

BZA 3-70 - T.F.R. Inc. & Griffith
Investment, Inc. request an
EXCEPTION to permit an off-street
parking lot at the southeast corner
of 8th and Lorraine Streets.

3-24-70 Approve

POSTED

2/16/70

C.I.T.

PAID

4-21-70

3-24-70 Approve

BZA 3-70 - T.F.R. Inc. & Griffith
Investment, Inc. request an
EXCEPTION to permit an off-street
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of 8th and Lorraine Streets.

Map No. 5648
 Sec. 15
 Twp. 27
 Range 1E

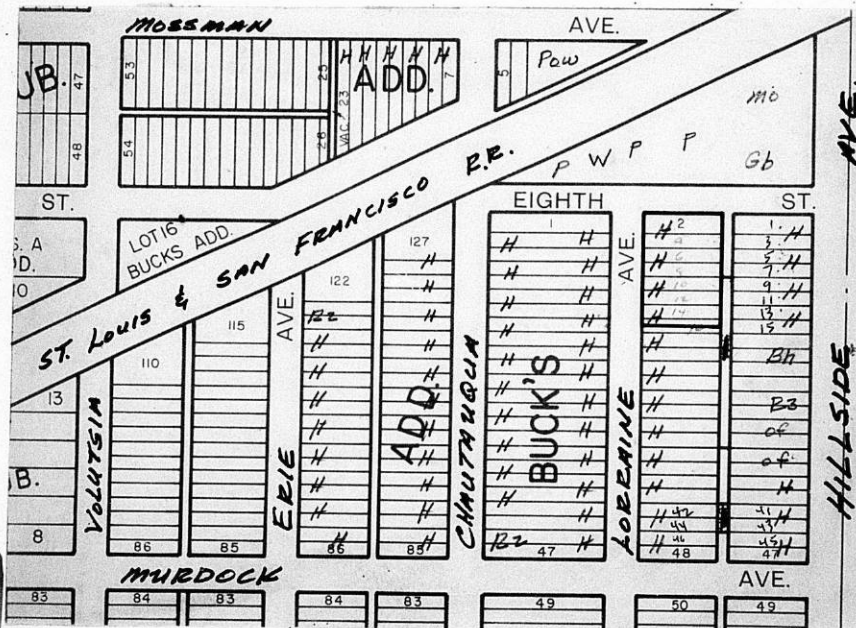
BZA 3-70
 SC2- _____
 CU- _____
 Filed _____

AREA DATA:

1. Acres: 0.65 (144 ft. by 198 ft.)
2. Adjoining Zoning: E _____ S _____ W _____ N _____
3. Land Use: East SINGLE FAM South SINGLE FAM
 West SINGLE FAM North PARKING
4. Sketch Plan Land Use is for: _____
5. Present Land Use is for: SINGLE FAM
6. Area (is) (is not) platted. _____

PHOTO DATA:

Taken by _____ Date _____ Time _____



December 8, 1971

Robert Feldner, Superintendent of Central Inspection

Jack H. Galbraith, Chief Planner

BZA 3-70 and BZA 33-70 - Exceptions for off-street parking
lots in the area at the southeast corner of 8th and Lorraine
Streets

Attached is a letter to Robert H. Nelson pointing out the non-compliance of conditions approved by the Board of Zoning Appeals for the above captioned BZA cases. Inasmuch as Tom Byrnes has plans for an additional building to the south which is involved with another BZA case, we would appreciate your taking whatever steps that are necessary to see that the conditions of approval are complied with immediately.

Please contact me if you have any questions.

JHG:ls

Attachment

cc R. W. Bruggeman, Director of Public Works
Joe Donnelly, Central Inspection

December 8, 1971

Mr. Robert H. Nelson
Suite 630-200 West Douglas
Wichita, Kansas 67202

Subject: BZA 3-70 and BZA 33-70
Exceptions for off-street parking lots
in the area at the southeast corner of
8th and Lorraine Streets

Dear Mr. Nelson:

Your file will reflect that you represented Leslie W. Griffith on the above captioned BZA exception cases in March 1970 and in January 1971. Recently you again represented Mr. Griffith in the same area for an additional exception for the extension of off-street parking in Case No. BZA 10-71.

In reviewing the area in the field and the previous two cases, we find that one of the required conditions and perhaps two have not been complied with. Although we previously have discussed that the 5-8 foot fence, required on the south side of both cases, has not been installed, we realize that the intent of the applicant is to probably continue requesting BZA exceptions on to the south and we concur that it would be an unnecessary expense to construct the fence if new applications will soon be filed.

The condition, however, that has not been complied with on either case is as follows:

"A four foot solid fence constructed of masonry, architectural tile, staggered or louvered redwood or rough sawed cedar shall be constructed along the west 25 foot front yard setback line except for points of ingress and egress."

There is no apparent reason why this required fence has not been installed and the applicant should be advised to correct this violation immediately.

Page 2 - Robert H. Nelson
December 8, 1971

The 25 foot setback area, except for points of ingress and egress was required to be planted with trees, shrubs and grass, and in our review of the area we found that most of the plant materials were in poor condition, few or no trees had been planted and there has been little attempt to partially screen the parking lots from the residential area to the west.

The other condition that may be in violation is as follows:

"Direct vehicular access from the parking area to the north-south alley between Lorraine and Hillside shall not be permitted unless said alley is paved to City specifications. Without such paving, permanent physical barriers such as concrete rail or curb, fencing or chain shall be provided adjacent to the east side of the parking lot."

In viewing the area, the alley is surfaced, but not paved to City standards. I am not aware of what arrangements have been made with the Department of Public Works, however, I believe the applicant was permitted to surface the alley subject to filing a vacation case which was submitted and later withdrawn.

I am forwarding a copy of this letter to the Superintendent of Central Inspection requesting that they take whatever action is necessary to obtain compliance of the conditions as approved by the Board of Zoning Appeals.

If we can be of any assistance or you or your client have any questions, please call.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ls

cc Leslie W. Griffith, 127 South Edgemoor 67218
Robert Feldner, Superintendent of Central Inspection
R. W. Bruggeman, Director of Public Works
Joe Donnelly, Central Inspection

RESOLUTION BZA 3-70

WHEREAS, T.F.R. Inc. & Griffith Investment, Inc., 127 South Edgemoor, Wichita, Kansas, by Robert H. Nelson, 816 Union Center Building, Wichita, Kansas requests an exception as provided in Section 2.12.590.C, Code of the City of Wichita, to permit the installation or construction of an off-street parking lot, on property zoned "A"-Two Family, and legally described as follows:

Lots 2, 4, 6, 8, 10, 12, 14 and north half of Lot 16, on Lorraine Avenue, in Resurvey of Buck's 2nd Addition to Wichita, Sedgwick County, Kansas. Generally located at the southeast corner of 8th and Lorraine Streets.

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 March 24, 1970, 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 installation or construction of an off-street parking lot, on property zoned "A"-Two Family, subject to the conditions outlined in Section 28.04.145, 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 installation or construction of an off-street parking lot, on property zoned "A"-Two Family, and legally described as follows:

Lots 2, 4, 6, 8, 10, 12, 14 and north half of Lot 16, on Lorraine Avenue, in Resurvey of Buck's 2nd Addition to Wichita, Sedgwick County, Kansas. Generally located at the southeast corner of 8th and Lorraine Streets.

subject to the following conditions:

1. The parking areas shall be used for passenger vehicles only and in no case shall it be used for sales, repair work, storage, dismantling or servicing of any vehicle, equipment, materials, or supplies.
2. Only such signs as are necessary for the proper operation of the parking lot shall be permitted.
3. In no case shall a fee be charged for parking facilities provided hereunder.

4. The off-street parking lot and all driveways providing ingress and egress to the parking lot shall be paved with concrete, asphaltic concrete, or asphalt, and shall be maintained in good condition and free of all weeds, dust, trash, and debris.
5. Dedication by separate instrument a contingent dedication for an additional 2½ feet of alley right-of-way on both sides of the existing center line of the alley. This dedication is contingent that the City has the right-of-way at such time as the alley is paved.
6. Direct vehicular access from the parking area to the north-south alley between Lorraine and Hillside shall not be permitted unless said alley is paved to City specifications. Without such paving, permanent physical barriers such as concrete rail or curb, fencing or chain shall be provided adjacent to the east side of the parking lot.
7. All parking spaces abutting property lines shall have adequate guards to prevent the extension or overhanging of vehicles beyond property lines or parking spaces. All parking areas shall have adequate markings for channelization and movement of vehicles.
8. If lighting facilities are provided, they shall be so arranged as to reflect or direct light away from adjacent properties.
9. A 5 to 8 foot solid fence constructed of masonry, architectural tile, staggered or louvered redwood or rough sawed cedar shall be constructed along the south line of the application area, except that said fence shall not be constructed in the required front yard setback of 25 feet.
10. A four foot solid fence constructed of masonry, architectural tile, staggered or louvered redwood or rough sawed cedar shall be constructed along the west 25 foot front yard setback line except for points of ingress and egress.
11. The required front yard setback on Lorraine, except for points of ingress and egress shall remain unpaved and shall be landscaped with trees, shrubs, and grass, and shall be maintained compatible with the residential area.
12. Existing structures shall be removed and all improvements as outlined above shall be installed prior to the occupancy of the site for an off-street parking lot.
13. The applicant shall submit two revised copies of the plot plan, approved by the Office of the Traffic Engineer, to the Secretary of the Board. Said plan shall indicate the physical barriers adjacent to the east side of the parking lot, the required 20 foot alley, 25 foot dimensioned building setback from Lorraine, and the required fencing and landscaping requirements in items 9, 10 and 11 above.

ADOPTED AT WICHITA, KANSAS, this 24th day of March,
1970.

Norman N. Doke
NORMAN N. DOKE, Chairman

ATTEST:

Jack H. Galbraith
JACK H. GALBRAITH, Secretary

KAHRS, NELSON, FANNING, HITE & KELLOGG

ATTORNEYS AT LAW

SUITE 630 - 200 WEST DOUGLAS AVENUE

WICHITA, KANSAS 67202

April 8, 1970

AREA 316
262-3777

AUSTIN M. COWAN (1885-1949)

W. A. KAHRS

ROBERT H. NELSON

H. W. FANNING

RICHARD C. HITE

DARRELL D. KELLOGG

ROGER M. SHERWOOD

RICHARD L. HONEYMAN

LARRY A. WITHERS

GARY A. WINFREY

Mr. Jack H. Galbraith
Board of Zoning Appeals
City Building Annex
104 S. Main St.
Wichita, Kansas 67202

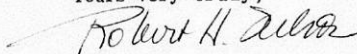
Re: BZA 3-70
Request for Exception

Dear Mr. Galbraith:

Pursuant to the letter of the Board of Zoning Appeals dated March 25, 1970, I am enclosing herewith the following:

- (1) Dedication (Contingent) for an additional two and one-half (2½) feet of alley right of way on both sides of the existing center line of the alley. This dedication is contingent and shall only occur in the event said alley is continued to be used as an alley and is improved according to specifications of the City of Wichita, otherwise, the dedication shall not be recorded.
- (2) Two revised copies of the plot plan which have been approved by the office of the Traffic Engineer. Said revised plot plan is in accordance with the approval of the BZA and requirements of paragraph 13 as contained in the letter above referred to.

Yours very truly,



Robert H. Nelson
of KAHRS, NELSON, FANNING, HITE & KELLOGG

RHN/jj
Encls.

cc: Griffith Investment Corp.
Attention: Mr. Griffith



April 7, 1970

Mr. Robert H. Nelson
Suite 630
200 West Douglas
Wichita, Kansas 67202

Dear Mr. Nelson:

Subject: BZA 3-70
Request for Exception

Enclosed is a signed copy of the resolution adopted by the Board of Zoning Appeals on March 24, 1970, in connection with your request for an exception to permit the installation or construction of an off-street parking lot on property zoned "A"-Two Family.

This resolution reflects the official action of the Board and indicates the conditions of approval. It is forwarded to you for your information and files.

A copy of the resolution together with a copy of the revised off-street parking plan is being forwarded to the office of Central Inspection which should allow you to proceed with your building plans.

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

Very truly yours,

Jack H. Galbraith
Secretary

JHG:ls

Enclosure

cc T.F.R., Inc. & Griffith Investment, Inc., 127 South Edgemoor
Robert Feldner, Supt. of Central Inspection
Joe Donnelly, Central Inspection
Ralph Eberly, City Clerk

April 7, 1970

Ralph C. Eberly, City Clerk

Jack H. Galbraith, Senior Planner

BZA 3-70 - Request for an exception to permit the installation or construction of an off-street parking lot on property zoned "A"-Two Family at the southeast corner of 8th and Lorraine Streets.

On March 24, 1970, the Board of Zoning Appeals considered the above-captioned request. Action of the Board was to approve the request subject to certain conditions, one of which was the submission of a contingent dedication for an additional 5 feet of right-of-way for alley purposes.

Attached hereto is the required contingent dedication which should be filed with the Register of Deeds.

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

JHG:GLS:ls
Attachment

CONTINGENT DEDICATION

WHEREAS, T.F.R., Inc., is the owner of Lots 1, 3, 5, 7, 9 and 11, on Hillside in Resurvey of Buck's 2nd Addition to Wichita, Sedgwick County, Kansas, and the owner of Lots 2, 4, 6, 8 and 10, on Lorraine Avenue, in said Addition; and

WHEREAS, Griffith Investment Corporation, Inc., is the owner of Lots 12, 14, and the North Half of Lot 16, on Lorraine Avenue, in said Addition and also the owner of Lots 13 and 15 on Hillside in said Addition; and

WHEREAS, the City of Wichita is requesting that a portion of said property be dedicated to the public for the use as an alley; and

WHEREAS, the present alley in said Addition lying between the lots owned by the above is fifteen (15) feet in width and the City desires to have dedicated an additional two and one-half (2½) feet on each side of said present alley adjacent to the above described property for alley purposes; and

WHEREAS, it is the intention of the owners to dedicate to the public the said two and one-half (2½) feet on each side of the present alley immediately adjacent to the above described lots only in the event that said alley is to be improved according to the City of Wichita specifications and to be used for alley purposes.

NOW THEREFORE, the said T.F.R., Inc., and Griffith Investment Corporation, Inc., being the legal owners of the above described property do hereby dedicate to the public for alley purposes the following described property, to-wit:

East 2½ feet of Lots 2, 4, 6, 8, 10, 12, 14 and North Half of 16, on Lorraine Avenue, and the West 2½ feet of Lots 1, 3, 5, 7, 9, 11, 13 and 15, on Hillside, all in resurvey of Buck's 2nd Addition to Wichita, Sedgwick County, Kansas;

but the right of the public and the City of Wichita to the use of said property herein dedicated shall occur only in the event the said alley is continued to be used as an alley and is improved according to the specifications of the City of Wichita, otherwise this dedication shall not occur.

It is the intent of the grantors herein that this shall be a covenant running with the land and shall be binding upon the heirs, assigns, successors and all subsequent owners of any part or parcel of said property covered by this dedication.

EXECUTED at Wichita, Kansas, this 3rd day of April,



ATTEST:
Walter L. Reazin MD
Secretary

T. F. R., INC.

By Richard R. Tonn
President

GRIFFITH INVESTMENT CORPORATION, INC.

By Walter L. Reazin
President

ATTEST:
Walter L. Reazin
Secretary

STATE OF KANSAS SS:
SEDGWICK COUNTY

BE IT REMEMBERED, that before me, the undersigned, a notary public in and for the county and state aforesaid, came Gerhart R. Tonn President and Walter L. Reazin Secretary of T. F. R., Inc., a corporation, personally known to me to be the persons who executed the foregoing instrument of writing as President and Secretary respectively, and duly acknowledged the execution of the same this 3rd day of April,



Paul E. Pforinger
Notary Public

My Commission Expires: February 10, 1972

STATE OF KANSAS
SS:
SEDGWICK COUNTY

BE IT REMEMBERED, that before me, the undersigned, a notary public in and for the county and state aforesaid, came Leslie W. Griffitt President and H. E. Pat Healy Secretary of Griffith Investment Corporation, Inc., a corporation, personally know to me to be the persons who executed the foregoing instrument of writing as President and Secretary respectively, and duly acknowledged the execution of the same this 3rd day of April, 1970.

Robert Luse
Notary Public

My Commission Expires:
July 11, 1971

March 25, 1970

Robert H. Nelson
816 Union Center Building
Wichita, Kansas 67202

Dear Mr. Nelson:

Subject : Case No. BZA 3-70
Request for Exception

At the regular meeting of the Board of Zoning Appeals on March 24, 1970, your request for an exception to permit the installation or construction of an off-street parking lot on property zoned "A"-Two Family, and generally located at the southeast corner of 8th and Lorraine Streets, was considered.

It was the action of the Board to approve this request subject to the conditions set out in the Secretary's Report, amending Conditions No. 5, 6 and 13 to read as follows:

5. Dedication by separate instrument a contingent dedication for an additional 2½ feet of alley right-of-way on both sides of the existing center line of the alley. This dedication is contingent that the City has the right-of-way at such time as the alley is paved.
6. Direct vehicular access from the parking area to the north-south alley between Lorraine and Hillside shall not be permitted unless said alley is paved to City specifications. Without such paving, permanent physical barriers such as concrete rail or curb, fencing or chain shall be provided adjacent to the east side of the parking lot.

March 25, 1970
Robert H. Nelson

13. The applicant shall submit two revised copies of the plot plan, approved by the office of the Traffic Engineer, to the Secretary of the Board. Said plan shall indicate the physical barriers adjacent to the east side of the parking lot, the required 20 foot alley, 25 foot dimensioned building setback from Lorraine, and the required fencing and landscaping requirements in items 9, 10 and 11 above.

A Resolution setting forth the official action of the Board is being prepared and you will be mailed a copy as soon as Conditions No. 5 and 3 are complied with.

If you have any questions, please call our office.

Very truly yours,

Jack H. Galbraith
Secretary

JHG:ls

cc T.F.R., Inc. and Griffith Investment, Inc., 127 S. Edgemoor
Robert Feldner, Superintendent of Central Inspection
Joe Donnelly, Central Inspection
Ralph Eberly, City Clerk

March 18, 1970

Mrs. Beulah F. Beveridge
11810 Hillcrest
Sun City, Arizona 85351

Dear Mrs. Beveridge:

Subject: Case No. BZA 3-70

We are in receipt of your letter postmarked March 10, 1970, inquiring as to possible closing of the north-mouth alley in conjunction with the above-captioned BZA case.

This is to advise you that the alley is not intended to be closed at this time and only through the formal filing and approval of an application to vacate the alley would it be closed. In the event such an application were to be filed, you would be so advised.

A small scale vicinity map of the general area with the area proposed for the off-street parking lot outlined in black is enclosed. Outlined in red is the property owned by you and your husband according to the abstract certificate submitted with the BZA application. Also enclosed is a copy of the Secretary's Report in regards to this case and may be of some interest to you.

If we can be of any further service to you, please do not hesitate to contact this office.

Sincerely,

Jack H. Galbraith
Secretary

JHG:ls
Enclosures 2

LERDY F. BEVERIDGE, D. D. S.
DENTISTRY

119 NORTH HILLSIDE AVENUE - TELEPHONE MU 2-4924
WICHITA, KANSAS 67214

11810 Hillcrest
Sun City, Ariz



Jack Galbraith
Sec. zoning Board

We recd your notice mailed to
for us ~~Beveridge~~ -

We are not familiar with the
numbering of the lots so don't
understand what is involved.

The one thing we can not agree
on is any closing of our access
to the alley going north because
as you know it is practically
impossible to drive out
on Hillside. Otherwise if they
are removing the terraine
houses and making parking
lot, it would certainly not
be harmful to our property.

Please write us here as soon as
you get this - we are here for winter.

Thank you
Beveridge F. Beveridge

SECRETARY'S REPORT
CASE NO BZA 3-70

APPLICANT: T.F.R. Inc. & Griffith Investment, Inc., 127 South Edgemocr, Wichita, Kansas

AGENT: Robert H. Nelson, 816 Union Center Building, Wichita, Kansas

REQUEST: Exception pursuant to Section 2.12.590.C, Code of the City of Wichita to permit the installation or construction of an off-street parking lot

GENERAL LOCATION: Southeast corner of 8th and Lorraine Streets

LAND USE: Subject property is occupied by single family dwellings, as are those properties to the east, west and south, a parking lot is located to the north.

ZONING: Subject property is zoned "A"-Two Family as is property to the south and west; north is "C"-Commercial; east is "B"-Multiple Family

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 providing the conditions set forth under Section 28.04.145, Code of the City of Wichita, can be complied with.

COMMENTS BY THE SECRETARY

The applicants are requesting approval of the exception to permit the use of subject property for an off-street parking lot which will be utilized by the patients and employees of a medical clinic proposed to be constructed directly across the alley to the east.

It should be pointed out that the plot plan submitted with the application indicates that the alley, which is substandard in width and is unpaved, is intended to be utilized as a means of ingress and egress to the parking area. As a result of conversations with the Traffic Engineering Division, it has been determined that if the alley is to be used it will have to be paved

to City specifications. Paving of the alley would be dependent on a field survey indicating that such can be accomplished so as to drain north to 8th Street.

Although the Secretary is somewhat concerned with the three openings to Lorraine, which is developed by residences on the west side, the use which the parking area will serve is a low generator of traffic and open a limited number of hours which should preclude any adverse affects on residences in the area.

It is the opinion of the Secretary that this is a logical and proper application and that through the additional dedication and paving of the alley and proper screening for adjacent residential properties, this parking lot would be compatible with the general area.

RECOMMENDATION

It is the recommendation of the Secretary that the application to permit the installation or construction of an off-street parking lot be approved subject to the following conditions:

1. The parking areas shall be used for passenger vehicles only and in no case shall it be used for sales, repair work, storage, dismantling or servicing of any vehicle, equipment, materials, or supplies.
2. Only such signs as are necessary for the proper operation of the parking lots shall be permitted.
3. In no case shall a fee be charged for parking facilities provided hereunder.
4. The off-street parking lot and all driveways providing ingress and egress to the parking lot shall be paved with concrete, asphaltic concrete, or asphalt, and shall be maintained in good condition and free of all weeds, dust, trash, and debris.
5. Dedication by separate instrument an additional 2½ feet on both sides of the existing center line of the alley.

6. Direct vehicular access from the parking area to the north-south alley between Lorraine and Hillside shall not be permitted unless said alley is paved to City specifications. In the event that such is deemed feasible by the Office of the City Engineer.
7. All parking spaces abutting property lines shall have adequate guards to prevent the extension or overhanging of vehicles beyond property lines or parking spaces. All parking areas shall have adequate markings for channelization and movement of vehicles.
8. If lighting facilities are provided, they shall be so arranged as to reflect or direct light away from adjacent properties.
9. A 5 to 8 foot solid fence constructed of masonry, architectural tile, staggered or louvered redwood or rough sawed cedar shall be constructed along the south line of the application area, except that said fence shall not be constructed in the required front yard setback of 25 feet.
10. A four foot solid fence constructed of masonry, architectural tile, staggered or louvered redwood or rough sawed cedar shall be constructed along the west 25 foot front yard setback line except for points of ingress and egress.
11. The required front yard setback on Lorraine, except for points of ingress and egress shall remain unpaved and shall be landscaped with trees, shrubs, and grass, and shall be maintained compatible with the residential area.
12. Existing structures shall be removed and all improvements as outlined above shall be installed prior to the occupancy of the site for an off-street parking lot.
13. The applicant shall submit two revised copies of the plot plan, approved by the Office of the Traffic Engineer, to the Secretary of the Board. Said plan shall indicate the required 20 foot alley, 25 foot dimensioned building setback from Lorraine, and the required fencing and landscaping requirements in items 9, 10 and 11 above.

BOARD OF ZONING APPEALS
Room 402 City Building Annex
104 South Main Street
Wichita, Kansas 67202

March 6, 1970

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 3-70

An application has been filed by T.F.R. Inc. and Griffith Investment, Inc., 127 South Edgemoor, Wichita, Kansas, pursuant to Section 2.12.590.C, Code of the City of Wichita, requesting an exception to permit the installation or construction of an off-street parking lot on property zoned "A"-Two Family, and legally described as follows:

Lots 2, 4, 6, 8, 10, 12, 14 and North Half of Lot 16, on Lorraine Avenue, in Resurvey of Buck's 2nd Addition to Wichita, Sedgwick County, Kansas.
Generally located at the southeast corner of 8th and Lorraine Streets.

This application has been assigned Case No. BZA 3-70, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, March 24, 1970, at 1:30 p.m., in the Patio Room, First Floor, Public Library, 223 South Main Street, Wichita, Kansas, at which time you may appear, if you so desire, either in person or by agent or attorney.

JACK H. GALBRAITH
Secretary

23 Copies mailed March 6, 1970.

BOARD OF ZONING APPEALS

CASE NO. 3-70

CITY OF WICHITA, KANSAS

FILED Feb. 16 1970

APPLICATION FOR EXCEPTION

I. Name of Applicant T.F.R., Inc. and Griffith Investment, Inc.

Mailing Address 127 So. Edgemoor Phone _____

Name of Authorized Agent Robert H. Nelson

Mailing Address 816 Union Center Bldg. Phone AM 2-3777

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

(Zoning Ordinance); to permit the installation or construction

of ^{an} ~~off-street parking facilities~~ lot

_____ on property zoned

a two-family located at the southeast corner
of 8th + Lorraine and legally described as: _____

Lots 2, 4, 6, 8, 10, 12, 14 and North Half of Lot 16, ^{on Lorraine Avenue,} in _____

Resurvey of Buck's 2nd Addition to Wichita, Sedgwick County,

Kansas, Lorraine Avenue, in the City of Wichita.

OK 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 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 T.F.R., INC. and GRIFFITH INVESTMENT, INC.

By: Robert H. Nelson
Authorized Agent

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals, 1110 (a.m. - p.m.), February 16, 1970, together with appropriate fee of \$50.00.

T9-403

Signed H. Lynn Shurkey

KAHRS, NELSON, FANNING, HITE & KELLOGG

ATTORNEYS AT LAW

UNION CENTER BUILDING

WICHITA, KANSAS 67202

February 13, 1970

AREA 316
262-3777

AUSTIN M. COWAN (1928-1949)
W. A. KAHRS
ROBERT H. NELSON
H. W. FANNING
RICHARD C. HITE
DARRELL D. KELLOGG
ROGER M. SHERWOOD
RICHARD L. HONEYMAN
LARRY A. WITHERS

Board of Zoning Appeals
Office of the Secretary
City Building Annex
Wichita, Kansas 67202

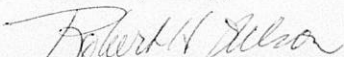
Re: Application for Exception
T.F.R., Inc., and Griffith Investment, Inc.
Lots 2, 4, 6, 8, 10, 12, 14 and N $\frac{1}{2}$ of Lot 16,
Resurvey of Buck's 2nd Addition to Wichita,
Lorraine Ave.

Gentlemen:

Enclosed herewith is an application for exception for the purpose of constructing an off-street parking facility on the property set forth in said application. Also enclosed is a statement justifying the exception and indicating the jurisdiction of the Board with reference thereto, together with a certificate of the owners within a radius of 200 feet which has been prepared by the Guarantee Title Co., Inc., and check in the amount of \$50.00 in payment of the filing fee. We are enclosing a plot plan as required by the regulations.

Please advise the date this matter will be set for hearing.

Yours very truly,



Robert H. Nelson
of KAHRS, NELSON, FANNING, HITE & KELLOGG

RHN/jj
Encls.

KAHRS, NELSON, FANNING, HITE & KELLOGG

ATTORNEYS AT LAW

UNION CENTER BUILDING

WICHITA, KANSAS 67202

February 13, 1970

AREA 316
262-3777

AUSTIN M. COWAN (1885-1949)

W. A. KAHRS

ROBERT H. NELSON

H. W. FANNING

RICHARD C. HITE

DARRELL D. KELLOGG

ROGER M. SHERWOOD

RICHARD L. HONEYMAN

LARRY A. WITHERS

Board of Zoning Appeals
City Building Annex
Wichita, Kansas 67202

Re: Application for Exception
T.F.R., Inc., and Griffith Investment, Inc.
Lots 2, 4, 6, 8, 10, 12, 14 and N $\frac{1}{2}$ of Lot 16,
Resurvey of Buck's 2nd Addition to Wichita,
Lorraine Ave.

Gentlemen:

Applicants, being the owners of the property involved are requesting an exception under ordinance 2.12.590 (c) for the purpose of constructing and maintaining an off-street parking facility which will be adjacent to a building to be constructed at the corner of Hillside and 8th Streets on Hillside. The parking facility requested herein will be on the Lorraine side of the property and will be an off-street parking facility to serve the building when completed.

Yours very truly,

T. F. R., INC.
GRIFFITH INVESTMENT, INC.

Robert H. Nelson
By: Robert H. Nelson
of KAHRS, NELSON, FANNING, HITE & KELLOGG

RHN/JJ

CERTIFICATE OF OWNERSHIP

GUARANTEE TITLE CO. Inc., hereby certifies the following to be a true and correct list of the property owners as shown by the last deeds of record in the office of the Register of Deeds of Sedgwick County, Kansas, of:

Lots 2-4-6-8-10-12-14 and North Half of Lot 16,
on Lorraine Avenue, in Resurvey of Euck's 2nd Addition
to Wichita, Sedgwick County, Kansas,

together with all lots lying within a 200 foot radius thereof.

	DESCRIPTION	OWNER	ADDRESS
G	<u>Resurvey of Euck's 2nd</u>		
U	<u>Lorraine</u>		
A	2-4-6-8-10	✓ T.F.R. Inc.	c/o Clell B. Flowers, Treas. 505 No. Hillside 67214
R	12-14 & N/2 Lot 16	<i>Deed</i> Griffith Investment, Inc.	127 So. Edgemoor 67218
N	S/2 of Lot 16, all of Lots 18 and 20 and the N 5 ft. of Lot 22	<i>Deed</i> Griffith Investment Corporation, Inc.	127 So. Edgemoor 67218
T	S 20 ft. of Lot 22, all of Lots 24-26-28-30-32	✓ Mendell F. Butler and Betty	4040 Countryside 67218
E	West 94 feet of Lots 1-3-5 and W 94 feet of N/2 of Lot 7	✓ Jerry Eugene Miller and Mary Lou	854 No. Chautauqua 67214
T	E 113 Feet of Lots 1 and 3	✓ Carl David Storm and Virginia J.	853 No. Lorraine 67214
I	Lots 5-7-9, exc. W. 94'	✓ James F. James and Barbara	c/o Jerry Dalrymple 849 No. Lorraine 67214
T	S 23' of the W 94' of Lot 7, and W 94' of Lot 9	✓ Audna B. Reeves	850 No. Chautauqua 67214
E	E/2 of Lots 11 and 13 and E/2 of N 12' of Lot 15	✓ Wilbert S. Wells and Dorothy G.	843 No. Lorraine 67214
C	W/2 of Lots 11 and 13 and W/2 of N 12' of Lot 15	✓ Roy Louis and Selma	1403 E. McArthur 67216
O.,	W/2 of Lots 17 and 19 and W/2 S 13' of Lot 15	✓ Mary Lou Harvey and Lloyd L.	838 No. Chautauqua 67214
I	E/2 of Lots 17 and 19 and E/2 of S 13' of Lot 15	✓ Albert T. Deckinger and Susie A.	1638 Park Place 67214
N			
C.			

	E/2 of Lots 21 and 23	✓ Henry B. Woolery and Pearl	833 No. Lorraine 67214
	West/2 of Lots 21 and 23	✓ Manley L. Lewis and Vera H.	1400 No. Woodlawn Bldg., Apt. 101 67206
G	E/2 of Lots 25 and 27	✓ Carra Luella Cheatum (3/4) Lillian C. Brady (1/4)	827 No. Lorraine 67214
U	W/2 of Lots 25 and 27	✓ Hugh Auchterlonie and Jean (life estate) Hugh Auchterlonie, Jr. and Charles Auchterlonie	826 No. Chautauqua 67214
A	E/2 of Lots 29 and 31	✓ James Franklin Smith and Louise D.	4541 Jade 67216
R	<u>Hillside</u>		
A	Lots 1-3-5-7-9-11	<i>Deaf</i> T.F.R. Inc.	505 No. Hillside 67214
N	Lots 13-15	<i>Deaf</i> Griffith Investment Corporation, Inc.	127 So. Edgmoor 67218
T	Lots 17-19-21	✓ Ruth E. Pate and Macy E. Brady	3439 E. Murdock 67208
E	Lots 23-25-27	✓ C. Arch Smith and Leola M. (Life estate) Evea Lyvonne Meeds	829 No. Hillside 67214
E	Lots 29 and 31	✓ Beulah F. Beveridge	822 No. Broadview 67208
C	Beg. 2026.5' N and 406.5' W of SE/cor SE/4 15-27-1 E, W 223' to E/1 Chautauqua Ave ex- tended, N 5.56' m/l to SEerly r/w of Frisco Rd., NEerly along r/w to pt. N of beg., S 112.67' m/l to beg.	✓ R. L. Self and Leah A.	Valley Center, Kansas.
O.,	Beg. on N/1 8th St., said pt being 406.5' W and 2026.5' N of SE/cor SE/4 12-27-1 E, N parl with W/1 SE/4 112.67', to Serly line of Frisco R/w; NE along r/w to W/1 Hillside, S along W/1 Hillside to pt. 93' N of N/1 8th St., W 144.25', S parl to Hillside Ave 93', W 205.25' to beg.	✓ William Qu iring and Olive E.	925 No. Hillside 67214

Hillside-continued

Beg. 50' N of NE/cor Resurvey of
Buck's 2nd Add., N 93', W 144.25',
S 93', E 144.25' to beg., in SE/4
15-27-1 E.

Mid-West Investment Co. Inc. 911 No. Hillside
67214

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WITNESS our Hand and Seal this the 2nd day of February, 1970 at 7:00 o'clock A.M.

GUARANTEE TITLE CO. Inc.,

By *Nellie M. Feister*
Vice-President.

Order No. 25229

BOARD OF ZONING APPEALS
Room 402 City Building Annex
104 South Main Street
Wichita, Kansas 67202

March 6, 1970

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 3-70

An application has been filed by T.F.R. Inc. and Griffith Investment, Inc., 127 South Edgemoor, Wichita, Kansas, pursuant to Section 2.12.590.C, Code of the City of Wichita, requesting an exception to permit the installation or construction of an off-street parking lot on property zoned "A"-Two Family, and legally described as follows:

Lots 2, 4, 6, 8, 10, 12, 14 and North Half of Lot 16, on Lorraine Avenue, in Resurvey of Buck's 2nd Addition to Wichita, Sedgwick County, Kansas. Generally located at the southeast corner of 8th and Lorraine Streets.

This application has been assigned Case No. BZA 3-70, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, March 24, 1970, at 1:30 p.m., in the Patio Room, First Floor, Public Library, 223 South Main Street, Wichita, Kansas, at which time you may appear, if you so desire, either in person or by agent or attorney.

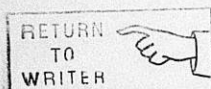
JACK H. GALBRAITH
Secretary

THE CITY OF WICHITA, KANSAS
BOARD OF ZONING APPEALS
104 SOUTH MAIN
WICHITA, KANSAS 67202



Carra Luella Cheatum
Lillian C. Brady
827 North Lorraine
Wichita, Kansas 67214

VACANT



- Moved, left no address
- No such number
- Moved, not forwardable
- Addressee unknown

BOARD OF ZONING APPEALS
Room 402 City Building Annex
104 South Main Street
Wichita, Kansas 67202

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JACK H. GALBRAITH
Secretary

THE CITY OF WICHITA, KANSAS
BOARD OF ZONING APPEALS
104 SOUTH MAIN
WICHITA, KANSAS 67202

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Undelivered
Unknown
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No such post office in area
Do not re-mail in this envelope



L. Self and Leah A.
Valley Center, Kansas

Gone over 2 yrs



Form 223-021

PAYMENT NOTICE

City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

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

DESCRIPTION	AMOUNT
<i>BZA</i>	<i>50.00</i>
<i>Off-street Parking</i>	
Name	<i>Rob Nelson</i>
Address	<i>816 Union Center Bldg</i>
Type	Due Date
<i>A-71-C</i>	
Comments:	
Date	By
<i>2-16-70</i>	<i>ln</i>

THE CITY OF WICHITA, KANSAS
 BOARD OF ZONING APPEALS
 104 SOUTH MAIN
 WICHITA, KANSAS 67202



- Moved, left no address
 - No such number
 - Moved; not forwardable
 - Addressee unknown
- 1615 429*

not at this address

James Franklin Smith & Louise D.
 4541 Jade
 Wichita, Kansas 67216

RETURN TO WRITER



mailed to 3-11-70 to 2508 Massman Ave

*

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