

BZA 32-70 - John Jabara requests
VARIANCE to reduce req. number of
off-street parking spaces from
185 to 80 on North side of 13th
between Minneapolis and Minnesota

BZA 12-15-70 Deny

POSTED
11-23-70

[Signature]

BZA 12-15-70 deny

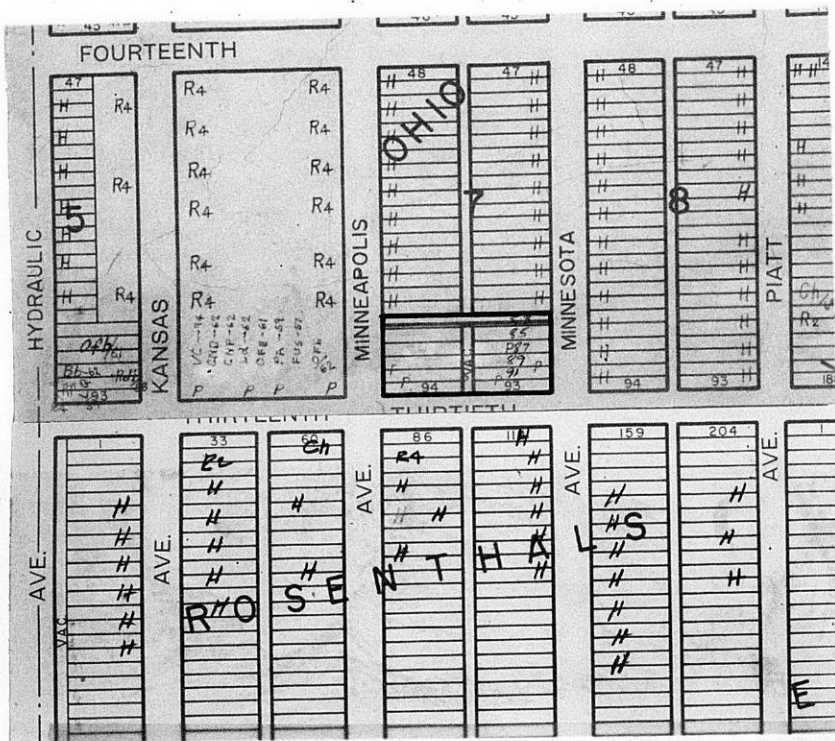
BZA 32-70 - John Jabara requests
VARIANCE to reduce req. number of
off-street parking spaces from
185 to 80 on North side of 13th
between Minneapolis and Minnesota

Map No. 5649
 Sec. 10
 Twp. 27
 Range 1E

BZA 32-70
 SCZ- _____
 CU- _____
 Filed _____

- AREA DATA:
 1. Acres: 0.96 (150 ft. by 280 ft.)
 2. Adjoining Zoning: E B S B W LC N B
 3. Land Use: East SINGLE FAM South SINGLE FAM
 West GENERAL BUSINESS North SINGLE FAM
 4. Sketch Plan Land Use is for: _____
 5. Present Land Use is for: _____
 6. Area (is) (is not) platted. _____

PHOTO DATA:
 Taken by _____ Date _____ Time _____



RESOLUTION NO. BZA 32-70

WHEREAS, John Jabara and George Jabara, 583 Rutland, Wichita, Kansas, by Paul L. Gray, Union National Bank Building, Wichita, Kansas, requests a variance as provided in Section 2.12.590.B, Code of the City of Wichita, to reduce the required number of off-street parking spaces from 185 to 80 or to a lesser number if caused by required right-of-way dedication, on property zoned "LC" Light Commercial, and legally described as follows:

Lots 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93 and 94 and vacated alley adjacent to said Lots in Block 7, Ohio Addition, Wichita, Sedgwick County, Kansas. Generally located on the north side of 13th Street between Minneapolis and Minnesota 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 December 15, 1970, consider said application; and

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

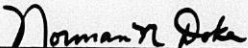
WHEREAS, the Board of Zoning Appeals has found that the 5 conditions outlined in Section 2.12.590.B, Code of the City of Wichita, do not exist inasmuch as it is the opinion of the Board that the applicant needs a larger piece of land on which to develop the proposed use; that there can be no guarantee as to the age group utilizing the facility or guarantee in the policing of vehicular congestion which might occur if the facility is utilized to its fullest extent; and that the granting of the variance from the required 185 spaces to 32 or to 59 if a lesser setback from 13th Street is maintained would be opposed to the Spirit and Intent of the Ordinance.

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita, that this request for a variance to reduce the required number of off-street parking spaces from 185 to 32 or to 59 if a lesser setback from 13th Street is maintained, on property zoned "LC" Light Commercial, and legally described as follows:

Lots 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93 and 94 and vacated alley adjacent to said Lots in Block 7, Ohio Addition, Wichita, Sedgwick County, Kansas. Generally located on the north side of 13th Street between Minneapolis and Minnesota Streets.


be denied.

ADOPTED AT WICHITA, KANSAS, this 15th day of December,
1970.



NORMAN N. DOKE, Chairman

ATTEST:



JACK H. GALBRAITH, Secretary

December 30, 1970

Mr. Paul L. Gray, Attorney
Union National Building
Wichita, Kansas 67202

Subject: Case No. BEA 32-70
Request for Variance

Dear Mr. Gray:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on December 15, 1970, in connection with your request for a variance to reduce the required number of off-street parking spaces from 135 to 80 or to a lesser number if caused by required right-of-way dedication, on property zoned "LC" Light Commercial, and generally located on the north side of 13th Street between Minneapolis and Minnesota Streets.

This Resolution reflects the official action of the Board to deny your request. It is forwarded to you for your information and files.

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

Very truly yours,

Jack H. Galbreith
Secretary

JHG:ls

Enclosure

cc John Jabara & George Jabara, 583 Rutland 67206
Robert Feldner, Superintendent of Central Inspection
Joe Donnelly, Central Inspection
Ralph Eberly, City Clerk

bcc Russell McClure, Deputy City Manager
Dean Smith, CDA Director

December 15, 1970

Mr. Paul L. Gray, Attorney
Union National Building
Wichita, Kansas 67202

Subject: Case No. BZA 32-70
Request for Variance

Dear Mr. Gray:

At the regular meeting of the Board of Zoning Appeals on December 15, 1970, your request for a variance to reduce the required number of off-street parking spaces from 185 to 80 or to a lesser number if caused by required right-of-way dedication, on property zoned "LC" Light Commercial, and generally located on the north side of 13th Street between Minneapolis and Minnesota Streets, was considered.

It was the action of the Board not to approve this request.

A Resolution setting forth the official action of the Board is being prepared and you will be mailed a copy as soon as the signatures of the Chairman and Secretary have been obtained.

If you have any questions, please call our office.

Very truly yours,

Jack M. Galbraith
Secretary

JMG:ls

cc John Jabara & George Jabara, 581 Rutland 67206
Rev. Everett S. Reynolds, 1914 East 11th 67214
Charles P. McAfee, 600 North Main Street 67283
Mr. & Mrs. Oscar L. Jones, 1413 E. Minneapolis 67214
Mr. & Mrs. Alvin George Benson, 1426 N. Minneapolis 67214
Robert Feldner, Superintendent of Central Inspection
Joe Donnelly, Central Inspection

Ralph Sherly, City Clerk

Notice also sent to:

Everett Tomlin
E. Leo Kastens
Mike Seltzer
Dean Smith

CHARLES F. MCAFEE
ARCHITECTS AND PLANNERS

A.I.A.

CFM

600 NORTH MAIN STREET SUITE 100 WICHITA, KANSAS 67203 TELEPHONE (316) 265-0621

DECEMBER 14, 1970

REV. EVERETT REYNOLDS
MEFSEC, INC.
1914 E. 11TH STREET
WICHITA, KANSAS 67214

RE: OFF-STREET PARKING
MEFSEC RECREATION CENTER

DEAR REV. REYNOLDS:

IN COMPLIANCE WITH THE 25 NOVEMBER 1970 LETTER FROM JACK GALBRAITH, SECRETARY OF BOARD OF ZONING APPEALS, WE HAVE REEVALUATED THE SITE STUDY ON THE 13TH AND MINNESOTA PROPERTY. OUR FINDINGS ARE AS FOLLOWS:

1. BY DEDICATING THE ADDITIONAL 20 FEET ALONG 13TH STREET AS REQUESTED, MAINTAINING AND ASSUMING THAT THE ALLEY IN QUESTION ALONG THE NORTH SIDE OF THE PROPERTY STILL EXISTS, THE NUMBER OF OFFSTREET PARKING SPACES THAT COULD BE PROVIDED ON THIS SITE WOULD BE THIRTY-TWO (32). WITH THESE CONDITIONS, A 20-FOOT BUILDING SETBACK COULD BE MAINTAINED.
2. BY DEDICATING THE ADDITIONAL 20 FEET ALONG 13 TH STREET AS REQUESTED AND ASSUMING THAT THE ALLEY IN QUESTION ALONG THE NORTH PROPERTY LINE DOES NOT EXIST, FORTY-TWO (42) OFF STREET PARKING SPACES COULD BE PROVIDED ON THIS SITE. HOWEVER, A BUILDING SETBACK LINE OF ONLY 20 FEET COULD BE PROVIDED.
3. BY DEDICATING THE ADDITIONAL 20 FEET ALONG 13TH STREET AS REQUESTED, AND ASSUMING THAT THE ALLEY IN QUESTION ALONG THE NORTH PROPERTY LINE DOES NOT EXIST, AND IF A 5 FOOT SETBACK IS APPROVED, THEN FIFTY NINE (59) OFFSTREET PARKING SPACES COULD THEN BE PROVIDED ON THIS SITE.
4. IF SETBACKS ARE MAINTAINED AS SHOWN ON THE SITE PLAN DRAWING SUBMITTED TO BOARD OF ZONING APPEALS, EIGHTY (80) OFFSTREET PARKING SPACES COULD BE PROVIDED ON THE SITE.

AT THIS TIME I FEEL IT WOULD BE UNNECESSARY TO COMPLETE THE SITE PLAN UNTIL THE OWNERSHIP OF THE ALLEY ALONG THE NORTH HAS BEEN DETERMINED. UPON THIS DETERMINATION WE WILL COMPLETE THE SITE PLAN AS PER CONTRACT DOCUMENT REQUIREMENTS.

I TRUST THE ABOVE INFORMATION WILL BE BENEFICIAL TO YOU DURING YOUR APPEARANCE BEFORE THE BOARD OF ZONING APPEALS.

IF YOU HAVE ANY FURTHER QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT ME.

RESPECTFULLY,



CHARLES F. MCAFEE
ARCHITECTS AND PLANNERS

SECRETARY'S REPORT
CASE NO. BZA 32-70

APPLICANT: John Jabara & George Jabara, 583 Rutland, Wichita, Kansas

AGENT: Paul L. Gray, Union National Bank Building, Wichita, Kansas

REQUEST: Variance pursuant to Section 2.12.590.B, Code of the City of Wichita, to reduce the required number of off-street parking spaces from 185 to 80 or to a lesser number if caused by required right-of-way dedication

GENERAL LOCATION: On the north side of 13th Street between Minneapolis and Minnesota Streets

ZONING: Subject property is zoned "LC" Light Commercial as is that to the west; properties to the north, south and east are "B" Multiple Family

LAND USE: Subject property is undeveloped; west is shopping center; north and east is single family; south is single and multi-family.

JURISDICTION:

The Board has jurisdiction to consider the variance request under the provisions outlined in Section 2.12.590.B, Code of the City of Wichita. The Board may grant the request when all five 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).

COMMENTS BY THE SECRETARY:

The applicant is requesting a variance of the required number of off-street parking spaces from 185 to 80 or to a lesser number if determined that additional right-of-way is necessary for 13th Street. It should be pointed out that the plot plan submitted with the application does not provide for an additional 20 feet of street right-of-way for 13th Street which will be needed to provide for the 50 feet of half-street right-of-way required on all major streets. Also the plan does not indicate a dedicated 20 foot east-west alley along the north line of the property nor does the building set back 35 feet from 13th Street which is a normal requirement of the City on major streets although this requirement is flexible in some instances. Taking the alley and the street dedication into consideration, the applicant will be able to provide approximately 32 parking spaces on the site.

The applicant is requesting this variance to enable the construction of a recreational and multi-purpose facility proposed by a group of Model Neighborhood Area residents to be operated by MEFSEC, Inc. (Moving Effectively for Social Economic Change). This non-profit corporation proposes to conduct recreational, educational and cultural projects and activities within a two story structure plus a basement. The facility will house a roller skating rink, gym, shower and locker room, snack bar, meeting, conference and multi-purpose rooms and office facilities.

In his statement of justification, the applicant points out that the proposed structure is a neighborhood recreational center and is therefore geared to "walk-in" participation from the neighborhood and that the center's age group appeal is, generally, an age group below that allowed to operate automobiles.

UNIQUENESS:

It is the opinion of the Secretary that it is difficult to find uniqueness in this instance as it appears that the applicant has a limited site and simply is overdeveloping the land. However, the Secretary recognizes the uniqueness of the applicant's desire to locate the proposed recreation center on this site in that it is conveniently located for the persons it will serve and hopefully will encourage "walk-in" participation.

ADJACENT PROPERTY:

It is the opinion of the Secretary that the degree as to how adjacent properties would be affected will depend largely on the age group utilizing the recreation center. In the event the center is intensely patronized by the age group allowed to operate automobiles, there could be an adverse affect on the surrounding residential area caused by the congestion of on-street parking.

HARDSHIP:

It is the opinion of the Secretary that if hardship can be found to exist in the event the variance were not granted, it would be from the fact the applicant would be unable to construct the recreation center on land which is vacant and properly zoned for the intended use.

PUBLIC INTEREST:

It is difficult to determine the effect such a variance would have on the neighborhood, inasmuch as it is impossible to determine the degree of utilization of the facility and the number of functions, meetings, and events that might be occurring at any one time. It is possible that the granting of the variance would not be opposed to the public interest only as long as the applicant is conscious of his obligation to provide additional off-street parking, should it become necessary.

SPIRIT AND INTENT:

It is the opinion of the Secretary that the granting of the variance, to the degree requested, would be opposed to the spirit and intent of Title 28, inasmuch as it is difficult to justify a reduction from 185 spaces to approximately 32 spaces.

RECOMMENDATION:

It is the opinion of the Secretary that it is difficult to justify all the conditions, however, if the Board should determine that all five conditions necessary to the granting of the variance can be found to exist and recommends approval of the request, it should be approved subject to the following conditions:

1. The applicant dedicating by separate instrument 20 feet of street right-of-way for 13th Street.
2. The applicant shall submit two revised copies of the plot plan approved by the Traffic Engineer to the Secretary of the Board

Page 4 - BZA Secretary's Report
Case No. BZA 32-70

Said plan shall indicate 20 additional feet of street right-of-way for 13th Street, the existing 20 foot east-west alley, locating the proposed building as near the alley as possible so as to provide an adequate setback from 13th Street, and indicate the proposed parking spaces and circulation aisles.

Jack H. Galbraith
Secretary

November 25, 1970

Rev. Everett S. Reynolds
St. Marks United Methodist Church
1914 East 11th Street
Wichita, Kansas 67214

Subject: Case No. BZA 32-70 -
Variance request for off-street
parking on the north side of 13th
in an area between Minneapolis and
Minnesota

Dear Rev. Reynolds:

As we discussed this morning, I thought that you should have in writing my position as Secretary of the Board of Zoning Appeals on the above captioned request.

I know that you are now aware of the City's policy to require 50 feet of half street right-of-way on all major streets, as 13th Street is considered. Subject property has 150 feet of depth from 13th Street which presently has only 30 feet of half street right-of-way. Although I cannot speak as to the Board of Zoning Appeals requirements if this application is approved, my recommendation to them, as in all other similar cases or zoning cases before the City Commission, will be that the additional 20 feet of dedication be required for street purposes. This would mean that you would not have utilization of this 20 feet for off-street parking. Also the City usually requires a 35 foot building setback from major streets. Although this is the usual setback requirement certainly it is somewhat flexible depending on the location, existing buildings and so forth. If the 35 foot setback is required from the 20 foot street dedication, this would mean that the building would have to be located on the north 95 feet of subject property.

Page 2 - Rev. Reynolds
November 25, 1970

I hope this information will be of assistance to you in the redesign of the plot plan. Based on the assumption of the requirement of the 20 foot dedication and the 35 foot building setback, I would suggest that you redesign the plot plan prior to the Board of Zoning Appeals meeting of December 15, 1970 to determine how many parking spaces can be provided.

Please do not hesitate to call if I can be of assistance or if you have any questions concerning the processing of the Board of Zoning Appeals case.

Sincerely yours,

Jack H. Galbraith
Secretary

JHG:ls

cc Paul Gray, Union National Building 67202
Charles McAfee, 600 North Main 67203

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

November 25, 1970

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 32-70

An application has been filed by John Jabara and George Jabara, 583 Rutland, Wichita, Kansas, pursuant to Section 2.12.590.B, Code of the City of Wichita, requesting a variance to reduce the required number of off-street parking spaces from 185 to 80, on property zoned "LC" Light Commercial, and legally described as follows:

Lots 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93 and 94 and vacated alley adjacent to said Lots in Block 7, Ohio Addition, Wichita, Sedgwick County, Kansas. Generally located on the north side of 13th Street between Minneapolis and Minnesota Streets.

This application has been assigned Case No. BZA 32-70, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, December 15, 1970, at 1:30 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

30 Notices Mailed 11-25-70

BOARD OF ZONING APPEALS

CASE NO. 32-70

CITY OF WICHITA, KANSAS ⁵⁶⁴⁹

FILED 11-19-70

APPLICATION FOR VARIANCE

I. Name of Applicant John Jabara and George Jabara
Mailing Address 583 Rutland, Wichita, Kansas ⁽⁰⁶⁾ Phone 682-8957
Name of Authorized Agent Paul L. Gray
Mailing Address Union National Building Phone 262-3881
Wichita, Kansas 67202
Relationship of applicant to property is that of Attorney
(Owner, Tenant, Lessee, Other)

II. The variance requested is For providing a maximum of 80 off the
street parking spaces in lieu of the required 185. See att-
ached sheets A and B

for property located 13th Street between Minneapolis and
Minneasota.

and legally described as: Lots 83, 84, 85, 86, 87, 88, 89, 90, 91,
92, 93, 94, and that portion of the vacated alley lying south
of a line parallel to and 20 feet south of the north line of
Lots 83 and 84. All in Block 7, Ohio Addition to Wichita,
Sedgwick County, Kansas.

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

- 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 he has been advised of his right to bring action in the District Court of Sedgwick County to appeal the decision of the Board.
 - That all documents are attached hereto as noted in paragraphs 2, 3, 4, and 5 of the instructions.

John Jabara and George Jabara

Applicant

Paul L. Gray

Authorized Agent

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals 4:30 (a.m. - p.m.), November 19 1970 together with appropriate fee of \$50.00.

T9-402

Jack H. Galbraith (ls)
Signed

"A"

VARIANCES REQUESTED:

1. Variance is also requested for providing a maximum of ~~88~~ off-street parking spaces in lieu of the required one hundred eighty five on adjacent property to the west. Letter of agreement from adjacent property owner is attached hereto.

"B"

Article 2.12.590

Item B- Variances:

B1 The variance grant for the off-street parking change is requested because the proposed structure is a neighborhood recreational center and is therefore geared to "walk-in" participation from the neighborhood. In addition, the center's age-group appeal is, generally, an age-group below that allowed to operate automobiles. At peak operation, the off-street parking provided would be adequate.

B2 Granting of these variances will not affect the rights of adjacent property owners or residents in any way.

B3 The strict application of Title 28 will create a hardship on the property owner because the physical area required by the recreational facilities (gymnasium and skating rink) cannot function properly if reduced in size, therefore the proposed structure could not be built.

The strict application of Title 28 would not allow the property owner to construct the proposed structure, because there is not enough physical area available on the property to provide the required off-street parking spaces. Hardship would occur if the property owner could not construct the proposed structure.

B4 In no way will the variances affect public health, safety, morals, order, convenience, prosperity or general welfare.

B5 In no way will the variances oppose the general spirit or intent of Title 28 (zoning ordinance).

STATEMENT OF OWNERSHIP

STATE OF KANSAS)
) SS
 SEDGWICK COUNTY)

The undersigned duly bonded and qualified abstractor within and for the County and State aforesaid, does hereby certify:

That we have examined the records in the office of the Register of Deeds of Sedgwick County, Kansas, with reference to the ownership of the following property in Sedgwick County, Kansas, viz:

Property lying within a radius of 200 ft of:

use as legal
 Lots 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93 & 94, Block 7, & vacated alley adjacent to said Lots in Ohio Addition, Wichita, Sedgwick County, Kansas.


 Fidelity
 Title
 Company,
 inc.

And from such examination find that the owners thereof are as set opposite the description of the property below, viz: (Addresses as given are furnished as a service and not certified.)

LOT	STREET	BLK	ADDITION	OWNER
67 & 69,	Minnesota	7	<u>OHIO</u>	Gladys J. Parker, sgle No Address Available <i>none found</i>
71 & 73,	"	7		✓ Adm. of Veterans Affairs 5500 E. Kellogg 67218
75 & 77,	"	7		✓ James Washington Bessie Mae Washington, ux 1421 N. Minnesota 67214
79 & 81,	"	7		✓ Jay Inc. % W. Jay Esco, Beacon Bldg. 67202
83, 85, 87, 89, 91 & 93,	"	7		✓ John J. & Betsy Sue Jabara, ux George & Betty Jean Jabara, ux 1910 E. 13th St., 67214
68 & 70,	Minneapolis	7		✓ Clara P. Armstead 2028 N. Spruce 67214
72 & 74,	"	7		✓ Alvin George Benson Credia Thomas Benson, ux 1426 N. Minneapolis 67214



LOT	STREET	BLK	ADDITION	OWNER
76 & 78,	Minneapolis	7	<u>OHIO</u>	✓ Jessie LaVaun Rice, sgle. 916 Homewood, Emporia, Ks. <i>66801</i>
80 & 82,	"	7		✓ Oscar L. & Anna M. Jones, ux 1418 N. Minneapolis 67214
84, 86, 88, 90, 92, 94 & prt vac alley adj.	"	7		D John J. & Betsy Sue Jabara, ux George & Betty Jean Jabara, ux 1910 E. 13th St. 67214
68 & 70,	Minnesota	8		D Adm. of Veterans Affairs 5500 E. Kellogg 67218
72 & 74,	"	8		C. E. & Ramona P. Nichols, ux 1426 N. Minnesota 67214
76 & 78,	"	8		D Adm. of Veterans Affairs 5500 E. Kellogg 67218
80 & 82,	"	8		✓ George E. & Elva Thomas, ux 125 N. Volutsia 67214
84 & 86,	"	8	<i>ret 11-30-70 none found</i>	J. E. & Ruby G. Armstrong, ux 1412 N. Minnesota 67214
88 & 90,	"	8		✓ Cleo Brown 2510 Graham 67214
92 & 94,	"	8		✓ American Savings Association 201 N. Main 67202
67 to 81, incl(Odd)	Minneapolis	6		✓ Lester Matlock, # 2, Inc. Sunflower Plaza, Inc. 4700 W. 50th St. Terrace, Shawnee Mission, Ks. 66205
83 to 93, incl (Odd)	"	6		✓ Elwin L. Kroeker, Trustee 564 S. Oliver 67218
60 & 61,	Minneapolis		<u>ROSENTHAL'S 2nd.</u>	Trustees of Church of God in Christ 1319 Pennsylvania 67214
62 & 63,	"			D Trustees of East Side Church of God in Christ 1319 Pennsylvania 67214
65 & 67,	"			✓ William J. & Neola Kropp, ux 4139 E. English 67218
86 & 87,	"			✓ H. W. Hamilton, decd. Lottie Hamilton Martin % Thelma Sellers, 2043 N. Ash 67214
88 & 89,	"			✓ Virginia N. Shay 1416 N. Armour 67206
90 & 91,	"			✓ John & Edna Daniels, ux 1348 N. Minneapolis 67214

LOT	STREET	BLK	ADDITION	OWNER
E 1/2 114, 115, 116, 117,	Minnesota		<u>ROSENTHAL'S 2nd.</u>	Evadner Lane 1349 N. Minnesota 67214
W 1/2 114, 115, 116, 117,	"			Cecilene Black Florence Sanders R. F. D. Box 8, Erie, Kansas 67233
118 & 119,	"			Ernest Lee Graves Ernestine Graves 1347 N. Minnesota 67214
159, 160, 161, 162,	"			Savannah McKizzie 1336 N. Minnesota 67214
163 & 164,	"		ret. 11-30-70 mail. ① 2668 Cheyenne ② 1250 W. 49th	J. E. Alexander 352 N. Broadway 67202

Dated at Wichita, Kansas this 19th day
of November, 1970 at 7:00 A. M.

FIDELITY TITLE COMPANY, INC.

By Elvie M. Farrell Sec. OEM

Tracer # 7677

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

November 25, 1970

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 32-70

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This application has been assigned Case No. BZA 32-70, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, December 15, 1970, at 1:30 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

THE CITY OF WICHITA



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

RETURN
TO
WRITEH



*File 32-70
none found*

RECEIVED
METROPOLITAN
PLANNING
NOV 7 1970

14264

Trustees of Church of God in Christ
1319 Pennsylvania
Wichita, Kansas 67214



Form 223-021 **PAYMENT NOTICE**
 City of Wichita
 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 Variance</i>	<i>50.00</i>

Name: *Paul L. Gray*
 Address: *Union Nat'l Bldg*
 Type: *...* Due Date: _____
 Comments: _____
 Date: *1-17-70* By: *...*

*BZA 32-70
none found*

THE CITY OF WICHITA

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

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



RETURN TO WRITER 



J. E. & Ruby G. Armstrong
 1412 North Minnesota
 Wichita, Kansas 67214



*

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

Roll # 1