

Case No. BZA 68-83 - H. Kent Lanterman, d/b/a Metropolitan Ambulance Transportation Inc. - requests an exception to permit the establishment of an ambulance service business and the sale of new and used ambulances

POSTED
12-6-83

ACTION

BZA 68-83 APPROVED

1-3-84
DATE

SGFPD (2)

2004 Sec 2-2-84

Checked =

Shot 2-2-84

Record ✓

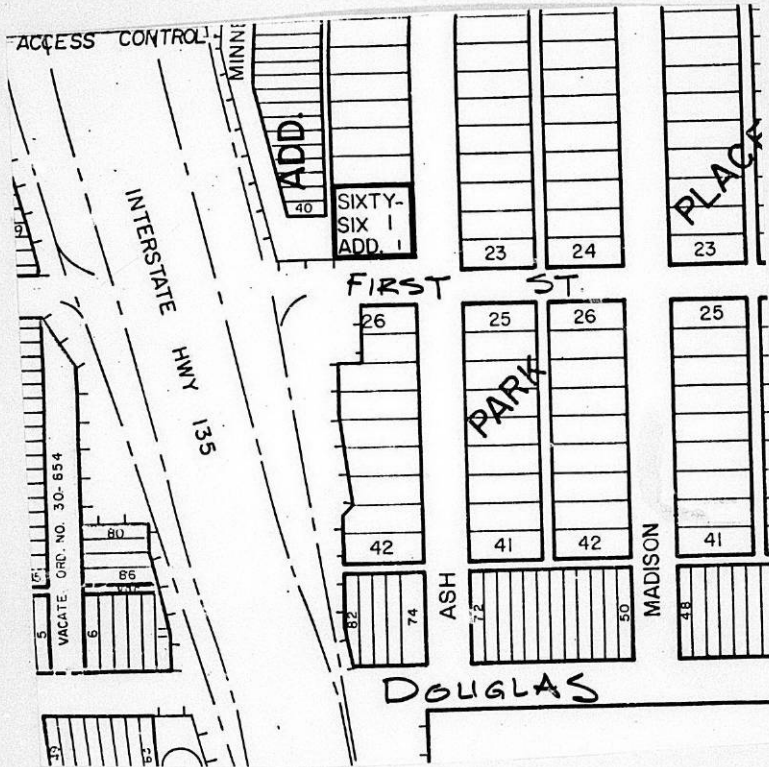
Same as 62-83

Map No. 5647

BZA 68-83
Filed _____

AREA DATA:

1. Acres: _____ (_____ ft. by _____ ft.)
2. Adjoining Zoning: E RES. S "B" W "B" N "B"
3. Land Use: East RES. South RES.
West HIWAY North RES.
4. Area (is) (~~is not~~) platted.



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

December 12, 1983

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 68-83

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 H. Kent Lanterman, d/b/a Metropolitan Ambulance Transportation Inc., 923 East Central, Wichita, Kansas, requesting an exception.

Pursuant to Section 2.12.590.C, of the Code of the City of Wichita, the applicant is requesting an exception to permit the establishment of an ambulance service business and the sale of new and used ambulances on property zoned "LC" Light Commercial District. A legal description of the applicant's property is as follows:

Sixty Six Addition to Wichita, Sedgwick County, Kansas.
Generally located on the northwest corner of Ash and
First Street.

This application has been assigned Case BZA 68-83. It will be considered by the Board of Zoning Appeals on January 3, 1984 at 1:30 p.m. in the Metropolitan Area Planning Department Conference Room, 10th Floor, City Hall, 455 North Main Street, Wichita, Kansas. If you have no interest or objections regarding the requested exception, you have no obligation to appear or comment. If you desire to appear at the Board meeting, you are invited to do so, either in person or by agent or attorney.

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

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

Jack H. Galbraith
Secretary

IMPORTANT MESSAGE

FOR Lytle
DATE 12-15 TIME 2:50 ^{A.M.}_{P.M.}

WHILE YOU WERE AWAY

Donald R + Frances M
OF Folger
PHONE No. _____

TELEPHONED	<input checked="" type="checkbox"/>	PLEASE CALL	
CALLED TO SEE YOU	<input type="checkbox"/>	WILL CALL AGAIN	
WANTS TO SEE YOU	<input type="checkbox"/>	RETURNED YOUR CALL	

MESSAGE Re: BZA 68-83
They sold that
property 10 years
ago.

SIGNED E

January 9, 1984

H. Kent Lanterman
d/b/a Metropolitan Ambulance Company
923 East Central
Wichita, Kansas

Re: BZA 68-83 - Request for Exception

Dear Mr. Lanterman:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on January 3, 1984.

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 questions concerning this matter, please call our office.

Sincerely,

Glen E. Lytle
Assistant Secretary

GEL:sad
Encl.

cc: Robert Feldner, Superintendent of Central Inspection (2)
Don Gisick, City Clerk

RESOLUTION NO. BZA 68-83

WHEREAS, H. Kent Lanterman, d/b/a Metropolitan Ambulance Company, 923 East Central, Wichita, Kansas, requests an exception as provided in Section 2.12.590.C, Code of the City of Wichita, to permit the establishment of an ambulance service business and the sale of new and used ambulances on property zoned the "LC" Light Commercial District and legally described as follows:

Sixty Six Addition to Wichita, Sedgwick County, Kansas.
Generally located on the northwest corner of Ash and
First Street.

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 January 3, 1984, consider said application; and

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

WHEREAS, the Board of Zoning Appeals has authority to permit the establishment of an ambulance service business and the sale of new and used ambulances on property zoned the "LC" Light Commercial District subject to the conditions outlined in Section 28.04.183.2, and 28.04.183.6 Code of the City of Wichita.

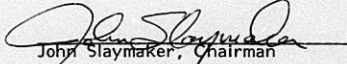
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita, that this application be approved to permit the establishment of an ambulance service business and the sale of new and used ambulances on property zoned the "LC" Light Commercial District legally described as follows:

Sixty Six Addition to Wichita, Sedgwick County, Kansas.
Generally located on the northwest corner of Ash and
First Street.

subject to the following conditions:

1. The ambulances used in the ambulance service business and those vehicles for sale shall be stored within the enclosed building.
2. A minimum of 18 off-street parking spaces shall be provided for customers and employees.
3. All parking spaces, driveways and circulation aisles shall be surfaced with asphalt or concrete and all spaces shall be marked and provided with curbs or barriers when adjacent to public right-of-way.
4. All lights shall be shielded to reflect or direct light away from adjoining properties.
5. No sound projecting devices shall be used to be heard outside of an enclosed building.
6. No repair work or servicing of vehicles shall be outside an enclosed building. Vehicle maintenance shall be limited to lubrication, washing and other minor service and shall not include body repair or modification.
7. A six foot screening fence as required by the zoning ordinance shall be installed along the north property line. Such fence shall be reduced to a height of 3 feet for the east twenty feet adjacent to Ash Street.
8. Upon the termination of the use of the property as an ambulance service and ambulance sales, this resolution shall become null and void, and any change of occupancy shall comply with the requirements of the zoning district.

ADOPTED AT WICHITA, KANSAS, this 3rd day of January, 1984.


John Slaymaker, Chairman

ATTEST:


Glen E. Lytle, Assistant Secretary

SECRETARY'S REPORT
CASE NO. BZA 68-83

APPLICANT: H. Kent Lanterman, d/b/a Metropolitan Ambulance Company, 923 East Central, Wichita, Kansas.

AGENT: Craig Stuart

REQUEST: Exception pursuant to Sections 28.04.183.2 and 28.04.183.6, Code of the City of Wichita to permit the establishment of an ambulance service business and the sale of new and used ambulances.

GENERAL LOCATION: On the northwest corner of First Street and Ash.

ZONING: Subject property is "LC" Light commercial. Adjacent properties are zoned the "B" Multiple-family Dwelling District.

LAND USE: Subject property is vacant. Properties to the north, east and south are residential. To the west is the canal route.

JURISDICTION:

The Board has jurisdiction to consider this request under the provisions outlined under Section 2.12.590.C, Code of the City of Wichita. The Board may grant the exception provided the conditions set out in Section 28.04.183.2 and 28.04.183.6 can be complied with.

COMMENTS BY THE SECRETARY:

The applicant is requesting an exception in order to establish an ambulance service business and for the sale of new and used ambulances. Both uses are permitted by exception within the "LC" Light Commercial District when the property is located contiguous to an arterial street. In this case, First Street is an arterial street which extends to Grove Street. The rear of the property is adjacent to the canal route.

The applicant describes the proposed use as a non-emergency type ambulance business that responds to emergencies only when requested by EMS. For the most part is a transfer type service to those persons needing ambulance transportation. The sale of new and used ambulances is part of the operation, but is very limited in the manner in which the business is operated.

The applicant indicates that space will be provided inside the building for the vehicles to be used by the ambulance service business and those for sale, and only on rare occasion will they be parked outdoors. It is a type of business where the majority of parking needs would be from the employees and not customers. The applicant indicates that he anticipates a maximum of 9 employees at any one time at the property.

In the approval of this exception, the Board can determine the number of required parking spaces for the use. The applicant has indicated more than the minimum number of spaces required by the ordinance, and wants to have adequate parking for his employees and has shown 21 spaces, which does not include the vehicular parking or garage space within the building.

RECOMMENDATION:

Should the Board determine that the proposed use is appropriate at this location, then it is the Secretary's recommendation that the exception be approved subject to the following conditions:

1. The ambulances used in the ambulance service business and those vehicles for sale shall be stored within the enclosed building.
2. A minimum of 18 off-street parking spaces shall be provided for customers and employees.

3. All parking spaces, driveways and circulation aisles shall be surfaced with asphalt or concrete and all spaces shall be marked and provided with curbs or barriers when adjacent to public right-of-way.
 4. All lights shall be shielded to reflect or direct light away from adjoining properties.
 5. No sound projecting devices shall be used to be outside of an enclosed building.
 6. No repair work or servicing of vehicles shall be outside an enclosed building. Vehicle maintenance shall be limited to lubrication, washing and other minor service and shall not include body repair or modification.
 7. Upon the termination of the use of the property as an ambulance service and ambulance sales, this resolution shall become null and void, and any change of occupancy shall comply with the requirements of the zoning district.
-

BZA CASE NO. 68-83

2 NOTICES SENT TO APPLICANT/AGENT

10 *LEGAL Adv.*
NOTICES SENT TO MAPC

-1 NOTICES SENT TO CPO

21 NOTICES SENT TO ADJOINING PROPERTY OWNERS

24 TOTAL NOTICES SENT 12-14-83

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

December 12, 1983

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CASE NO. BZA 68-83

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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

BOARD OF ZONING APPEALS

CASE NO. 68-83

CITY OF WICHITA, KANSAS

FILED 12-5-83

APPLICATION FOR EXCEPTION

I. Name of Applicant H. Kent Lanterman DBA Metropolitan Transportation, Inc
 Mailing Address 923 East Central Phone 263-2257
 Name of Authorized Agent H. Kent Lanterman
 Mailing Address 923 East Central Phone 263-2257
 Relationship of applicant to property is that of Owner
 (Owner, Tenant, Lessee, Other)

II. Application is made for an exception as provided in Section 2.12.590.C, Code of the City of Wichita, Kansas, to permit the establishment of an ambulance service business and the sale of new and used ambulances.

on property zoned L.C.

located on the northwest corner of Ash and 1st street

and legally described as: Sixty Six addition to the city of Wichita Sedgwick County, Kansas

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

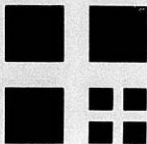
- a. That he has received an instruction sheet concerning the filing and hearing of this matter;
- b. That he has been advised of the fee requirements established by Section 2.12.580 of the Code of the City of Wichita (Ordinance No. 36-596); and that the appropriate fee is herewith tendered;
- c. That all documents are attached hereto as noted in paragraphs 2, 3, and 4 of the instructions;
- d. 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.

Applicant H. Kent Lanterman

Authorized Agent Craig Stuart
H. Kent Lanterman / Craig Stuart

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals, 1:07 (a.m.-p.m.), Dec 5, 1983, together with appropriate fee of \$20.00.

Signed L. Lytle



Metropolitan

SERVICES
AMBULANCE / MEDI - RENTS

REPLY TO:

923 East Central
Wichita, Kansas 67202-1090

November 25, 1983

Board of Zoning Appeals
City of Wichita
455 North Main
Wichita, Kansas 67202

Gentlemen:

I would like to have the property located on the Northwest corner of Ash and 1st streets changed/excepted from the Light Commercial which now exists to include our operations. Your authority for this would be under Code 28.04.183.2, Selling vehicles, and 28.04.183.6 "Use not listed in Light Commercial".


At this location we will be operating Metropolitan Ambulance, Inc. doing transfer service not provided by Wichita-Sedgwick County EMS. We will not be doing emergency calls except in rare instances when requested by EMS.

In addition, Midwest Emergency Equipment, Inc. will be operating out of the building also. Midwest sells equipment and vehicles to ambulance services. On occasion we will have one or two new ambulances and one or two used ambulances offered for sale, however, they mostly will be driven to the prospective buyer. In addition, we have included enough garage space in our building plans so that all vehicles for both services will be housed inside.

For your information, there will be very little if any "Customer" traffic at this location due to the nature of both businesses.

Thanking you in advance for your consideration in this matter, I remain,

Very truly yours,


H. Kent Lanterman

HKL:loh
Encl.

"The Professional Service"

CERTIFICATE OF OWNERSHIP

REALTY TITLE CO., INC., hereby certifies the following to be the true and correct property owners as shown by the last deed of record in the Office of the Register of Deeds, Sedgwick County, Kansas, of:

A 200' Radius of "66" Addition.

<u>DESCRIPTION</u>	<u>OWNERS AND ADDRESSES</u>
<u>MINNEAPOLIS ADDITION</u>	
<u>BLOCK 1</u>	
Lots 22 & 24	Mitchell A. Byers 224 Minnesota Wichita, Kansas 67214 <i>returned 12-27-83</i>
Lots 26 & 28	J.C. Sharp 130 N. Poplar Wichita, Kansas 67214
Lots 30, 32, 34, & 36	Donald W. Grunder 701 Sunset Dr. El Dorado, Kansas 67042 <i>returned 12-19-83</i>
Lots 38 & 40	Donald F. McArthur 1256 Harding Wichita, Kansas 67208 <i>12-19-83</i>
Lots 42, 44, 46 & 48	<i>back slip</i> City of Wichita 455 N. Main Wichita, Kansas 67202
<u>BLOCK 6</u>	
Lots 50, 52, 54 & 56	<i>D</i> City of Wichita 455 N. Main Wichita, Kansas 67202
<u>PARK PLACE ADDITION</u>	
<u>ASH STREET</u>	
Lot 11	Lloyd Lowe & Fayma Lowe 2416 Manhattan Wichita, Kansas 67204
Lot 13	Frank Jantz 224 N. Ash Wichita, Kansas 67214
Lot 15	Louie L. Costner 218 N. Ash Wichita, Kansas 67214
Lot 17	Raymond E. Kent & Inez I. Kent 216 N. Ash Wichita, Kansas 67214
Lot 19	Kim Dumford & Michael Dumford & Kelly Dumford 1735 Jeanette Wichita, Kansas 67203
Lot 21	<i>D</i> Kim Dumford & Kelly Dumford & Carol Ann Dumford, an Undivided 1/3 Each 1735 Jeanette Wichita, Kansas 67203

<u>DESCRIPTION</u>	<u>OWNERS AND ADDRESSES</u>
<u>PARK PLACE ADDITION</u> <u>ASH STREET cont'd</u>	
Lot 23	✓ Fletcher E. Brenneis & Gwendolyn V. Brenneis 1807 S. Clifton Wichita, Kansas 67218
Lots 25 & 27	✓ Jessie M. Williams c/o C. Max Williams Fowler, Kansas 67844 Property Address: 160 N. Ash
Lot 29	✓ Grace L. Figgins 146 N. Ash Wichita, Kansas 67214
Lot 12	✓ Michael R. Shay 229 N. Ash Wichita, Kansas 67214
Lot 14	✓ Mary Plein 1357 S. Broadway 67211 or X 5000 S. Kansas Avenue 67216 Wichita, Kansas
Lot 16	✓ Ronald D. Palmer & Pamela R. Palmer 2419 Hood Wichita, Kansas 67204
Lot 18	✓ Oliver J. Hotmar & Nellie Hotmar 1115 Jewel Wichita, Kansas 67213
Lot 26	✓ C.I. Scott & Elaine M. Scott 702 S. Roosevelt Wichita, Kansas 67218
Lot 28	✓ Jacob D. Kern Sr. & Margaret C. Kern 149 N. Ash Wichita, Kansas 67214
Lot 30	✓ Donald R. Folger & Frances M. Folger 2133 S. Vine Wichita, Kansas 67213

SIXTY-SIX ADDITION
BLOCK 1

Lot 1	✓ William T. Weir, Jr. & Howard B. Scott 2325 Dogwood Wichita, Kansas 67204
-------	--

Dated this 18th November, 1983, at 7:00 o'clock A.M.

REALTY TITLE CO., INC.

BY Karen K. Frye
Karen K. Frye

66 291182

WICHITA - SEDGWICK COUNTY



BOARD OF ZONING APPEALS
CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202

FORWARDING
ORDER EXPIRED
RETURN TO SENDER

RECEIVED

DEC 19 1983

METROPOLITAN PLANNING
ROUTE
MCA 55 131514N1 12/15/83

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

Donald F. McArthur
1255 Harding
Wichita, Ks. 67208



68-83

106
807
n

WICHITA - SEDGWICK COUNTY



BOARD OF ZONING APPEALS
CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202

FORWARDING
ORDER EXPIRED
RETURN TO SENDER

BZA 68-83

admitted
12/21

Mitchell A. Byers
224 Minnesota
Wichita, KS

RECEIVED

DEC 27 1983

METROPOLITAN PLANNING
ROUTE

Please Forward!



WICHITA - SEDGWICK COUNTY



BOARD OF ZONING APPEALS
CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202

FORWARDING
ORDER EXPIRED
RETURN TO SENDER

RECEIVED

DEC 19 1983

METROPOLITAN PLANNING
ROUTE

Donald W. Grunder
701 Sunset Drive
El Dorado, Ks. 67042



68-83

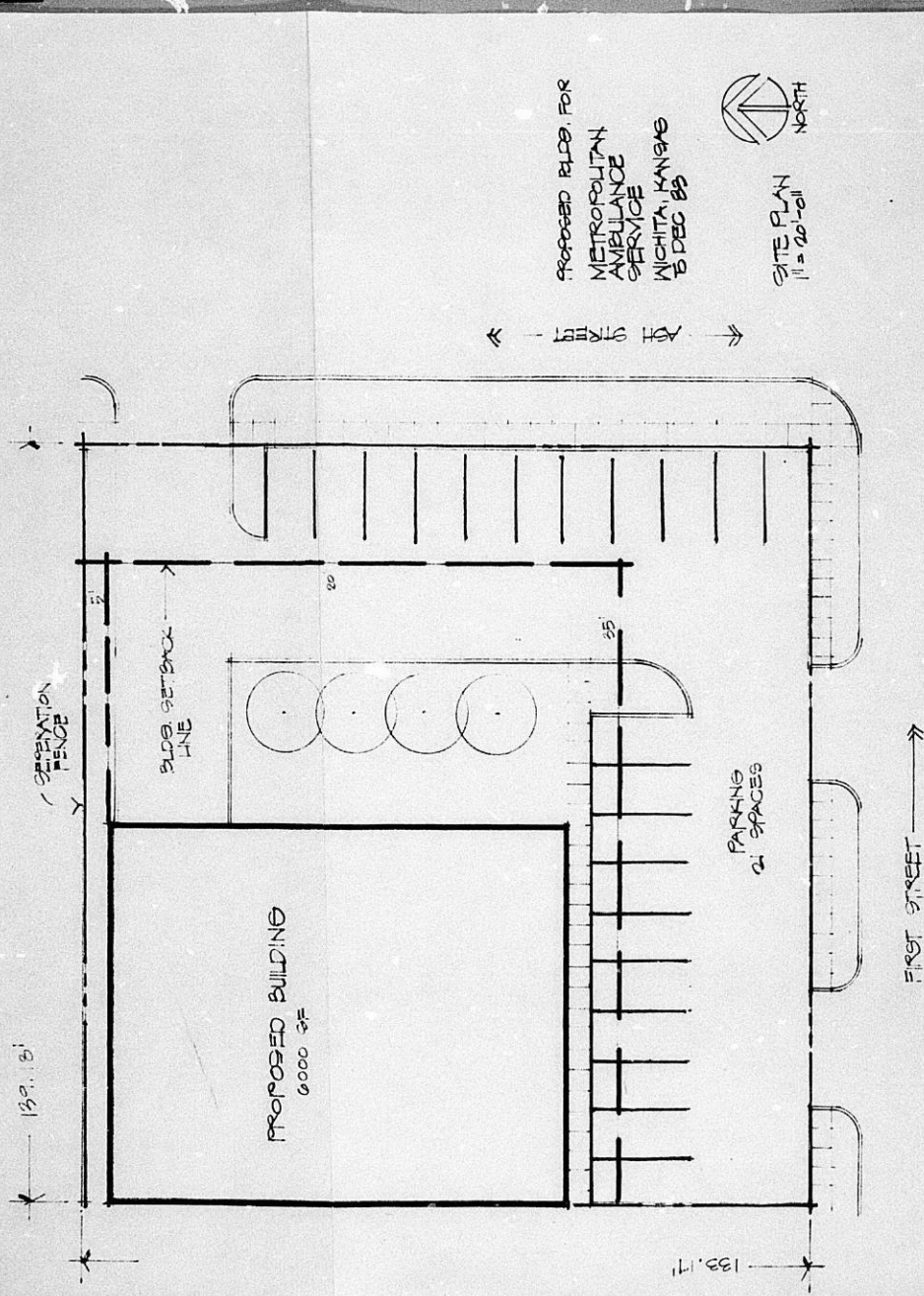
MICROFILMED
FROM THE BEST
AVAILABLE COPY

FORM 2-71

PAYMENT NOTICE
 City of Wichita

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

DESCRIPTION	AMOUNT
CITY OF WICHITA	200.00
NAME	12010 STUART
ADDRESS	5th No W. 2nd St
FUND	11-40671
COMMENTS	
DATE	10-25-93
BY	U. L. [Signature]



PROPOSED BLDG. FOR
 METROPOLITAN
 AVIATION
 SERVICE
 WICHITA, KANSAS
 5 DEC 83



SITE PLAN
 11-20-81

BZA 68-83

← 51' 25' →

139.13'

139.17'

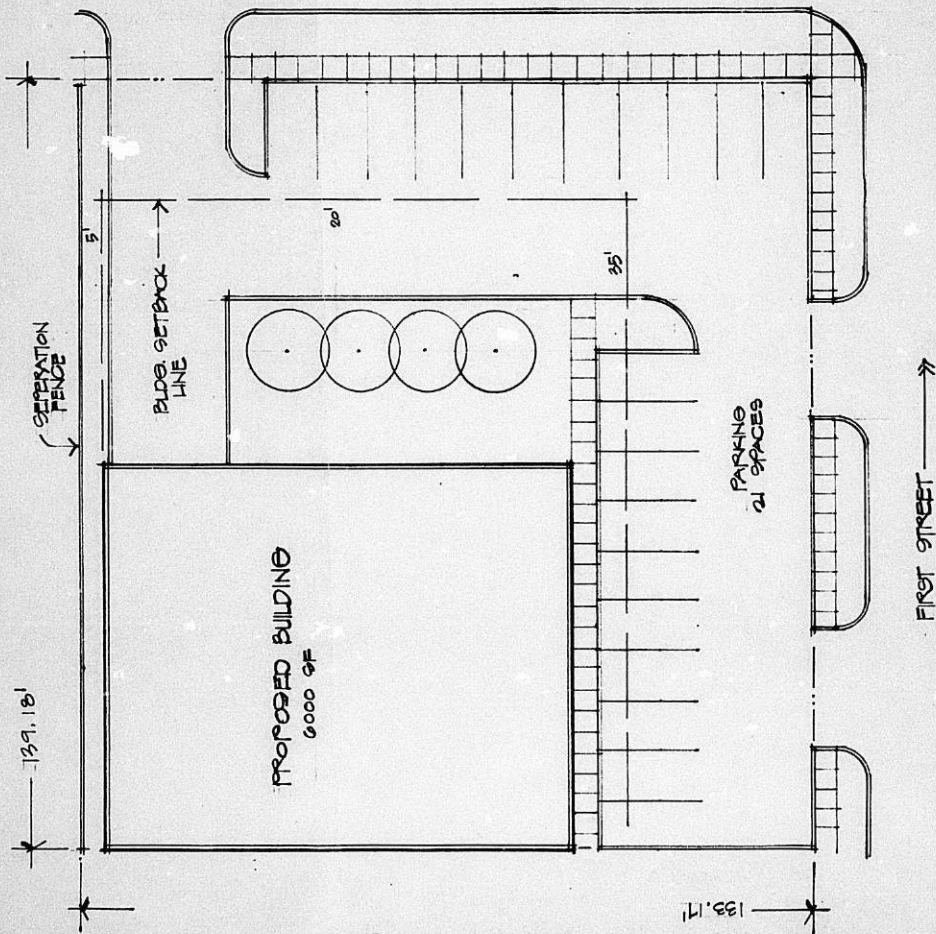
SEPARATION FENCE

PLANT BED

PROPOSED BUILDING
 6000 SF

PARKING
 21 SPACES

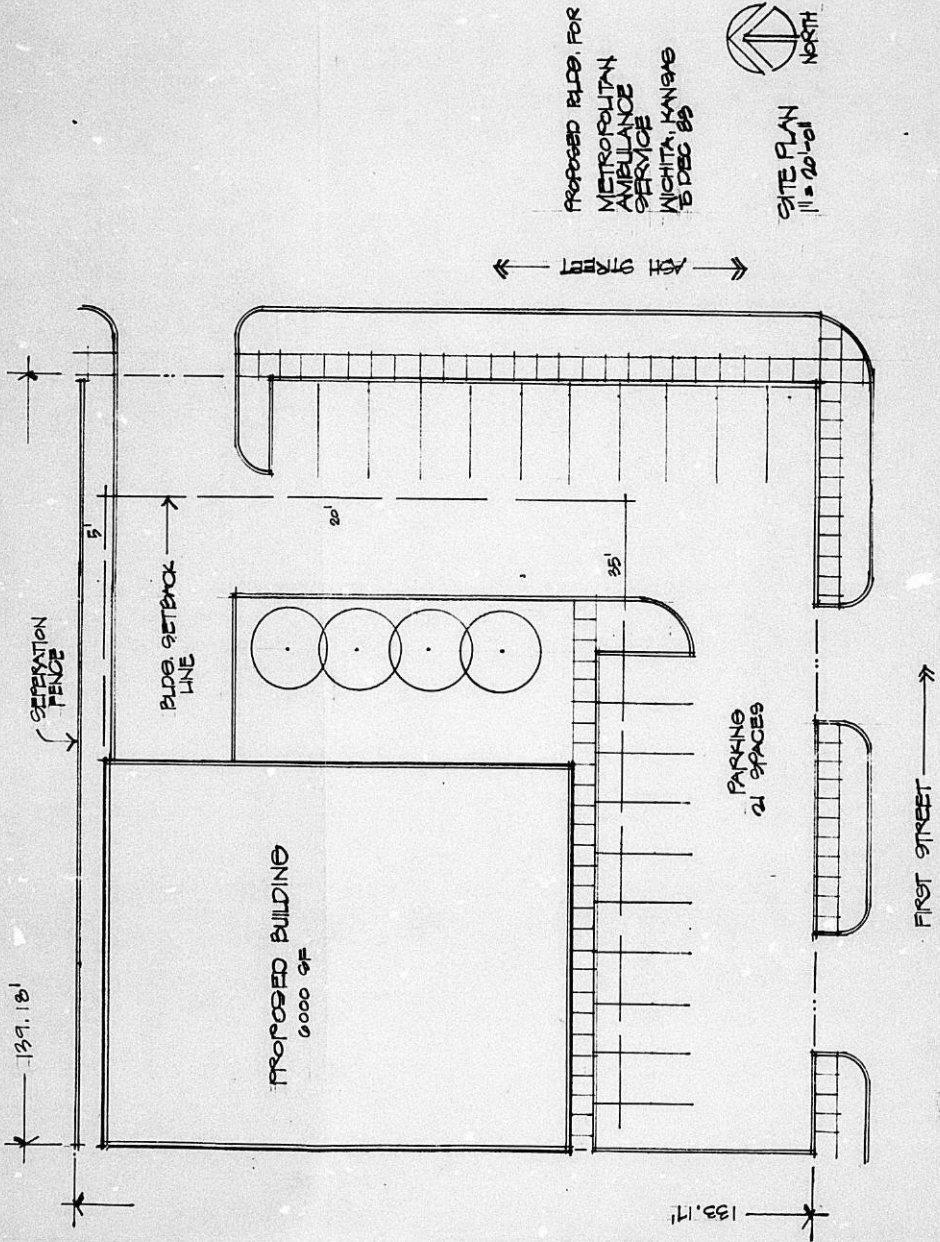
FIRST STREET →



PROPOSED BLDG. FOR
METROPOLITAN
AMBULANCE
SERVICE
WICHITA, KANSAS
5 DEC 88



SITE PLAN
11-00-88



PROPOSED BLDG. FOR
METROPOLITAN
AMBULANCE
SERVICE
WICHITA, KANSAS
5 DEC 88



SITE PLAN
11.20.88