

001184

Smead
No. 103½C

HASTINGS, MINN. - LOGAN, OHIO U.S.A.

Board of Zoning Appeals

September 20, 1965

Glen Lytle, Superintendent of Central Inspection
Jack H. Galbraith, Secretary

BZA 29-65

Attached for your information and files is the parking plan of the Ramada Inn, which designates the spaces which will be used for rental car storage by the Hertz Rental Car Agency.

This plan meets condition No. 1 as required in BZA Resolution No. 29-65. This parking plan should be attached to the Resolution which has been forwarded to you.

JHG:ber

Attachment

September 14, 1965

Hornblower, Ltd., dba Ramada Inn
8100 East Kellogg
Wichita, Kansas

Dear Sirs:

Re: BZA 29-65 - Request for Exception

We have completed the preparation of the Resolution adopted by the Board of Zoning Appeals in connection with the above-numbered case, which was heard by the Board on August 24, 1965, which Resolution has been signed by the Chairman and Secretary.

As indicated in our letter of August 26, 1965, we are enclosing a copy of this Resolution for your information and files. A copy has also been provided the Central Inspection Division, and you may now obtain the appropriate permit with respect to this application from the Central Inspection Division.

If you have any questions concerning this case, please let us know.

Very truly yours,

Jack H. Galbraith
Secretary

JHG:ber

cc: W. B. Partridge
114 North Emporia

Glen Lytle, Superintendent
of Central Inspection

Robert Finch
CityClerk

R E S O L U T I O N BZA 29-65

WHEREAS, HORNBLLOWER, LTD., dba Ramada Inn, 8300 East Kellogg, Wichita, Kansas, by W. B. Partridge, Agent, 114 North Emporia, Wichita, Kansas, requests an Exception to permit the rental of cars, as provided in Section 28.04.183.2, Code of the City of Wichita, Kansas; and

WHEREAS, the above request applies to property legally described as:

The West 155 feet of Lot 3, and all of Lot 4, in Ruth Addition, in the City of Wichita, Sedgwick County, Kansas, generally located on the north side of Kellogg between Heather and Bonnie Brae; and

WHEREAS, proper notice as required by ordinance and by the rules of the Board of Zoning Appeals has been given; and

WHEREAS, the Board of Zoning Appeals did, at the meeting of August 24, 1965, consider said application; and

WHEREAS, the Board of Zoning Appeals determined that it had proper jurisdiction to consider said request for an Exception under the provisions of Section 2.12.590.3, and under Section 28.04.183.2, Code of the City of Wichita; and

WHEREAS, the Board of Zoning Appeals determined that the location is contiguous to a major street as designated in Pattern for Thorofares, Wichita, Kansas, 1955, and amendments thereto, and that the area is zoned "LC" Light Commercial.

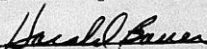
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita, Kansas, that the request for an Exception as described above, for property described legally as:

The West 155 feet of Lot 3, and all of Lot 4, in Ruth Addition, in the City of Wichita, Sedgwick County, Kansas, generally located on the north side of Kellogg between Heather and Bonnie Brae,

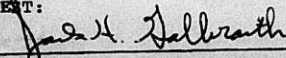
be approved, subject to the following:

1. The applicant submitting two copies of the parking plan of the Ramada Inn, designating the existing spaces which will be used for rental car storage.
2. If it should be determined by the Superintendent of Central Inspection that the storage of Hertz rental cars is occupying other than designated parking spaces, or are occupying required off-street parking spaces, or if it should be determined that the storage of the Hertz rental cars on the Ramada Inn property is creating congestion as far as traffic circulation on the site is concerned, the Superintendent of Central Inspection may request that this case be brought back before the Board for its review.

ADOPTED AT WICHITA, KANSAS, this 24th day of August, 1965.


Harold Bauer, Chairman

ATTEST:


Jack H. Galbraith, Secretary

August 26, 1965

Hornblower, Ltd., dba Ramada Inn
8300 East Kellogg
Wichita, Kansas

Dear Sirs:

Re: BZA 29-65 - Request for
Exception

At the regular meeting of the Board of Zoning Appeals held on August 24, 1965, consideration was given to your request for an Exception to the Zoning Ordinance to permit the rental of automobiles at the Ramada Inn, located generally on the north side of Kellogg between Heather and Bonnie Bras.

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

1. The applicant submitting two copies of the parking plan of the Ramada Inn, designating the existing spaces which will be used for rental car storage.
2. If it should be determined by the Superintendent of Central Inspection that the storage of Hertz rental cars is occupying other than designated parking spaces, or are occupying required off-street parking spaces, or if it should be determined that the storage of the Hertz rental cars on the Ramada Inn property is creating congestion as far as traffic circulation on the site is concerned, the Superintendent of Central Inspection may request that this case be brought back before the Board for its review.

Section 2.12.610 of the Code of the City of Wichita provides that the decision of the Board of Zoning Appeals shall be final unless it is appealed to the District Court of Sedgwick County to determine the reasonableness of any such order or determination.

Page 2 - Hornblower, Ltd., dba Ramada Inn
August 26, 1965

A resolution effectuating the action of the Board will be mailed to you as soon as prepared, and signed by the Secretary and Chairman of the Board of Zoning Appeals.

If you have any question about this matter, please let us know.

Very sincerely yours,

Jack H. Galbraith
Secretary

JHG:JWH:ber

cc: W. B. Partridge
114 North Emporia

Glen Lytle, Superintendent
of Central Inspection

SECRETARY'S REPORT

CASE NO. BZA 29-65

APPLICANT: Hornblower, Ltd., dba Ramada Inn, 8300 East Kellogg

AGENT: W. B. Partridge, 114 North Emporia

LOCATION: North side of Kellogg between Heather and Bonnie Brae

REQUEST: Exception pursuant to Section 28.04.183.2, Code of the City of Wichita, to permit the rental of automobiles at the property now developed as the Ramada Inn.

ZONING: Property in question is zoned "LC". To the north is "AA"; to the east, south, and west is "LC"

LAND USE: Property in question is occupied by the Ramada Inn. North is single family; east and west are service stations, and south is Eastgate Shopping Center.

JURISDICTION

The Board has jurisdiction to consider the exception under the provisions outlined in Section 28.04.183.2 of the Code of the City of Wichita, and may grant the exception request when all conditions as outlined under that Section are found to exist.

GENERAL COMMENTS

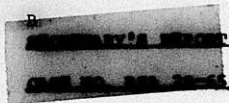
It is the intention of the applicant, if this request for an exception is granted, to utilize a portion of the Ramada Inn for the leasing of Hertz Rental Cars. It is the desire of the applicant to utilize the existing lobby for an office and it is pointed out that the rental of automobiles at this location would be an additional service offered to the guests and other people in the East Wichita area. It was pointed out in the statement of justification that the rental cars are not painted or lettered to identify them as such, and they would be parked in the existing parking areas in front of the rooms at the Ramada property.

It should be pointed out that there are 188 off-street parking spaces provided, whereas only 144 were required. It is assumed that the cars will not create any additional off-street parking problem since the greater percent of the persons utilizing the cars will do so only if they do not have a car at the hotel.

In viewing this property, it can be seen that the only outward appearance of the rental agency is from the Hertz Rental sign which is attached to the existing Ramada Inn sign along the Kellogg service road. Other than this sign, there is no appearance that this type of operation is being conducted on the premises. As was pointed out in the statement of justification, the Hertz Rental Cars are not marked and, therefore, there is no way of telling these automobiles from any other automobile owned by guests of the Ramada Inn.

It is the opinion of the Secretary that the use of the Ramada Inn property for the rental of automobiles is compatible in this area since there is very little outward appearance that this type of operation is being conducted on the premises. Therefore, it is recommended that this exception request be approved to allow the Hertz Corporation to carry on the rental of vehicles at this location. It is further recommended that this request be approved, subject to the following conditions:

1. The applicant submitting two copies of the parking plan of the Ramada Inn, designating the existing spaces which will be used for rental car storage.
2. If it should be determined by the Superintendent of Central Inspection that the storage of Hertz rental cars is occupying other than designated parking spaces, or are occupying required off-street parking spaces, or if it should be determined that the storage of the Hertz rental cars on the Ramada Inn property is creating congestion as far as traffic circulation on the site is concerned, the Superintendent of Central Inspection may request that this case be brought back before the Board for its review.



35 Copies

APPLICANT: Hornblower, Ltd., dba Ramada Inn, 8300 East Kellogg

AGENT: W. B. Partridge, 114 North Emporia

LOCATION: North side of Kellogg between Heather and Bonnie Brae

REQUEST: Exception pursuant to Section 28.04.183.2, Code of the City of Wichita, to permit the rental of automobiles at the property now developed as the Ramada Inn.

ZONING: Property in question is zoned "LC". To the north is "AA"; to the east, south, and west is "LC"

LAND USE: Property in question is occupied by the Ramada Inn. North is single family; east and west are service stations, and south is Eastgate Shopping Center.

JURISDICTION

The Board has jurisdiction to consider the exception under the provisions outlined in Section 28.04.183.2 of the Code of the City of Wichita, and may grant the exception request when all conditions as outlined under that Section are found to exist.

GENERAL COMMENTS

It is the intention of the applicant, if this request for an exception is granted, to utilize a portion of the Ramada Inn for the leasing of Hertz Rental Cars. It is the desire of the applicant to utilize the existing lobby for an office and it is pointed out that the rental of automobiles at this location would be an additional service offered to the guests and other people in the East Wichita area. It was pointed out in the statement of justification that the rental cars are not painted or lettered to identify them as such, and they would be parked in the existing parking areas in front of the rooms at the Ramada property.

It should be pointed out that there are 188 off-street parking spaces provided, whereas only 144 were required. It is assumed that the cars will not create any additional off-street parking problem since the greater percent of the persons utilizing the cars will do so only if they do not have a car at the motel.

Page 2 - Secretary's Report
Case No. BZA 29-65

In viewing this property, it can be seen that the only outward appearance of the rental agency is from the Hertz Rental sign which is attached to the existing Ramada Inn sign along the Kellogg service road. Other than this sign, there is no appearance that this type of operation is being conducted on the premises. As was pointed out in the statement of justification, the Hertz Rental Cars are not marked and, therefore, there is no way of telling these automobiles from any other automobile owned by guests of the Ramada Inn.

It is the opinion of the Secretary that the use of the Ramada Inn property for the rental of automobiles is compatible in this area since there is very little outward appearance that this type of operation is being conducted on the premises. Therefore, it is recommended that this exception request be approved to allow the Hertz Corporation to carry on the rental of vehicles at this location. It is further recommended that this request be approved, subject to the following conditions:

1. The applicant submitting two copies of the parking plan of the Ramada Inn, designating the existing spaces which will be used for rental car storage.
2. If it should be determined by the Superintendent of Central Inspection that the storage of Hertz rental cars is occupying other than designated parking spaces, or are occupying required off-street parking spaces, or if it should be determined that the storage of the Hertz rental cars on the Ramada Inn property is creating congestion as far as traffic circulation on the site is concerned, the Superintendent of Central Inspection may request that this case be brought back before the Board for its review.

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

August 6, 1965

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZL 29-65

An application has been filed by Hornblower, Ltd., dba Ramada Inn, 8300 East Kellogg, Wichita, Kansas, by W. B. Partridge, 114 North Emporia, Wichita, Kansas, pursuant to Section 2.12.590, Code of the City of Wichita, requesting an Exception to permit the installation of vehicle rental operations on property zoned "LC" and legally described as follows:

The west 155 feet of Lot 3, and all of Lot 4, in Ruth Addition, in the City of Wichita, Sedgwick County, Kansas.

Generally located on the north side of Kellogg between Heather and Bonnie Brae.

This application has been assigned Case No. BZA 29-65, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, August 24, 1965, at 2 p.m. in Room 401 City Building Annex, 104 South Main, Wichita, Kansas, at which time you may appear, if you so desire, either in person or by agent or attorney.

Jack H. Galbraith
Secretary

JHG:br

Page 2

20

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

August 6, 1965

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 29-65

An application has been filed by Hornblower, Ltd., dba Ramada Inn, 8300 East Kellogg, Wichita, Kansas, by W. B. Partridge, 114 North Emporia, Wichita, Kansas, pursuant to Section 2.12.590, Code of the City of Wichita, requesting an Exception to permit the installation of vehicle rental operations on property zoned "LC" and legally described as follows:

The west 155 feet of Lot 3, and all of Lot 4, in Ruth Addition, in the City of Wichita, Sedgwick County, Kansas.

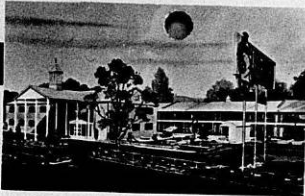
Generally located on the north side of Kellogg between Heather and Bonnie Bras.

This application has been assigned Case No. BZA 29-65, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, August 24, 1965, at 2 p.m. in Room 401 City Building Annex, 104 South Main, Wichita, Kansas, at which time you may appear, if you so desire, either in person or by agent or attorney.

Jack H. Galbraith
Secretary

JHG:br

13 notices mailed 8-6-65



RAMADA INN

WICHITA, KANSAS 67207

complete hotel service

8300 E. KELLOGG • PH. MU 4-0541, A.C. 316

August 3, 1965

This is our authorization for Mr. W.B. Partridge to act as our agent in the application of exception in regard to Hertz sign installation.

Ramada Inn of Wichita

Robert D. Greene, Mgr.

THE HERTZ CORPORATION

114 NORTH EMPORIA • WICHITA, KANSAS 67202 • PHONE: AM 7-3245

RENT A CAR DIVISION

TRUCK LEASING DIVISION

August 2, 1965

Board of Zoning Appeals
City of Wichita
Wichita, Kansas


Gentlemen:

We ask for an exception to the Zoning Ordinance as provided in Section 28.04.150, Code of the City of Wichita, Kansas. We wish permission to operate a car rental agency office at the Ramada Inn, 8300 East Kellogg. This business would be transacted at the desk in the lobby and would be an additional service offered to the guests and other people in the East Wichita area. Rental Cars are not painted or lettered to identify them as such and they would be parked in the existing parking areas of the Ramada property.

We further ask that permit be issued for a sign to be installed and attached to the Ramada sign framework. A picture is included with our request so the Board can visualize our proposed agency operation. It might be pointed out that two of the cars in the picture are rental cars and the proposed business operation does not deface the property or the neighborhood.

Very truly yours,

THE HERTZ CORPORATION


W. B. Partridge
City Manager

WBF/kh

HERTZ

BOARD OF ZONING APPEALS
CITY OF WICHITA, KANSAS

CASE NO. _____
FILED _____

APPLICATION FOR EXCEPTION

I. Name of Applicant HORNBLOWER Ltd., dba RAMADA INN
Mailing Address 8300 East Kelllogg Phone Km 40541
Name of Authorized Agent W. B. Partridge
Mailing Address 114 North Emporia Phone Am 73245
Relationship of applicant to property is that of Lessee
(owner, tenant, lessee, other).

762-2-20-11
II. Application is made for an exception as provided in Section
28.04.1823, Code of the City of Wichita, Kansas
(Zoning Ordinance); to permit the installation or construction
of mini vehicle rental operations
on property zoned
IG, located 8300 East Kelllogg - N side of Kelllogg
Sub. Heather & Bonnie Bial and legally described as: The West 155
ft. of Lot 3, and all of Lot 4, in Ruth Addition, Wichita in Sedwick County
_____, in the City of Wichita.
(Give metes and bounds description below if appropriate).

III. The applicant herein, or his authorized agent:

- A. Acknowledges receipt of an instruction sheet relating to this application for an exception.
- B. Agrees to conform to all requirements of the appropriate section of the Zoning Ordinance if this application is approved;
- C. Acknowledges that he has been advised of his right of appeal of the decision of the Board to the Board of City Commissioners within ten (10) days of the date of that decision.

Applicant Robert D. Greene
Authorized Agent W. B. Partridge

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals, 4:55 (a.m. - p.m.), May 3, 1968, together with appropriate fee of \$50.00.

Signed Just P11

OWNERSHIP LIST

LOT	BLOCK	ADDITION	PROPERTY OWNER
West 155 ft. of Lot 3,		Ruth	✓ Hannah B. Ruth 1111 N. 159th St. E.
3 except N. 100 ft & exc. West 155 ft.		"	✓ Kenneth E. Edminster 545 Stratford Road
N. 100 ft. of 3, exc. W. 155 ft.		"	Rockellogg, Inc. <i>no address</i>
4		"	✓ Hannah B. Ruth 1111 N. 159th St. E.
5		"	✓ Luis A. Casado and Vera J. Casado 14 English
1, exc. West 90 ft.	7	Bonnie Brae	✓ Builders, Inc. <i>352 N. Broadway</i>
2	7	"	✓ Builders Inc. 1000 Park Lane
3	7	"	✓ Lloyd H. Smith and Velma M. Smith 8233 Peach Tree Lane
4	7	"	✓ Robert G. Winn and Mary J. Winn 8301 Peach Tree Lane
5	7	"	✓ Hubert A. Kutsch and Derline R. Kutsch 8307 Peach Tree Lane
6	7	"	✓ B. S. Breckbill and Phyllis Breckbill 8315 Peach Tree Lane
7	7	"	✓ Builders, Inc. 1000 Park Lane
8	7	"	✓ Paul L. Cook and Dorothy Cook 8324 E. Morris
1	1	Replat of Block 1, Sunny Brook Add.	✓ William Levitt 3103 Peach Tree Lane

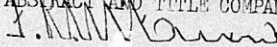
We hereby certify the foregoing to be a correct list
of property owners within a radius of 200 feet of:

The West 155 feet of Lot 3, and all of
Lot 4, in Ruth Addition, Wichita, in
Sedgwick County, Kansas,

as shown by the records in the office of the Register
of Deeds of Sedgwick County, Kansas, this 29th day of
July, A. D. 1965 at 7 o'clock A. M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By



Vice President.

Order No. 127337
(KPB)

Form 223-021

PAYMENT NOTICE

City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

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

DESCRIPTION	AMOUNT
<i>Signs (Licseations)</i>	<i>50.00</i>

Name *The Haines Ltd*

Address *8300 East Kellogg*

Type *K-712* Due Date

Comments:

Date *8-3-65* By *B. Howells*