

B3a Comm. Referred 7-1-74
M.A.P.C.

B.C.C./B. C.C. C.

B3a Comm. withdrawn by applicant
7.23.74

Case closed 7-23-74

BZA 15-74 - Lindy Andeel, et.al.
requests exception to permit off
street parking lot located on
south side of Peachtree Lane in
an area between Heather & Bonnie
Bree Streets

POSTED
6-4-74

ACTION

	DATE
B3a COMMITTEE <u>Deferred - No forum</u>	<u>6-25-74</u>
B3a Comm. <u>Deferred</u>	<u>7-1-74</u>
M.A.P.C. _____	_____

B.C.C./B. CO. C. _____

B3a Comm. withdrawn by applicant 7.23.74

Case closed 7-23-74

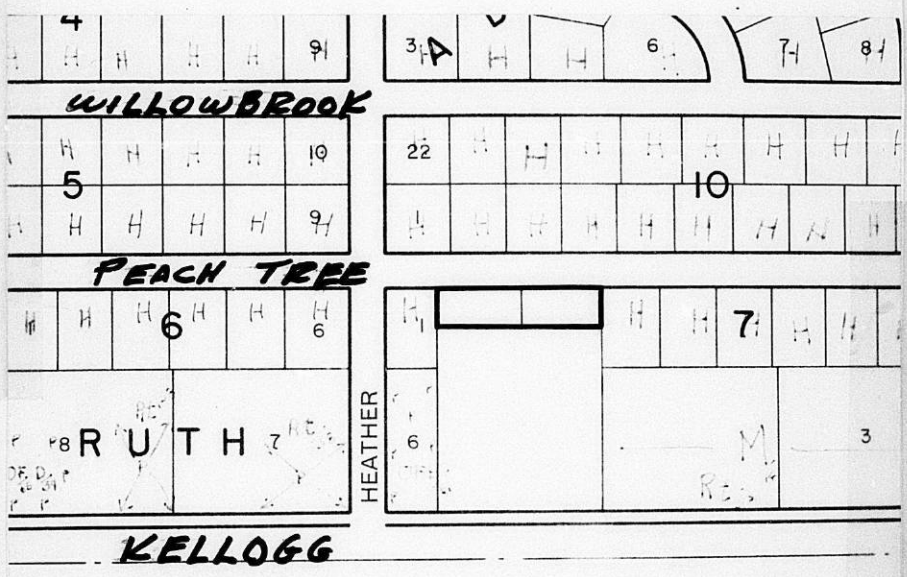
BZA 15-74 - Lindy Andeel, et al.
requests exception to permit off
street parking lot located on
south side of Peachtree Lane in
an area between Heather & Bonnie
Rena Streets

Map No. 6047
 Sec. 20
 Twp. 27
 Range 2E

BZA- 15-74
 SCZ- _____
 CU- _____
 Filed _____

AREA DATA:
 1. Acres: 0.45 (67 ft. by _____ ft.)
 2. Adjoining Zoning: E _____ S _____ W _____ N _____
 3. Land Use: East SINGLE FAM South UNDEVELOPED
 West SINGLE FAM North SINGLE FAM
 4. Sketch Plan Land Use is for: _____
 5. Present Land Use if for: UNDEVELOPED
 6. Area (is) (is not) platted.

PHOTO DATA:
 Taken by _____ Date _____ Time _____



SECRETARY'S REPORT
CASE NO. BZA 28-74

APPLICANT:

AGENT:

REQUEST: Variance pursuant to Section 2.12.590.B, Code of the City of Wichita, to

GENERAL LOCATION:

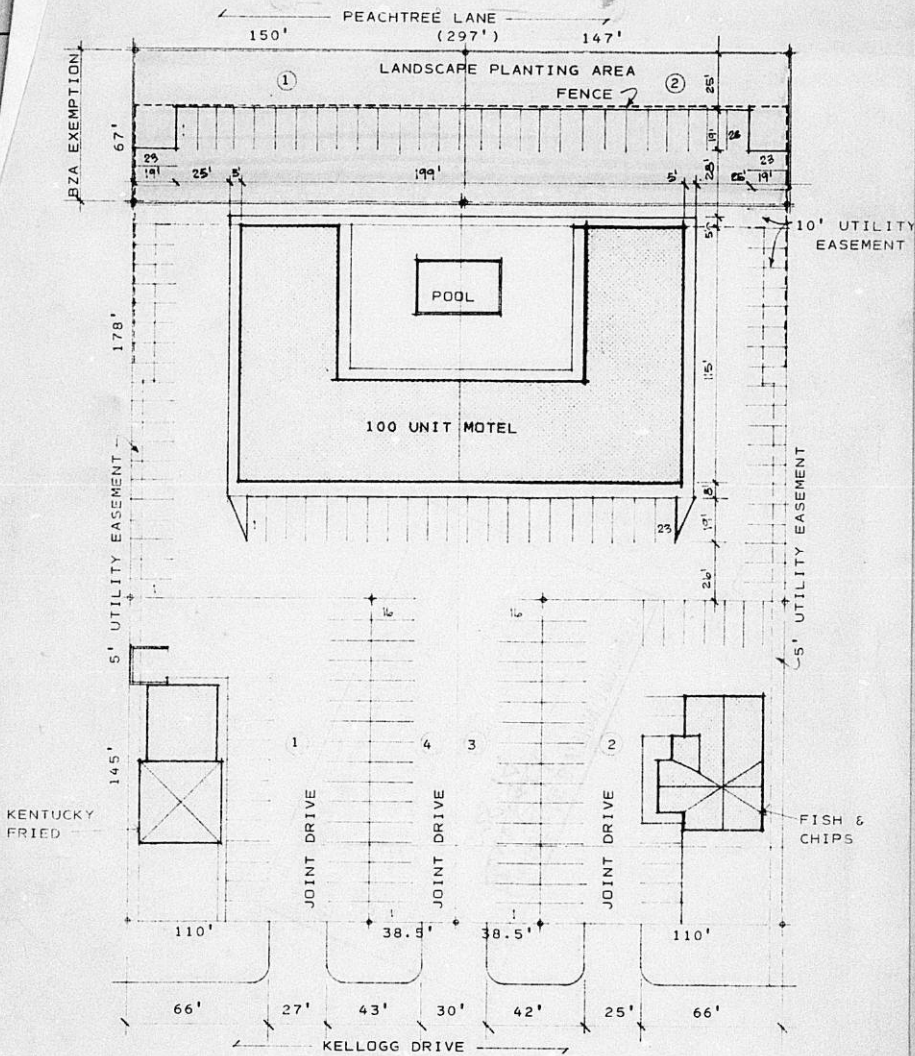
ZONING: all "AA" except south is "LC"

LAND USE:

JURISDICTION:

The Board has jurisdiction to consider the variance request under the provisions outlined in Section 2.12.590.____, 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.)



SITE PLAN

1" = 50.0'



LEGAL:

LOTS 1,2,3,4 HIGGINS-ANDEEL
 LOT 1, EAST 150'X67' } BONNIE BRAE } BZA PARKING
 LOT 2, WEST 147'X67' } BLOCK 7 } EXEMPTION REQUEST

23 MAY 1974

THOMAS D. JACOB ARCHITECT-PLANNER BOX 633 WICHITA, KANSAS 67201 316 684-5268

July 24, 1974

Mr. Everett Fettis, Attorney
Suite 504, 120 South Market
Wichita, Kansas 67202

Subject: BZA 15-74 - Request for
Exception

Dear Mr. Fettis:

At the regular meeting of the Board of Zoning Appeals on July 23, 1974, your request for an exception to permit the installation of an off-street parking lot on property zoned the "AA" Single Family Dwelling District and generally located on the south side of Peach Tree Lane in an area between Heather and Bonnie Brae Streets, was considered.

Based on your request to withdraw the application, the action of the Board was to strike the item from their agenda. This case is now considered withdrawn and closed.

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

Sincerely,

Jack H. Galbraith
Secretary

JHG:js

cc: Lindy Andeel, Harry Pollak and Al Caro
5900 E. Central 67208
Jack Turner, Attorney, 120 South Market 67202
Ralph Eberly, City Clerk

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

July 18, 1974

NOTICE TO ADJOINING PROPERTY OWNERS:

Case No. BZA 15-74

On July 1, 1974, the Board of Zoning Appeals considered the above captioned case, filed by Lindy Andeel, Harry Pollak, and Al Caro, 5900 East Central, Wichita, Kansas, requesting an exception to permit the installation of an off-street parking lot on property zoned the "AA" Single Family Dwelling District and legally described as follows:

The north 67 feet of the east 150 feet of Lot 1 and the north 67 feet of the west 147 feet of Lot 2, Block 7, Bonnie Brae an Addition to Wichita, Sedgwick County, Kansas. Generally located on the south side of Peachtree Lane in an area between Heather and Bonnie Brae Streets.

At the request of the applicant's attorney, this case was deferred until the next regular meeting to allow him time to examine more thoroughly the restrictive covenants associated with this property.

This matter is therefore scheduled to be heard by the Board of Zoning Appeals at their regular meeting on July 23, 1974, at 1:30 p.m. in Room 401 City Building Annex, 104 South Main Street, Wichita, Kansas.

Jack H. Galbraith
Secretary

SECRETARY'S REPORT

CASE NO. BZA 15-74

APPLICANT: Lindy Andeel, Harry Pollak and Al Caro, 5900 East Central, Wichita, Kansas, 67208

AGENT: Everett C. Fettis, 120 S. Market, Wichita, Kansas 67202

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: On the south side of Peach Tree Lane in an area between Heather and Bonnie Brae Streets.

LAND USE: Subject property is vacant as is property to the south; properties to the east, west and north are occupied by single family residences.

ZONING: Subject property is zoned the "AA" Single Family Dwelling District as are properties to the east, west and north; property to the south is zoned the "LC" Light Commercial District.

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 2R.04.145 can be complied with.

COMMENTS BY THE SECRETARY

The applicants are requesting an exception to permit the use of subject property for an off-street parking lot which will be utilized as off-street parking for a motel proposed to be constructed on adjacent property to the south. The applicants are the contract purchasers or owners of both the subject property, zoned "AA" and the "LC" property to the south. The off-street parking requirements for the proposed motel development cannot be totally provided on the "LC" Property. The submitted plot plan has been approved by the Division of Traffic Engineering as providing 34 parking spaces. It indicates the required 25 foot front yard setback with no ingress or egress from the parking lot to Peachtree Lane.

Secretary's Report
BZA 15-74
Page Two

It is the opinion of the Secretary that this request, with proper screening for adjacent residential properties, is logical and proper inasmuch as the tract is only 67 feet deep and lies adjacent to the "LC" property. The lot location and depth creates an unrealistic situation for single family home development. It should be pointed out, however, that the Secretary is concerned with the type of screening and landscaping to be provided. When viewing this site in the field, it was particularly noted that the property had not been mowed, that weeds and grass were two or three feet high and unsightly to the residential neighborhood. Because of the quality of the neighborhood, every effort should be made to provide a wall and landscaping that can be properly maintained. A wooden fence will not be adequate to protect the character of the area from the parking lot and commercial activity and, therefore, it is recommended that a masonry wall be required.

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 area 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 vehicles, 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 shall be paved with concrete, asphaltic concrete, or asphalt and shall be maintained in good condition and free of all weeds, dust, trash and other debris.
5. The parking area shall have adequate guards to prevent the extension or the overhanging of vehicles beyond property lines or parking spaces; and the parking area shall have adequate markings for channelization and movement of vehicles.

Secretary's Report
BZA 15-74
Page Three

6. If lighting facilities are provided, they shall be so arranged as to direct or deflect light away from adjacent residential properties.
7. There shall be no parking in the required 25 foot front yard setback. The front yard setback area shall remain unpaved and shall be landscaped with grass, trees and shrubs which shall be maintained and replaced when necessary.
8. A detailed landscape plan for the setback area on Peachtree Lane, showing the proposed locations and types of trees and shrubs, shall be submitted to the Secretary of the Board of Zoning Appeals for approval prior to the resolution being forwarded to the Office of Central Inspection.
9. A six to eight foot decorative wall to prevent the passage of debris and light, constructed of either brick, stone, masonry, concrete or other similar material (not including wood or woven wire) shall be erected along the east and west property line of the application area except the north 25 feet and along and within one foot of the front 25 foot setback line. A maintenance gate shall be provided in the wall so that direct maintenance can be provided to the front yard. The plans for the wall shall be submitted to the Secretary and the Superintendent of Central Inspection for approval prior to construction.
10. There shall be no ingress and egress from the parking lot to Peachtree Lane.
11. All improvements as outlined above shall be installed prior to the occupancy of the site for an off-street parking lot.

July 5, 1974

Mr. Everett Fettis, Attorney
Suite 504, 120 South Market
Wichita, Kansas 67202

Subject: BZA 15-74 - Request for
Exception

Dear Mr. Fettis:

At the deferred meeting of the Board of Zoning Appeals on July 1, 1974, your request for an exception to permit the installation of an off-street parking lot on property zoned the "AA" Single Family Dwelling District and generally located on the south side of Peach Tree Lane in an area between Heather and Bonnie Brae Streets, was considered.

At your request this matter was deferred until the Board of Zoning Appeals meeting of July 23, 1974, to allow you time to investigate the restrictive covenants associated with this property.

If you have any questions, please call our office.

Sincerely,

Jack H. Galbraith
Secretary

JHG:js

cc: Lindy Andeel, Harry Pollak and Al Caro
5900 East Central 67208
Jack Turner, Attorney, 120 South Market 67202
William D. Harrison, 8226 Peach Tree Lane 67207
Ralph Eberly, City Clerk

June 28, 1974

Mr. James Richardson
Chairman
Board of Zoning Appeals
Room 402 City Building Annex
104 S. Main
Wichita, Kansas 67202

Re: Case No. BZA 15-74

Dear Mr. Richardson,

We would appreciate it very much if the board would make a decision on the above case on Monday, July 1 and not allow a deferral until the 23rd of July. It is difficult for many of us to get time off from work. We who are opposed to the proposed parking did not have 30 days to examine the restrictive covenants and believe it is an unnecessary delay to the disposition of this case to allow a deferral on those grounds.

The residents of this area believe an exemption to allow parking for the proposed motel would cause our property to be devalued, the necessary height of a motel of the proposed size would constitute an invasion of privacy since the patrons of the motel could look out into our yards at will, the noise from the pool and the lighting for the parking lot would be a nuisance and interfere with sleep. Above all, I am concerned for the safety of my children. The sixty-seven feet would provide only 30 to 33 parking spaces according to the plan submitted. Even with an exception the parking facilities for two fast food operations and a hundred unit motel does not appear to be adequate. The possibility of employee parking on a residential street creating congestion directly where the school bus stops for local children would be an unnecessary hazard.

Then there is the matter of the restrictive covenants.

I sincerely hope that the board will not allow this matter to be deferred and that you will choose to deny the exception.

Sincerely,

Melany Pearce

Melany Pearce
(Mrs. Jack)

cc: Mr. Harlen Clots
Mrs. Marjorie L. Taylor
Ms. Rosemary Murphey



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

June 26, 1974

NOTICE TO ADJOINING PROPERTY OWNERS

Due to lack of a quorum, the regular meeting of the Board of Zoning Appeals which was scheduled for June 25, 1974, was deferred to Monday, July 1, 1974. The meeting will begin at 1:30 p.m. and will be held in Room 401 City Building Annex, 104 South Main Street.

At that time the Board will consider Case No. BZA 15-74, an application filed by Lindy Angeel, Harry Pollak and Al Caro, 5900 East Central, Wichita, Kansas, pursuant to Section 2.12.590.C, Code of the City of Wichita, requesting an exception to permit the installation of an off-street parking lot on property zoned the "AA" Single Family Dwelling District and legally described as follows:

The north 67 feet of the east 150 feet of Lot 1 and the north 67 feet of the west 147 feet of Lot 2, Block 7, Bonnie Erae, an Addition to Wichita, Sedgwick County, Kansas. Generally located on the south side of Peach Tree Lane in an area between Heather and Bonnie Erae Streets.

You may appear at this meeting, if you so desire, either in person or by agent or attorney.

Jack F. Galbraith
Secretary

22 notices sent to adjacent property owners on June 26, 1974.

10 notices mailed to MAPC members on June 26, 1974.

June 26, 1974

Mr. Everett Fettis, Attorney
Suite 504, 120 South Market
Wichita, Kansas 67202

Re: BZA 15-74 - Request for
Exception - South side of
Peach Tree Lane in an area
between Heather and Bonnie
Brae

Dear Mr. Fettis:

Due to lack of a quorum, the regular meeting of the Board of Zoning Appeals which was scheduled for June 25, 1974, was deferred to Monday, July 1, 1974. The meeting will be held in Room 401 City Building Annex, 104 South Main Street, at 1:30 p.m. At that time the above-captioned case will be considered by the Board.

Although you have requested that this case be deferred to the next regularly scheduled meeting of the Board, which is to be held on July 23, 1974, since there was no quorum, the Board could not take action on your request. Also, as you are aware, Mr. Turner, representing opposition, objected to such deferral. Assuming that you may make the same request on July 1, this is to advise you and Mr. Turner, that the Board could grant your request for a deferral, or consider the case and take action to either approve or deny the request for an exception.

The enclosed notice has been sent to all property owners within a 200-foot radius of the subject property and all other area residents who have submitted letters on the case.

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

Sincerely,

Jack H. Galbraith
Secretary

JHG:ber

Enclosure

cc: Lindy Andeel, Harry Pollak and Al Caro
5900 East Central 67208
Jack Turner, Attorney, 120 South Market 67202

June 21, 74

Jack Galbraith Sr.

Dear Sir:

As an adjoining property owner to the area in question located on the south side of Peach Tree St between Shaker and Bonnie Bree Streets to grant an exception to permit the installation of an off street parking lot to the applicants,

Lindy Andell, Harry Pollock and Al Caro I am not in favor of granting this request.

I would like the area left as it is a single family dwelling District Zone "A"

Marie G. Stover
8301 Peach Tree Ln
White House

8225 Peach Tree Lane
Wichita, Kansas 67207
June 23, 1974

Jack H. Galbraith, Secretary
Board of Zoning Appeals
Room 402 City Building Annex
104 South Main Street
Wichita, Kansas 67202

Dear Mr. Galbraith:

I am writing in regard to Case No. BZA 15-74, pertaining to a request for an exception to permit property zoned AA Single Family Dwelling District on Peach Tree Lane in the Bonnie Brae addition to be used for off-street parking for a proposed motel on the 'LC' property adjacent to it on the South. I am opposed to any change or exception for the above mentioned property which is located in the Bonnie Brae addition.

The proposed development of the 'LC' property will create an increase of noise, litter and traffic detrimental to the environment of the surrounding residential area. This has already been the case with the development of the Peach Tree Shoppes area and McDonald's at Kellogg and Heather. But now, the property owners in the adjacent area are confronted with a proposal that would invade the integrity of the Bonnie Brae addition itself, thus bringing the nuisance of commercial property right to our front door.

When we bought our residential property on Peach Tree Lane, we were aware of the 'LC' property behind us but felt somewhat protected by the knowledge that the adjacent frontage lots on Peach Tree Lane were platted in the Bonnie Brae addition and as such would serve as a proper buffer zone against any commercial development along Kellogg extending to Peach Tree Lane. To make a change or exception on this property would not be keeping faith with the hundreds of property owners who have made substantial investments in residential property in the Bonnie Brae addition. Bonnie Brae was planned and developed into a very high quality residential area by careful planning and enforcement of building codes and covenants. Our investments have been made on our properties. This is a fact that cannot be altered. The adjacent 'LC' property has yet to be developed so any investment thereon should be made to conform with existing property guidelines or standards. If this is not possible without invading the Bonnie Brae Addition, and putting aside our protective covenants, then the plans should be changed to they will indeed fit the limits of the 'LC' property involved.

I would appreciate your making this letter a part of the record when the Board of Zoning Appeals considers Case No. BZA 15-74 on Tuesday, June 25, 1974.

Very truly yours,

Bill J. Price
BILL J. PRICE



8201 Peach Tree Lane
Wichita, Kansas 67207
June 20, 1974

Mr. John Galbraith
Board of Zoning Appeals
City Annex Building
Wichita, Kansas

Re: CASE NO. BZA 15-74

Dear Mr. Galbraith:

As residents and legal owners of the property located at 8201 Peach Tree Lane, Bonnie Brae Addition, Sedgwick County, Kansas, we hereby formally request that the exception being sought in Case No. BZA 15-74 be denied. This exception would allow an off-street parking lot to be constructed on the south side of Peach Tree Lane in an area between Heather and Bonnie Brae.

It is our feeling that construction of this parking lot will substantially increase the traffic already passing through this residential area, thus endangering even further the safety of our small children. There would be a substantial increase in the noise level in the area, and an undesirable increase in the night-time lighting east of our residence. Our children's bedrooms are located on the east side of our house and would be directly adjacent to the retainer wall. Additional lighting and noise caused by vehicles departing and arriving at all hours of the night is out of the question.

Since the parking for the motel and two fast food restaurants will be extremely limited, it is our feeling that employees will utilize Peach Tree



Mr. John Galbraith
June 20, 1974
Page 2

for employee parking. This will reduce the flow of normal traffic to only one lane. Employees will be using the proposed access gate in the wall to go to work. This gate will also provide an entrance for neighborhood children (some, including our own, which are quite small) into the swimming pool area. To the best of our knowledge there will be no lifeguard on duty. The idea of someone drowning is horrifying.

We hope you will give this matter extremely careful consideration and formally reject this request.

Yours truly,

La Donna Radermacher
LaDonna Radermacher

Leonard W. Radermacher
Leonard W. Radermacher

8232 Peach Tree Lane
Wichita, Kansas 67207
6-24-74

Board of Zoning Appeals
City Building Annex
Room 402
Wichita, Kansas



Dear Sirs;

We are sending this letter to let you know that we "strongly object" to the appeal for a hotel and Restaurants in the residential area between Heather and Bonnie Brae Streets on Peach Tree Lane. This commercializing would certainly lower our property values. There would most certainly be littering, noise, and an over flow of parked cars in front of our homes on Peach Tree Lane. We think "Two" hotels in one block and "two" restaurants is unnecessary and unattractive.

Please reject this appeal in behalf of the homeowners on Peach Tree Lane between Heather and Bonnie Brae.

Sincerely,

Kenneth + Mary Florence

R. O. "DICK" WATSON
SALES MANAGER

5900 E. CENTRAL, WICHITA, KANSAS 67208
OFF. 683-6554 • RES. 682-0243



SWHO
LEADERS
ROUNDTABLE

June 24, 1974

Board of Zoning Appeals
Room 402 City Bldg. Annex
104 So. Main St.
Wichita, Kansas 67202

Case No. BZA 15 -74

All Board Members:

Please consider this letter as a formal protest to the application for an exception to zoning of certain property referred to in above case number and filed by a Lindy Andeel, Harry Pollak and Al Caro and to be considered by the Board at 1:30, June 25.

It is my opinion that an exception is definitely not in order and should by all means be denied. This area is a quiet neighborhood and above average in value and to grant the requested exception could only devalue and degrade the residential area and I don't believe this is the intent of the Appeal Board.

Sincerely,

Richard O. Watson,
Property owner 8233 Peachtree Ln. 67207

ROW:pw



Prudential

THE PRUDENTIAL INSURANCE COMPANY OF AMERICA

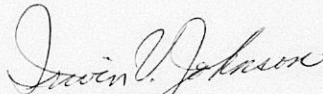
June 20, 1974

Board of Zoning Appeals
Room 402, City Building Annex
104 South Main Street
Wichita, Kansas 67202

Gentlemen:

Re: Case No. BZA 15-74

Please be advised that the referenced application for exception to the present residential zoning of the vacant lot across the street from my house is totally opposed and we will be represented by council at the June 25, 1974 hearing.



Irwin V. Johnson
8214 Peach Tree Lane
Wichita, Kansas 67207



8202 PEACH TREE LANE
WICHITA, KANSAS 67207
JUNE 15, 1974

BOARD OF ZONING APPEALS
ROOM 402
CITY BUILDING ANNEX
104 SOUTH MAIN STREET
WICHITA, KANSAS 67202

REFERENCE: CASE No. BZA 15-74

CASE No. BZA 15-74 CONCERNS THE REQUEST
OF AN EXCEPTION TO PERMIT THE INSTALLATION
OF AN OFF-STREET PARKING LOT ON PROPERTY
ZONED THE "AA" SINGLE FAMILY DWELLING
DISTRICT AND LEGALLY DESCRIBED AS FOLLOWS:

The north 67 feet of the east 150 feet of
Lot 1 and the north 67 feet of the west 147
feet of Lot 2, Block 7, Bonnie Brae, an
Addition to Wichita, Sedgwick County, Kansas.
Generally located on the south side of Peach
Tree Lane in an area between Heather and
Bonnie Brae Streets.

WE THE UNDERSIGNED ARE OPPOSED
TO THE GRANTING OF AN EXCEPTION
TO PERMIT THE INSTALLATION OF THE
ABOVE DESCRIBED PARKING LOT.

Robert Ripley, Jr.
Lorraine P. Ripley



8208 Peach Tree Lane
Wichita, Kansas 67207

June 7th, 1974

Board of Zoning Appeals
Room 402 City Bldg. Annex
Wichita, Kansas 67202

In reference to Case No. BZA 15-74 to be held June 25th, 1974
at 1:30 to rezone property zoned "AA" Single Family Dwelling District
to permit installation of an off-street parking lot on the south side
of Peach Tree Lane, please consider our vote of "NO".

Not only would it violate our privacy, it would also devalue
our property.

Hoping for your thoughtful consideration.

Sincerely

Lawrence J. Ree
Bonnie L. Ree



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

June 4, 1974

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 15-74

An application has been filed by Lindy Andeel, Harry Pollak and Al Caro, 5900 East Central, Wichita, Kansas, pursuant to Section 2.12.590.C, Code of the City of Wichita, requesting an exception to permit the installation of an off-street parking lot on property zoned the "AA" Single Family Dwelling District and legally described as follows:

The north 67 feet of the east 150 feet of Lot 1 and the north 67 feet of the west 147 feet of Lot 2, Block 7, Bonnie Brae, an Addition to Wichita, Sedgwick County, Kansas. Generally located on the south side of Peach Tree Lane in an area between Heather and Bonnie Brae Streets.

This application has been assigned Case No. BZA 15-74, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, June 25, 1974, at 1:30 p.m., in Room 401 City Building Annex, 104 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 Notices
mailed 6-4-74
to adjacent
property owners*

*10 Notices mailed
6-4-74 to adjacent
maple members.*

BOARD OF ZONING APPEALS

CASE NO. B2A 15-74

CITY OF WICHITA, KANSAS

FILED 5-28-74

APPLICATION FOR EXCEPTION

I. Name of Applicant Lindy Andeel, Harry Pollak and Al Caro ✓

Mailing Address 5900 East Central ^{v. 1200} Phone 683-7511

Name of Authorized Agent Everett C. Fettis ✓

Mailing Address Suite 504
120 S. Market ^{v. 700} Phone 267-7251

Relationship of applicant to property is that of owner ^{CONTRACT PURCHASERS}
(Owner, Tenant, Lessee, Other).

PER PHONE CONVERSATION WITH FETTIS ON 5/24/74
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 parking

_____ on property zoned

AA, located Peachtree Lane

_____ and legally described as: East 150 Feet

of the North 67 Feet, Lot 1, and West 147 Feet of the North 67 Feet,

Lot 2, Block 7, Bonnie Brae Addition.

_____, in the City of Wichita.

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

- That he has received an instruction sheet concerning the filing and hearing of this matter;
- 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;
- That all documents are attached hereto as noted in paragraphs 2, 3, and 4 of the instructions.
- 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 Lindy Andeel, Harry Pollak & Al Caro

Authorized Agent Everett C. Fettis

OFFICE USE ONLY: Received in the office of the Secretary, Board of Zoning Appeals, 4:15 (a.m. P.M.), 5/28, 1974, together with appropriate fee of \$50.00

Signed Larry Dobson

STATEMENT

The subject property is only 67 feet in depth and is not adequate for residential dwelling. The property is located immediately adjacent to and north of property which has been zoned light commercial. The property is thus best suited for parking adjacent to the light commercial development.

Applicant proposes to screen the area by fencing 25 feet back from Peachtree Lane and will provide landscape planting in the 25-foot setback, and applicant proposes to eliminate access onto Peachtree Lane.

✓ Bill J. Price ✓
8225 Peach Tree Lane

67207

OWNERSHIP LIST

Lot	Block	Addition	Property Owner
5 & ease for ingress & egress over N 20' lot 6		Ruth Addition	✓ R. P. Clinton ✓ 322 Lynwood Boulevard 67207
			✓ Anita Lusk 6 West Parkway 67206
			✓ Georgia Gamelson ✓ 1 Stratford Road 67206
6		Ruth Addition	X F. I. G. Holding Company A California Company
4		Same	✓ Hannah B. Ruth ✓ 1512 South Pershing 67218
E 125' lot 7		Same	X Maverick Development Co., Inc. Address Unknown
1 exc 7 W 90'		Bonnie Brae Addition	∇ R. P. Clinton 322 Lynwood Boulevard 67207
			∇ Anita Lusk 6 West Parkway 67206
			∇ Georgia Gamelson 1 Stratford Road 67206
W 147' lot 2 7		Same	Same
W 90' lot 1 7		Same	<i>re transfer 7-22-74</i> Leonard William Radermacher ✓ Jr. La Donna Radermacher Route 2 Derby, Kansas 67037
E 100' lot 2 7		Same	X Patricia Rea Dumler Address Unknown
			✓ Harold R. Hall ✓ 202 Lochinvar Drive 67207
3 7		Same	✓ Richard Otto Watson and ✓ Eva Vera Watson 8233 Peach Tree Lane 67207
4 7		Same	✓ Marie H. Stover ✓ 8301 Peach Tree Lane 67207
6 6		Same	✓ Willie C. Unruh and Evelyn M. Unruh 8107 Peach Tree Lane 67207
9 5		Same	✓ Robert L. Hoskins and ✓ Elizabeth L. Hoskins Address Unknown 645 Barlow

② on called out 6/26/74

THE CITY OF WICHITA



BOARD OF ZONING APPEALS
CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202

NOT DELIVERABLE AS ADDRESSED
NO FORWARDING ORDER ON FILE
DERBY



Leonard William Radermacher, Jr.
La Donna Radermacher
Route 2
Derby, Kansas 67037

BZA 15-74

Lot	Block	Addition	Property Owner
2	10	Bonnie Brae Addition	✓ Lawrence E. Ree and Bonnie L. 8208 Peach Tree Lane 67207 ✓
1	10	Same	✓ Robert Ripley Jr. and Lorraine P. Ripley ✓ 8202 Peach Tree Lane 67207
3	10	Same	✓ Irwin V. Johnson and Phyllis A. Johnson ✓ 8214 Peach Tree Lane 67207
4	10	Same	✓ Jack Pearce ✓ 8220 Peach Tree Lane 67207
5	10	Same	✓ William D. Harrison ✓ Clarice M. Harrison 8226 Peach Tree Lane 67207
6	10	Same	✓ Kenneth L. Florence and Mary A. Florence ✓ 8232 Peach Tree Lane 67207
18	10	Same	✓ Robert H. Martin and Gloria L. ✓ 8227 Willowbrook Road 67207
19	10	Same	✓ Mary B. Dewhirst ✓ 8221 Willowbrooad Road 67207
20	10	Same	✓ John S. Quimby Jr. and Pauline B. Quimby ✓ 8215 Willowbrook Road 67207
21	10	Same	✓ Arthur F. Jochum and Marilyn J. ✓ 8207 Willowbrook Road 67207
22	10	Same	✓ Joe J. Colliatie Jr. and Billie Rae Colliatie ✓ 7720 Pagent Lane 67206

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

A ~~100~~^{200*} foot radius of: the North 67 feet of the East 150 feet of Lot 1 and the North 67 feet of the West 147 feet of Lot 2, Block 7, Bonnie Brae an Addition to Wichita, Sedgwick County, Kansas

as shown by the records on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on this 28th day of May, 1974 at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By

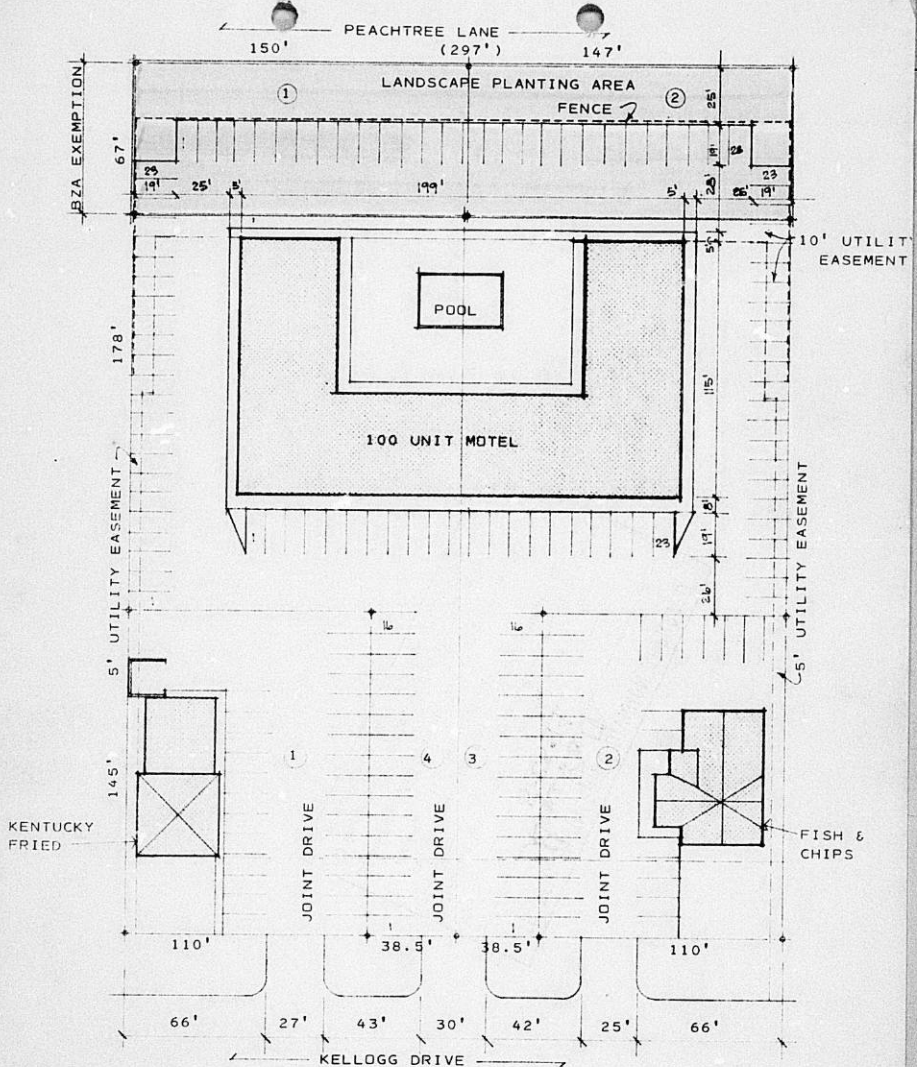
Mary Gable

Vice President

Order No. 213952
wh

* I confirmed by telephone *conversation with Mary Gable,* on 5/30/74 that this work order 213952 was worked up for a 200 foot radius and that the 100 foot shown above was a typographical error.

Larry Dobson



SITE PLAN

LEGAL:

LOTS 1,2,3,4 HIGGINS-ANDEEL
 LOT 1, EAST 150'X67' } BONNIE BRAE { BZA PARKING
 LOT 2, WEST 147'X67' } BLOCK 7 { EXEMPTION REQUEST

23 MAY 1974

THOMAS D. JACOB ARCHITECT-PLANNER BOX 633 WICHITA, KANSAS 67201 316 684-5368

TRAFFIC ENGINEERING DIVISION APPROVED

Handwritten:
Date 5-28-74

- Date
- (A) Parking barriers shall be installed at all locations that are adjacent to public property (so that vehicles will not obstruct public property) and have a minimum length of 6 feet and a minimum cross section of 4" x 4".
- (B) Stall lines shall be painted and 4" or greater in width.
- (C) Proper ingress and egress signs shall be installed on private property at the entrances and exits if it is required by law.

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
BZA Excavation	4500.00

Name Wichita Home Plans Ac Co

Address 5900 E Central

Type 11 4/7/03 Due Date

Comments:

Date 5/23/14 By [Signature]