZA 60-85 Cont'd)

VICA IRWIN  
551 SYLVAN LN  
WICHITA KS 67218

FRANCES OWEN DOUCETTE  
KARIN M DOUCETTE  
545 SYLVAN LN  
WICHITA KS 67218

BEVERLY M ARTMAN  
GLORIA J ARTMAN  
5222 E ORME  
WICHITA KS 67218

USA VETRANS ADMINSTRATION  
5500 E KELLOGG  
WICHITA KS 67218

LAW OFFICES  
FETTIS & MCCLURE  
120 SOUTH MARKET  
SUITE 504  
WICHITA, KANSAS 67202  
316-267-7251

EVERETT C. FETTIS  
DAVID R. MCCLURE

KEITH M. CURFMAN  
OF COUNSEL

October 29, 1985

Glen E. Lytle  
Metropolitan Area Planning Department  
455 North Main  
Wichita, Kansas 67202

RE: Wichita Inn Suites  
BZA - Variance

Dear Mr. Lytle:

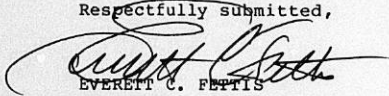
Please add this statement to the application we filed yesterday which is intended as a statement justifying the variance requested.

As you know, the zoning ordinance requires a screen between LC and adjacent residential. The residential property involved is to the east of the motel in question and is separated from the motel by a drainage canal along with an easement on both sides. Thus, the proximity between the two zoned properties is not very close. In addition and as is shown on the submitted site plan, there exists on the east side of the drainage canal a hedge row which acts, in our opinion, as a far better screen than would a fence.

It appears to us that we might if desirable obtain a minor street privilege to extend the hedge row to the north since we think that is on right-of-way property and would further screen the one house which is the most distant of all from view of the property. At the extreme south end of the property which is being developed as a motel it might be necessary to erect a short screen since the hedge row does not extend that far.

We will be glad to address this at the hearing.

Respectfully submitted,

  
EVERETT C. FETTIS

ECF/dbs

BOARD OF ZONING APPEALS

CASE NO. 60-85

CITY OF WICHITA, KANSAS

FILED \_\_\_\_\_

APPLICATION FOR VARIANCE

I. Name of Applicant WICHITA INN SUITES  
Mailing Address 358 N. Rock Rd., W.K. 06 Phone 687-7511  
Name of Authorized Agent Everett C. Fettes, Attorney  
Mailing Address 120 S. Mkt. #304, W.K. 02 Phone 267-7051  
Relationship of applicant to property is that of owner  
(Owner, Tenant, Lessee, Other)

II. The variance requested is to eliminate the required screening adjacent to the dedicated drainage way

for property located on the south side of Kallag and east of Pinecrest  
and legally described as: Lot 2, New Western Addition to Wichita, Sedgwick County, Kansas

in the City of Wichita; and which is presently zoned "LC".

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. 39-285); 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 Everett C. Fettes

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals, 3:30 (a.m./p.m.), OCT 28, 1988, together with appropriate fee of 300.00.

Signed [Signature]

OWNERSHIP LIST

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 1		New Western Addition	✓ Lindy Andeel 8207 Peach Tree Ln. Wichita, KS 67207
Lot 2		"	Same As Above
Lot 1		Davis Moore 3rd Addition	✓ Land Partnership 516 Fabrique Wichita, KS 67218
Lots 1 & 2		Cain and Smith's Replat of a Part of Block 3 in Beverley Manor	✓ Emma Flaming AND Life Estate: Oscar A. Hett c/o E. W. Flaming Box M Hillsboro, KS 67063
South 6.5 feet of Lot 1 & all of Lot 2, Block A		Nashville Park Addition	Land Partnership 516 Fabrique Wichita, KS 67218
Lot 3	Block A	"	✓ Allan D. Smith JoAnn Smith 530 S. Pinecrest Wichita, KS 67218
Lot 4	Block A	"	✓ George C. McNeill Owetta McNeill 533 S. Pinecrest Wichita, KS 67218
Lot 5	Block A	"	✓ Cleve Robert Tolleson 1646 Windsor Wichita, KS 67218
Lot 6	Block A	"	✓ Ted Harvey 543 S. Pinecrest Wichita, KS 67218 AND Jerry Wood Address Unknown
Lot 7	Block A	"	✓ Jose M. Miranda Marta M. Miranda 549 S. Pinecrest Wichita, KS 67218
Lot 8	Block A	"	✓ Kathryn Louise Wiens 555 S. Pinecrest Wichita, KS 67218
Lot 21		Stowell's Addition	John C. Johnson Address Unknown

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 22		Stowell's Addition	✓ Richard D. Walter Kelly B. Walter 1611 N. Emporia Wichita, KS 67214  Affidavit of Notice of Interest: David Lee Sanders ✓ Deborah C. Rushing 609 S. Pinecrest Wichita, KS 67218
Lot 1	Block 4	Beverley Manor	✓ G. S. Baltzley, Inc. 511 1/2 N. Hillside Wichita, KS 67214
Lot 2	Block 4	"	✓ Harold V. Robson Charlotte C. Robson AND James Patrick Robson 607 Sylvan Lane Wichita, KS 67218
Lot 22	Block 4	"	✓ Michael E. Huffman 8728 Lockmoor Circle Wichita, KS 67207
Lot 23	Block 4	"	Ronald Arthur Butler Vickie T. Butler Address Unknown
Lot 24	Block 4	"	✓ Charles Robert Crawford Mary Crawford 602 S. Pinecrest Wichita, KS 67218
Lot 1		Replat of a Portion of Block 3 of Beverley Manor	✓ June T. Thomas 527 Beverly Dr. Wichita, KS 67218
North 20 feet of Lot 8 & the South 30 feet of Lot 9		"	Richard N. Davis Billie J. Davis Address Unknown
South 50 feet of Lot 8		"	✓ H. Louise Goodnight 544 Sylvan Lane Wichita, KS 67218
North 40 feet of Lot 9 & the South 10 feet of Lot 10		"	✓ Lora B. Burns 536 Sylvan Lane Wichita, KS 67218
North 6 feet of Lot 10 & the South 44 feet of Lot 11		"	✓ Gloria Deines 526 S. Sylvan Wichita, KS 67218
North 25 feet of Lot 11 & all of Lot 12		"	Lindy Andeel 8027 Peach Tree Lane Wichita, KS 67207

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
South 50 feet of the West 70.32 feet of the East 403 feet of Block 3		Beverley Manor Addition	✓ Richard G. Challacombe Melody L. Challacombe 555 Sylvan Lane Wichita, KS 67218
North 50 feet of the South 100 feet of the West 70.32 feet of the East 403 feet of Block 3		"	✓ Vica Irwin 551 Sylvan Lane Wichita, KS 67218
Beginning at a point 100 feet North and 70.32 feet East of the SE/c of Lot 7 of Cain and Smith's Replat of Block 3, Beverly Manor Addition; thence North to a point which intersects with the Drainage Ditch Easement as described in Book Misc. 167 at Page 134; thence SW'yly on a curve following said center line of the Drainage Ditch to a point 100 feet North of the South line of said Lot 7; thence East to the point of beginning, including all that portion of vacated Sylvan Lane, and all that part of Lot 7 of Cain and Smith's Replat of Block 3, and all that part of Block 3 of Beverly Manor Addition lying between the Drainage Ditch on the North and West and a line 100 feet North of the South line of Lot 7, Cain and Smith's Replat of Block 3, Beverly Manor, extended to the East line of Block 3 and the Drainage Ditch easement, in Sedgwick Co., KS.			✓ Frances Owen Doucette Karin M. Doucette 545 Sylvan Lane Wichita, KS 67218
South 100 feet of Lot 7, exc. the East 15 feet and vacated Sylvan Lane adjacent.		Cain & Smith's Replat of a Part of Block 3 Beverley Manor	✓ Beverly M. Artman Gloria J. Artman 5222 E. Orme Wichita, KS 67218
South 50 feet of the East 15 feet of Lot 7		"	Richard G. Challacombe Melody L. Challacombe 555 Sylvan Lane Wichita, KS 67218
North 50 feet of the South 100 feet of the East 15 feet of Lot 7		"	Vica Irwin 551 Sylvan Lane Wichita, KS 67218

Tract Description

The Southeast Quarter of the Southwest Quarter of Section 24, Township 27, Range 1 East except Beginning 40 feet North of the SE/c of the SW $\frac{1}{4}$  of Sec. 24, Twp. 27S, Rge. 1 East of the 6th P.M.; thence West parallel to the South line of said SW $\frac{1}{4}$  a distance of 56.35 feet; th. NE'yly on a curve, tangent to the first course, with a radius of 25 feet a distance of 38.43 feet; th. NE'yly a distance of 697.32 feet more or less to a point 8 feet West of the East line of said SW $\frac{1}{4}$ ; th. N'yly parallel to said East line a distance of 547.32 feet to a point 19.5 feet South of the North line of the SE $\frac{1}{4}$  of said SW $\frac{1}{4}$ ; th. NW'yly with an angle of 45° a distance of 27.58 feet to a point on the North line of the

✓ U.S.A.  
(Veterans Administration)  
5500 E. Kellogg  
Wichita, KS 67218

(Cont'd)

Tract Description  
(Cont'd)

Property Owner

SE $\frac{1}{4}$  of said SW $\frac{1}{4}$ ; th. East along said North line a distance of 27.5 feet to the NE/c of the SE $\frac{1}{4}$  of said SW $\frac{1}{4}$ ; th. South to the East line of said SW $\frac{1}{4}$  to the point of beginning.

Part of the Southwest Quarter of the Southwest Quarter of Section 24, Township 27, Range 1 East; described as Beginning at the SE/c of the SW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Sec. 24; th. West 156.91 feet; th. along a street line in a NW'ly direction angle with the South line of said Sec. 24, 74°28' 145.72 feet; to right along a curve having a radius of 640 feet, 136.09 feet; th. tangent to said curve 377.46 feet to left angle of 2°38', 177.81 feet; th. to left along a curve having a radius of 475 feet, 316.83 feet; th. tangent to last described curve 147.83 feet to right with angle of 44°15'; th. 110.81 feet more or less to the North line of said SW $\frac{1}{4}$  SW $\frac{1}{4}$ ; th. East 492.7 feet to the NE/c of the SW $\frac{1}{4}$  of the SW $\frac{1}{4}$ ; th. South to beginning.

U.S.A.  
(Veterans Administration)  
5500 E. Kellogg  
Wichita, KS 67218

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

Lot 2, New Western Addition, 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 October, 1985, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By

*Mary Doble*

Sr. Vice-President



**Thomas D. Jacob Architect, AIA**  
 2400 N. Woodlawn Suite 100  
 WICHITA, KANSAS 67226

(316) 684-5268

**LETTER OF TRANSMITTAL**

TO Mr. Glenn Lytle  
Zoning Department  
City of Wichita - 10th Floor  
455 N. Main  
Wichita, Kansas 67202

DATE	JOB NO.
5 February 1986	
ATTENTION	
Glenn Lytle	
RE	
Wichita Inn Suites	
Wichita, Kansas	

WE ARE SENDING YOU  Attached  Under separate cover via \_\_\_\_\_ the following items:

- Shop drawings     Prints     Plans     Samples     Specifications  
 Copy of letter     Change order     \_\_\_\_\_

COPIES	DATE	NO.	DESCRIPTION
2	2-5-86		Please find attached two (2) copies of the revised site plan of the above referenced project for the BZA requirements.

THESE ARE TRANSMITTED as checked below:

- For approval     Approved as submitted     Resubmit \_\_\_\_\_ copies for approval  
 For your use     Approved as noted     Submit \_\_\_\_\_ copies for distribution  
 As requested     Returned for corrections     Return \_\_\_\_\_ corrected prints  
 For review and comment  For Your Files.  
 FOR BIDS DUE \_\_\_\_\_ 19 \_\_\_\_\_  PRINTS RETURNED AFTER LOAN TO US

REMARKS \_\_\_\_\_  
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COPY TO \_\_\_\_\_

SIGNED: Thomas D. Jacob, AIA

\*

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

Roll # 2