

Case No. BZA 37-83 - Steve Clark -
201 S. Oliver - requests an exception
to permit the establishment of
residential storage warehouses on
property zoned the "LC" Light
Commercial District and generally
located on the east side of Tyler Road
er Lane.

Shof 12-1
Record 12-6

ACTION

BZA. 37-83 APPROVED 7-26-83
DATE

POSTED
7-11-83
652

4947D

200⁷4 Sec. 11-8-83
Checked 11-29
Shoh 12-1
Record 12-6

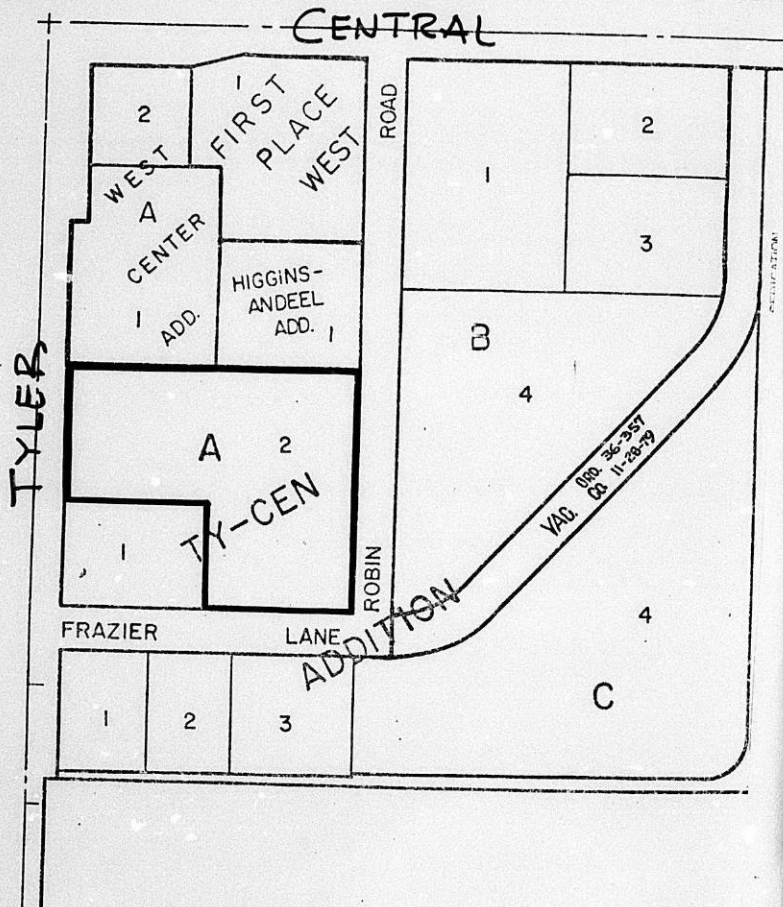
Case No. BZA 37-83 - Steve Clark -
201 S. Oliver - requests an exception
to permit the establishment of
residential storage warehouses on
property zoned the "LC" Light
Commercial District and generally
located on the east side of Tyler Road
near Lane.

Map No. 4947 D

BZA 37-83
Filed _____

AREA DATA:

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



1001 N. ASHLER - CHICAGO, ILLINOIS 60642
MCBRIDE & COMPANY, INC.
U.S.A.

SHoemaker
No. 2153C

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

July 6, 1983

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 37-83

As required by law, all property owners of record, within 200 feet of a property to be considered for an exception or variance by the Board of Zoning Appeals, are to be notified of the public hearing. An application has been filed by Steve Clark, 201 South Oliver, Wichita, Kansas, requesting an exception.

Pursuant to Section 2.12.590.C, of the Code of the City of Wichita, the applicant is requesting an exception to permit the establishment of residential storage warehouses on property zoned the "LC" Light Commercial District. A legal description of the applicant's property is as follows:

Lot 2, Block A, TY-CEN Addition to Wichita, Sedgwick County, Kansas. Generally located on the east side of Tyler Road and north of Frazier Lane.

This application has been assigned Case BZA 37-83. It will be considered by the Board of Zoning Appeals on July 26, 1983 at 1:30 p.m. in the Board Room, First Floor of City Hall, 455 North Main Street, Wichita, Kansas. If you have no interest or objections regarding the requested exception, you have no obligation to appear or comment. If you desire to appear at the Board meeting, you are invited to do so, either in person or by agent or attorney.

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

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

Jack H. Galbraith
Secretary

*Kirby on
Pugget
To Post
case to zoning
maps
see legal on resolution.
except the west 250'
of the north 175'*

1021 S. W. 10TH AVE.
MORRISTOWN, TEXAS 75620
U.S.A.

HASTINGS, MN
No. 2-153C
Sprint

October 19, 1983

Steve Clark
201 South Oliver
Wichita, Ks.

Re: BZA 37-83 - Request for Exception

Dear Mr. Clark:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on July 26, 1983.

This Resolution reflects the official action of the Board to approve your request, and sets out the conditions of approval. It is forwarded to you for your information and files.

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

Sincerely,

Glen E. Lytle
Assistant Secretary

GEL:sad
Encl.

cc: Planning Development Services, Inc., 625 First National Bank Bldg.,
Wichita, Kansas
Bill Ard, 125 North Market, #1508, Wichita, Ks. 67202
Robert Feldner, Superintendent of Central Inspection (2)
Don Gisick, City Clerk

RESOLUTION NO. BZA 37-83

WHEREAS, Steve Clark, 201 South Oliver, Wichita, Kansas, requests an exception as provided in Section 2.12.590.C, Code of the City of Wichita, to permit the establishment of residential storage warehouses on property zoned the "LC" Light Commercial District and legally described as follows:

Lot 2, Block A, TY-CEN Addition to Wichita, Sedgwick County, Kansas. Generally located on the east side of Tyler Road and north of Frazier Lane.

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 July 26, 1983, consider said application; and

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

WHEREAS, the Board of Zoning Appeals has authority to permit the establishment of Residential Storage Warehouses on property zoned the "LC" Light Commercial District subject to the conditions outlined in Section 28.04.183.5, Code of the City of Wichita.

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita, that this application be approved to permit the establishment of Residential Storage Warehouses on property zoned the "LC" Light Commercial District legally described as follows:

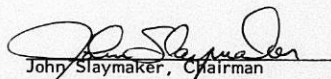
Lot 2, Block A, except the west 250 feet of the south 175 feet, TY-CEN Addition to Wichita, Sedgwick County, Kansas. Generally located on the east side of Tyler Road and north of Frazier Lane.

subject to the following conditions:

1. Prior to the release of the Resolution authorizing the construction of Residential Storage Warehouses, an amended site plan, in triplicate, shall be submitted to the Secretary to become part of the file. Such site plan shall show compliance with all conditions as set forth herein. This shall be submitted within 180 days, or the case will be considered null and void and the case closed.
2. A 15' landscaped yard shall be provided along the east property line that is adjacent to Robin Road. A landscape plan shall be submitted to the Secretary for approval.
3. The property shall be fenced in some manner for security and control provisions, preferably of a material compatible with the design of the building, but at the option of the applicant.
4. Off-street parking shall be provided by ordinance on the basis of one space for each 8,000 square feet of floor area in the facility.
5. All driveways, parking, loading and vehicle circulation areas shall be paved with concrete, asphalt or asphaltic concrete. Adequate bumper guards or fences shall be provided to prevent the extension of vehicles beyond property lines.
6. All lights shall be shielded to direct light onto the uses established and directed away from adjacent property.
7. No activities such as miscellaneous or garage sales shall be conducted on the premises.
8. The servicing or repair of motor vehicles, boats, trailers, lawn mowers and other similar equipment shall not be conducted on the premises.

9. Signs shall be limited to one per arterial street frontage and in this case, one sign would be permitted. This sign shall not exceed 20' in height nor exceed 50 square feet in gross surface area and shall not project over any public right-of-way.
10. The area shall be properly policed by the owner or operator for removal of trash and debris.
11. The operation of this facility shall in no way be deemed to include a transfer and storage business, where the use of vehicles are part of such business, nor shall storage space be rented or leased to any commercial business, individual or corporation for the storage of any merchandise, stock, furnishings or vehicles of a business of any kind.
12. No outdoor storage of any kind shall be permitted on the premises.
13. A resident manager shall be required on the site and shall be responsible for maintaining the operation of the facility in conformance with the conditions of approval.
14. A copy of this resolution shall be maintained in the office for the convenience of the manager and the tenants. In addition, a log of all tenants shall be maintained on the premises for review by the Central Inspection Superintendent or his representative to assure compliance that no commercial storage is occurring in violation of this resolution.
15. Only one point of ingress shall be permitted to the subject project. That access being from Tyler Road.
16. All areas not paved as required by condition of approval #5 shall be landscaped with deciduous and coniferous plant materials. The amended site plan, as set forth in condition #1 shall include the landscaping material to be used. Provisions shall be made for watering and maintaining the landscaping in good condition.
17. The applicant shall submit an architectural design to the Superintendent of Central Inspection for review and a recommendation as to whether the design is compatible with the surrounding development.
18. All improvements as set forth herein shall be completed prior to the occupancy of the site for a Residential Storage Warehouse Facility.

ADOPTED AT WICHITA, KANSAS, this 26th day of July, 1983.


John Slaymaker, Chairman

ATTEST:


Glen E. Lytle, Assistant Secretary

August 8, 1983

Steve Clark
201 South Oliver
Wichita, Ks.

Re: BZA 37-83 - Request for Exception

Dear Mr. Clark:

At the regular meeting of the Board of Zoning Appeals on July 26, 1983, your request for an exception was considered. It was the action of the Board to approve your request subject to the following conditions:

1. Prior to the release of the Resolution authorizing the construction of Residential Storage Warehouses, an amended site plan, in triplicate, shall be submitted to the Secretary to become part of the file. Such site plan shall show compliance with all conditions as set forth herein. This shall be submitted within 180 days, or the case will be considered null and void and the case closed.
2. A 15' landscaped yard shall be provided along the east property line that is adjacent to Robin Road. A landscape plan shall be submitted to the Secretary for approval.
3. The property shall be fenced in some manner for security and control provisions, preferably of a material compatible with the design of the building, but at the option of the applicant.
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10. The area shall be properly policed by the owner or operator for removal of trash and debris.
11. The operation of this facility shall in no way be deemed to include a transfer and storage business, where the use of vehicles are part of such business, nor shall storage space be rented or leased to any commercial business, individual or corporation for the storage of any merchandise, stock, furnishings or vehicles of a business of any kind.
12. No outdoor storage of any kind shall be permitted on the premises.
13. A resident manager shall be required on the site and shall be responsible for maintaining the operation of the facility in conformance with the conditions of approval.
14. A copy of this resolution shall be maintained in the office for the convenience of the manager and the tenants. In addition, a log of all tenants shall be maintained on the premises for review by the Central Inspection Superintendent or his representative to assure compliance that no commercial storage is occurring in violation of this resolution.
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16. All areas not paved as required by condition of approval #5 shall be landscaped with deciduous and coniferous plant materials. The amended site plan, as set forth in condition #1 shall include the landscaping material to be used. Provisions shall be made for watering and maintaining the landscaping in good condition.

BZA 37-83 - August 8, 1983
Page 3

17. The applicant shall submit an architectural design to the Superintendent of Central Inspection for review and a recommendation as to whether the design is compatible with the surrounding development.
18. All improvements as set forth herein shall be completed prior to the occupancy of the site for a Residential Storage Warehouse Facility.

A Resolution setting forth the official action of the Board is being prepared and will be released upon submission of a revised site plan as set forth in conditions number 1 & 2 and the completion of the amendment to the Community Unit Plan.

If you have any questions, please call our office.

Sincerely yours,

Glen E. Lytle
Assistant Secretary

GEL:sad

cc Planning Development Services, Inc., 625 First National Bank Bldg.,
Wichita, Ks.
Bill Ard, 125 North Market, #1508, Wichita, Ks. 67202
Robert Feldner, Superintendent of Central Inspection (2)
Don Gisick, City Clerk

THE CITY OF WICHITA

OFFICE OF CITIZEN PARTICIPATION

DATE July 14, 1983

TO Glen Lytle, Special Assistant for Zoning

FROM Dean Kruihof, Administrative Aide III

SUBJECT BZA 37-83, East Side of Tyler
Road, North of Frazier Lane

At its July 13th meeting, CPO Neighborhood Council Area "A" considered the request for an exception to permit the establishment of residential storage warehouses on property zoned "LC" Light Commercial. Bill Ard, the applicant, was present to discuss the case. Six area residents were present concerning the case.

The Council voted, 4-3, to recommend approval of the requested exception.

Please provide the Council's recommendation to the Board of Zoning Appeals when the case is considered on July 26th.


Dean Kruihof
Administrative Aide III

DK:dm

**ARNIE'S
SHOE VILLA**

684-2551

6452 East Central Normandie Center
Wichita, Kansas 67206

July 19, 1983

Board of Zoning Appeals
City Hall
455 N. Main Street
Wichita, Kansas 67202

Gentlemen:

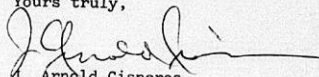
I am the owner of a commercial building at 8657 and 8659 West Central, housing White's Barber Shop and Arnie's Shoe Villa. This property is located next to Lot 2, Block A, TY-CEN Addition to Wichita Sedgwick County, Kansas. This is the proposed site for residential storage houses (CASE NO. DP-90).

I am strongly opposed to granting an exception to permit the establishment of such residential storage warehouses and I respectfully urge you to deny such exception. My reasons are as follows:

1. Central and Tyler Rd. is one of the most dynamic, fastest growing commercial areas in Wichita; it is best suited for consumer oriented service or retail facilities, not low traffic uninhabited residential warehouses.
2. Ourselves, and all the other merchants in the Robin Center would suffer by having residential warehouses next to the center, as opposed to vital customer oriented facilities such as another shopping center, restaurants, sports complex or office buildings; to name a few possibilities.
3. The granting of the exception would hurt land owners and tenants of Robin Center alike and would only benefit one individual, the owner of the residential storage warehouses.

4. There are some lower traffic, less commercialized areas in West Wichita which would be better suited for residential storage warehouses.

Yours truly,



G. Arnold Cisneros
Owner

JAC:11b



Littell, Inc. / Robin Plaza Shopping Center

ART AND CRAFT SUPPLIES - CLASSES
WALL COVERINGS - GIFTS
MINIATURES, RIBBON, ETC.

8635 WEST CENTRAL - WICHITA, KANSAS 67212 - PH (316) 722-5582

Estela M. Martinez
President
Oscar Martinez
Treasurer

July 20, 1983

Board of Zoning Appeals
Tenth Floor - City Hall
455 N. Main
Wichita, Kansas 67202

Gentlemen:

We are the owners of a shopping center located at Central and Tyler Road and housing the following retail facilities: All State Insurance, Littell's Crafts, Gifts, & Wallpaper, Celebrity Hair Fashions, Unique Boutique, Ltd., S & J Clothiers, The Designery Flower Shop, and The Good Shepherd Book Store. All of these businesses are located right next to the proposed site for residential storage houses (CASE NO. DP-90).

We are strongly opposed to the granting of an exception to build the residential storage warehouses and we believe the following are very legitimate reasons for this position.

1. Central and Tyler Road is the hub of retail and service activities in West Wichita, it is surrounded by the fastest growing residential areas in the city. The neighborhood residents need more and better retail service and recreational facilities for their enjoyment and shopping convenience. There are many other locations in West Wichita better suited for storage units.
2. As owners of the shopping center, we have spent heavily on street pavement, water maintenance, fire hydrant, landscaping, etc. We do not believe it is fair to allow low traffic, lonesome storage units next to a vital, attractive shopping center. Other light commercial options would be much better.

3. My wife and I, owners of Littell, Inc. and Robin Center would be the most injured parties if approval of the exception is made. We were on a buying trip during the CPO and MAPC meetings where the request was considered. We had no opportunity to present our case.

In summary, we respectfully ask you to deny the exception requested by Steve Clark for the building of residential storage warehouses next to our shopping center. The area residents would be better served by this action, fairness would be shown to us and to all the Robin Center merchants and good community planning would be preserved.

Yours truly,

Dear Anthony
Estela M. Martinez

Oscar and Estela M. Martinez
Littell, Inc.

OM:lb

SECRETARY'S REPORT
CASE NO. BZA 37-83

APPLICANT: Steve Clark, 201 South Oliver, Wichita, Kansas.

AGENT: Planning Development Services, Inc., 625 First National Bank Bldg., Wichita, Kansas.

REQUEST: Exception pursuant to Section 28.04.183.5, Code of the City of Wichita to permit the establishment of residential storage warehouses in the "LC" Light Commercial District.

GENERAL LOCATION: On the east side of Tyler Road and north of Frazier Lane.

ZONING: Subject property is zoned "LC" Light Commercial as are all adjacent properties.

LAND USE: Subject property is vacant. Commercial development is to the north and west. Apartments are to the east, and commercial is to the south.

JURISDICTION:

The Board has jurisdiction to consider this request under the provisions outlined under Section 2.12.590.C, Code of the City of Wichita. The Board may grant the exception provided the conditions set out in Section 28.04.183.5 can be complied with.

COMMENTS BY THE SECRETARY:

The applicant is requesting an exception to permit the construction of residential storage warehouses in the "LC" Light Commercial District. This site is part of a Community Unit Plan and it is also being amended to permit the proposed use within the parcel as proposed by this application. The applicant proposes that the use will be served by access from Tyler Road with an exit gate to Frazier Lane.

The site is bounded by "LC" Light Commercial property, but the area to the east is developed with apartments. The applicant is providing a 15 foot landscaped yard adjacent to the apartments to the east. The applicant will also be required to submit the design of the units to Central Inspection for review to determine the compatibility of the development with the apartments.

It should also be noted that all of the application area is not proposed to be developed as residential storage warehouses, and that a portion of the property adjacent to Tyler Road will be used for other development and should be excluded from the legal description for approval.

RECOMMENDATION:

Should the Board determine that Residential Storage Warehouses are appropriate at this location, then it is the Secretary's recommendation that the application be approved subject to the following conditions:

1. Prior to the release of the Resolution authorizing the construction of Residential Storage Warehouses, an amended site plan, in triplicate, shall be submitted to the Secretary to become part of the file. Such site plan shall show compliance with all conditions as set forth herein. This shall be submitted within 180 days, or the case will be considered null and void and the case closed.
2. A 15' landscaped yard shall be provided along the east property line that is adjacent to Robin Road.

3. A six to eight foot screening fence, constructed to prevent the passage of light and debris shall be erected along the east at the required setback line. Said fence shall be constructed of either brick, stone, architectural tile, masonry, wood or other similar material (not including woven wire).
4. The remainder of the property shall be fenced in some manner for security and control provisions, preferably of a material compatible with the design of the building, but at the option of the applicant.
5. Off-street parking shall be provided by ordinance on the basis of one space for each 8,000 square feet of floor area in the facility.
6. All driveways, parking, loading and vehicle circulation areas shall be paved with concrete, asphalt or asphaltic concrete. Adequate bumper guards or fences shall be provided to prevent the extension of vehicles beyond property lines.
7. All lights shall be shielded to direct light onto the uses established and directed away from adjacent property.
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11. The area shall be properly policed by the owner or operator for removal of trash and debris.
12. The operation of this facility shall in no way be deemed to include a transfer and storage business, where the use of vehicles are part of such business, nor shall storage space be rented or leased to any commercial business, individual or corporation for the storage of any merchandise, stock, furnishings or vehicles of a business of any kind.
13. No outdoor storage of any kind shall be permitted on the premises.
14. A resident manager shall be required on the site and shall be responsible for maintaining the operation of the facility in conformance with the conditions of approval.
15. A copy of this resolution shall be maintained in the office for the convenience of the manager and the tenants. In addition, a log of all tenants shall be maintained on the premises for review by the Central Inspection Superintendent or his representative to assure compliance that no commercial storage is occurring in violation of this resolution.
16. Only one point of ingress shall be permitted to the subject project. That access being from Tyler Road.
17. All areas not paved as required by condition of approval #6 shall be landscaped with deciduous and coniferous plant materials. The amended site plan, as set forth in condition #1 shall include the landscaping material to be used. Provisions shall be made for watering and maintaining the landscaping in good condition.
18. The applicant shall submit an architectural design to the Superintendent of Central Inspection for review and a recommendation as to whether the design is compatible with the surrounding development.
19. All improvements as set forth herein shall be completed prior to the occupancy of the site for a Residential Storage Warehouse Facility.

BZA CASE NO. 37-83

3 NOTICES SENT TO APPLICANT/AGENT

9 NOTICES SENT TO MAPC

1 NOTICES SENT TO CPO

14 NOTICES SENT TO ADJOINING PROPERTY OWNERS

27 TOTAL NOTICES SENT 7-6-83

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

July 6, 1983

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 37-83

As required by law, all property owners of record, within 200 feet of a property to be considered for an exception or variance by the Board of Zoning Appeals, are to be notified of the public hearing. An application has been filed by Steve Clark, 201 South Oliver, Wichita, Kansas, requesting an exception.

Pursuant to Section 2.12.590.C, of the Code of the City of Wichita, the applicant is requesting an exception to permit the establishment of residential storage warehouses on property zoned the "LC" Light Commercial District. A legal description of the applicant's property is as follows:

Lot 2, Block A, TY-CEN Addition to Wichita, Sedgwick County, Kansas. Generally located on the east side of Tyler Road and north of Frazier Lane.

This application has been assigned Case BZA 37-83. It will be considered by the Board of Zoning Appeals on July 26, 1983 at 1:30 p.m. in the Board Room, First Floor of City Hall, 455 North Main Street, Wichita, Kansas. If you have no interest or objections regarding the requested exception, you have no obligation to appear or comment. If you desire to appear at the Board meeting, you are invited to do so, either in person or by agent or attorney.

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

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

Jack H. Galbraith
Secretary

BZA

BOARD OF ZONING APPEALS
CITY OF WICHITA, KANSAS

CASE NO. 37-83
FILED 6-27-83

APPLICATION FOR EXCEPTION

*Aldo
CC: Bill AED #1508
125 N. MKT.
W.K. 67202
262-8304*

I. Name of Applicant STEVE CLARK
Mailing Address 201 S. OLIVER-WICHITA, KS. 67218 Phone 684-0533
Name of Authorized Agent PLANNING DEVELOPMENT SERVICES, INC.
Mailing Address 625 1ST NATL. BANK. BLDG. WICHITA 67202 Phone 262-0451
Relationship of applicant to property is that of CONTRACT PURCHASER
(Owner, Tenant, Lessee, Other)

II. Application is made for an exception as provided in Section 2.12.590.C, Code of the City of Wichita, Kansas, to permit the establishment of RESIDENTIAL STORAGE WAREHOUSES IN ACCORDANCE WITH SECTION 28.04.183.5 OF THE ZONING ORDINANCE

See also

on property zoned "LC" LIGHT COMMERCIAL,
located BETWEEN TYLER AND ROBIN ROAD NORTH OF FRAZIER LANE,
and legally described as:
LOT 2, BLOCK A, TY-CEN ADDITION,
WICHITA, KANSAS
, in the City of Wichita.

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

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

Applicant STEVE CLARK

Authorized Agent *[Signature]*
PLANNING DEVELOPMENT SERVICES, INC.

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals, 2:02 (a.m.-p.m.), JUNE 27, 1983
together with appropriate fee of 200.00.

Signed *[Signature]*

Layman L. Clark
Stephen L. Clark, CCIM



REALTORS

TELEPHONE (316) 694-6531
POST OFFICE BOX 10125
201 SOUTH OLIVER, WICHITA, KANSAS 67218

Investment Property
Property Management
Construction & Development

June 27, 1983

Mr. Jack H. Galbraith
Secretary, Board of Zoning Appeals
MAPD - 10th Floor, City Hall
455 North Main
Wichita, Kansas 67202

Re: BZA Exception for Residential Storage
Warehouses In "LC" Zoning, Lot 2,
Block A, Ty-Cen Addition

Dear Mr. Galbraith:

Submitted herewith is an "Application for Exception" requesting approval for residential storage warehouses in "LC" zoning on Lot 2, Block A, Ty-Cen Addition. This is a companion case to our previously submitted application for amendment to the Ty-Cen Addition Community Unit Plan as prepared by Planning Development Services, Inc.

Attachments include:

- Application.
- Certified Ownership List.
- Site Plan depicting our proposed layout for the residential storage warehouses.
- Check for the filing fee in the amount of \$200.

Since the original zoning and platting of Ty-Cen Addition, the apartment project of Northwest Territory to the east and the new apartments behind Westlink Shopping Center to the west have been constructed. This construction, together with the zoning and land use of the immediate area, and overall market potential in this general vicinity, makes this site an appropriate location for residential storage warehouses.

This application for exception is submitted in accordance with Section 28.04.183.5 of the Zoning Ordinance and Section 2.12.590.C of the Code of the City of Wichita, Kansas

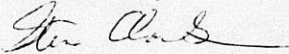
Mr. Jack H. Galbraith
Page 2
June 27, 1983

Please schedule this application for the Board of Zoning Appeals meeting to be held on July 26, 1983.

Should you have any questions, please do not hesitate to call.

Sincerely,

CLARK REALTORS



Steve Clark

SC:cs

Enclosures

cc: Mr. Glen E. Lytle ✓
Planning Development Services, Inc.; Attention John D. Gist
Mr. Bill Ard
Ty-Cen Limited; Attention Mr. Bill Bachman

Layman L. Clark
Stephen L. Clark, CCIM



Investment Property
Property Management
Construction & Development

REALTORS

TELEPHONE (316) 684-0533
POST OFFICE BOX 18185
201 SOUTH OLIVER, WICHITA, KANSAS 67218

June 27, 1983

Mr. Jack H. Galbraith
Secretary, Board of Zoning Appeals
MAPD - 10th Floor, City Hall
455 North Main
Wichita, Kansas 67202

Re: BZA Exception for Residential Storage
Warehouses In "LC" Zoning, Lot 2,
Block A, Ty-Cen Addition

Dear Mr. Galbraith:

Submitted herewith is an "Application for Exception" requesting approval for residential storage warehouses in "LC" zoning on Lot 2, Block A, Ty-Cen Addition. This is a companion case to our previously submitted application for amendment to the Ty-Cen Addition Community Unit Plan as prepared by Planning Development Services, Inc.

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- Check for the filing fee in the amount of \$200.

Since the original zoning and platting of Ty-Cen Addition, the apartment project of Northwest Territory to the east and the new apartments behind Westlink Shopping Center to the west have been constructed. This construction, together with the zoning and land use of the immediate area, and overall market potential in this general vicinity, makes this site an appropriate location for residential storage warehouses.

This application for exception is submitted in accordance with Section 28.04.183.5 of the Zoning Ordinance and Section 2.12.590.C of the Code of the City of Wichita, Kansas

Mr. Jack H. Galbraith
Page 2
June 27, 1983

Please schedule this application for the Board of Zoning Appeals meeting to be held on July 26, 1983.

Should you have any questions, please do not hesitate to call.

Sincerely,

CLARK REALTORS



Steve Clark

SC:cs

Enclosures

cc: Mr. Glen E. Lytle
Planning Development Services, Inc.; Attention John D. Gist
Mr. Bill Ard
Ty-Cen Limited; Attention Mr. Bill Bachman

OWNERSHIP LIST

Property Description

Property Owner

Lot 1, Block A, Ty-Cen Addition

✓ McDonald's Corporation
506 N. Tyler
Wichita, Kansas
67212

Lot 2, Block A, Ty-Cen Addition

✓ Ty-Cen Limited
425 N. Broadway
Wichita, Kansas
67202

Lot 1, Block B, Ty-Cen Addition,
together with ease for drainage over the
north 20 feet of the south 30 feet of
lot 3.

✓ Wichita Federal Savings &
Loan Association
340 S. Broadway
Wichita, Kansas
67202

Lot 4, Block B, Ty-Cen Addition,
& vacated Reca Avenue extended on the
east line of Robin Road to south line
of Central.

✓ Northwest Wichita
Association Limited
200 W. Douglas
Suite 430
Wichita, Kansas
67202

Lot 1, Block C, Ty-Cen Addition

~~Braum Ice Cream Stores Inc.
address unknown~~

Lot 2, Block C, Ty-Cen Addition

✓ Ronald M. Jackson,
Chartered O.D.
7383 W. Central
Wichita, Kansas
67212

Lot 3, Block C, Ty-Cen Addition

✓ City of Wichita
455 N. Main
Wichita, Kansas
67202

Lot 4, Block C, Ty-Cen Addition, & vacated
Reca Avenue from extended east line of
Robin Road to south line of Central.

D ✓ Northwest Wichita Association
Limited
200 W. Douglas Suite 430
Wichita, Kansas
67202

Lot 1, except the west 50 feet, Higgins-
Andeel Addition

✓ Littell, Inc.
8635 W. Central
Wichita, Kansas
67212

The west 50 feet of lot 1, Higgins-Andeel
Addition, together with ease for ingress &
egress over the south 35 feet of the
east 210 feet.

✓ Jesus Arnold Cisneros
Norma A. Cisneros
2263 Manhattan Dr.
Wichita, Kansas
67204

Lot 1, Block A, West Center Addition
Previously described as the south 350 feet
of the north 600 feet of the west 305 feet of the NW $\frac{1}{4}$
21-27-1W

✓ Richard J. Hatrup
610 N. Tyler
Wichita, Kansas
67212

Property Description

Property Owner

Lot 1, Westlink Center 2nd Addition

W. A. Michaelis, Jr.
211 N. Broadway
Wichita, Kansas
67202

Lot 1, Joy Addition

Carroll M. Joy
Marion L. Joy
549 N. Tyler
Wichita, Kansas
67212

Beginning 783.05 feet south of the northeast corner of the northeast Quarter of Section 20-27-1W, thence west 230 feet; thence south 94.7 feet; thence east 230 feet; thence north to beginning, except the east 40 feet for road.

Gilbert F. Fox
Rosann C. Fox
545 N. Tyler
Wichita, Kansas
67212

Beginning 877.75 feet south of the northeast corner of the northeast Quarter of Section 20-27-1W; thence west 230 feet; thence south 94.7 feet; thence east 230 feet; thence north to beginning, except the east 40 feet.

~~Walter T. Rainer (deceased)~~
Alberta Inez Rainer
541 N. Tyler
Wichita, Kansas
67212

Beginning 972.45 feet south of the northeast corner of the Northeast Quarter of Section 20-27-1W; thence west 230 feet; thence south 94.7 feet; thence east 230 feet; thence north to beginning.

Richard G. Peppard
Patricia L. Peppard
8927 W. Central
Wichita, Kansas
67212

We hereby certify the foregoing to be a true and correct list of the property owners of the hereinbefore described lots within a 200 foot radius of:

Lot 2, Block A, Ty-Cen Addition, Wichita, Kansas, Sedgwick County, Kansas

as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 24th day of June, 1983, at 7:00 O'clock A.M.

THE SECURITY ABSTRACT & TITLE CO. INC.

By

Mary Gable
Vice President

Order No: 321889
cf

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AVAILABLE COPY

FORM 2-21

PAYMENT NOTICE
 City of Wichita

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

DESCRIPTION	AMOUNT
City of Wichita # 21	

NAME _____
 ADDRESS _____
 FUND _____ DUE DATE _____
 COMMENTS _____
 DATE _____ BY _____

*

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

Roll # 2