

Case No. BZA 58-78 - M. Mollohan
requests variance to reduce off-
street parking from required
57 to 43 spaces on "LC" Light
Commercial, generally located at
southeast corner of Bluff & Kellogg

POSTED
1-10-79

ACTION

DATE *denied* *1-23-79*

BZA
58-78

COMMITTEE

M.A.P.C.

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

Map No. 5746
 Sec. 26
 Twp. 27
 Range 1E

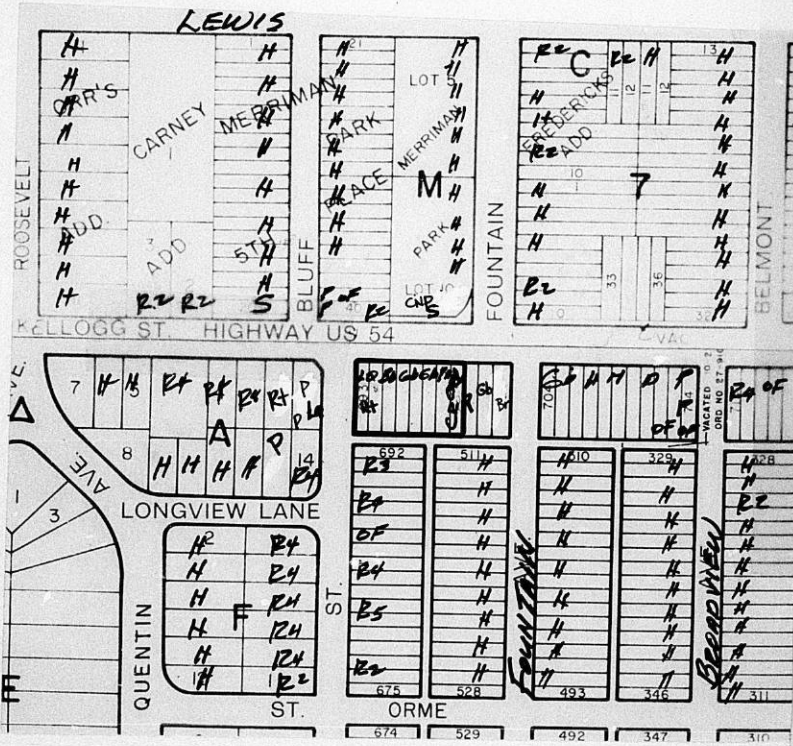
BZA- 5878
 SCZ- _____
 CU- _____
 Filed _____

AREA DATA:

1. Acres: 0.6 (130 ft. by 200 ft.)
2. Adjoining Zoning: E _____ S _____ W _____ N _____
3. Land Use: East CLEANERS South SINGLE FAM
 West RESTAURANT North SINGLE & TWO
4. Sketch Plan Land Use is for: _____
5. Present Land Use if for: GEN. BUSINESS
6. Area (is) (is not) platted.

PHOTO DATA:

Taken by _____ Date _____ Time _____



No. 2153C
 Smead
 HASTINGS, MIN. - LOS ANGELES
 LOGAN OR. - MCGREGOR, TX. U. S. A.

February 5, 1979

Leon L. Loucks
P. O. Box 1136
Wichita, Kansas 67201

Re: Case No. BEA 58-78
Request for Variance

Dear Mr. Loucks:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on January 23, 1979, in connection with your request for a variance to reduce the required number of off-street parking spaces from 57 spaces to 43 spaces on property zoned the "LC" Light Commercial District and generally located at the southeast corner of Kellog and Bluff.

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 questions concerning this matter, please call our office.

Sincerely,


Larry Dobson
Assistant Secretary

LD:bbe
Enclosure

cc: M. Mollohan, P. O. Box 1136 67201
Robert Feldner, Superintendent of Central Inspection
Joe Donnelly, Housing and Zoning Administrator
Don Gisick, City Clerk

RESOLUTION NO. BZA 58-78

WHEREAS, M. Mollohan, P. O. Box 1136, 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 57 spaces to 43 spaces, on property zoned the "LC" Light Commercial, and legally described as follows:

Lots 693 thru 700, inclusive, Kellogg Street Fairfax Addition, Wichita, Sedgewick County, Kansas. Generally located at the southeast corner of Kellogg and Bluff.

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 January 23, 1979, 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 variance does not arise 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 in fact created by an action or actions of the property owner or the applicant inasmuch as there are a number of uses in town that might desire to expand but cannot because of parking limitations and unavailability of land in the area; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the permit for the variance will adversely affect the rights of adjacent property owners or residents inasmuch as there is already on-street parking congestion created by businesses and residences in the area; and

WHEREAS, the Board of Zoning Appeals has found that the strict application of the provisions of Title 28 (Zoning Ordinance) of which variance is requested will not constitute unnecessary hardship upon the property owners represented in the application inasmuch as land may be available in the near future and in the interim the only restriction will be upon the restaurant tenant, who will not be permitted to operate at full capacity during the daytime hours; and

WHEREAS, the Board of Zoning Appeals has found that the variance desired will adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare due to the fact that granting of the variance would mean more on-street parking during the lunch period; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the variance desired will be opposed to the general spirit and intent of Title 28 (Zoning Ordinance) inasmuch as the above four conditions were not found to exist; and

WHEREAS, each of the five conditions required by Section 2.12.590.B, Code of the City of Wichita, to be present before a variance can be granted has not been found to exist.

RESOLUTION NO. BZA 58-78
PAGE TWO

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 57 spaces to 43 spaces, on property zoned the "LC" Light Commercial, and legally described as follows:

Lots 693 thru 700, inclusive, Kellogg
Street Fairfax Addition, Wichita,
Sedgwick County, Kansas. Generally
located at the southeast corner of
Kellogg and Bluff


be denied.

ADOPTED AT WICHITA, KANSAS this 23rd day of January, 1979.



Mary L. Kopyeta, Chairman

ATTEST:



Larry Dobson, Assistant Secretary

Paul Eric Faland

776-0493

January 24, 1979

Leon L. Loucks
P. O. Box 1136
Wichita, Kansas 67201

Re: Case No. BZA 58-78
Request for Variance

Dear Mr. Loucks:

At the regular meeting of the Board of Zoning Appeals on Tuesday, January 23, 1979, your request for a variance to reduce the required number of off-street parking spaces from 57 spaces to 43 spaces on property zoned the "LC" Light Commercial District and generally located at the southeast corner of Kellogg and Bluff was considered.

It was the action of the Board to deny your request. And further, as was pointed out at the meeting, a nonconforming sign, located near the northeast corner of subject property, should be removed or if applicable, brought into compliance with the sign regulations of the Zoning Ordinance prior to the issuance of an occupancy permit for the remodeling area. You should contact the Office of Central Inspection relative to the disposition of this matter.

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.

Very truly yours,

Jack H. Galbraith
Secretary

JHG:bbc

January 24, 1979
Leon L. Loucks
BZA 58-78

cc: M. Mollohan, P. O. Box 1136, 67201
Paul McFarland, Rt. 2, Rose Hill, Kansas 67133
Robert Feldner, Superintendent of Central Inspection
Joe Donnelly, Housing and Zoning Administrator
Don Gisick, City Clerk

THE CITY OF WICHITA
OFFICE OF CITIZEN PARTICIPATION

DATE January 19, 1979

TO Jack Galbraith, Secretary, Board of Zoning Appeals

FROM Evelyn Pittman, Assistant CPO Coordinator

SUBJECT Case No. BZA 58-78 Kellogg and Bluff

At their regular meeting on January 15, 1979, CPO Council "6" considered the captioned case. The Council received additional information from the staff report and a presentation from Dr. M. E. Dick, a dentist officed at 536 S. Bluff.

The Council voted 9-0 to recommend denial of the request because it would complicate a currently inadequate parking situation for businesses in that area.

Your assistance in providing this recommendation to the Board of Zoning Appeals when this case is considered on January 23, 1979 will be appreciated.

Evelyn Pittman
Evelyn Pittman
Assistant CPO Coordinator

EP:a1



SECRETARY'S REPORT
CASE NO. BZA 58-73

APPLICANT: M. Mollohan, P. O. Box 1136, Wichita, Kansas

AGENT: Leon L. Loucks, P. O. Box 1136, Wichita, Kansas

REQUEST: Variance pursuant to Section 2.12.590.B, Code of the City of Wichita, to reduce the number of required off-street parking spaces from 57 spaces to 43 spaces.

GENERAL LOCATION: Southeast corner of Bluff and Kellogg.

ZONING: Subject property is zoned the "LC" Light Commercial District as are the properties to the north, east and west. South is the "B" Multiple Family Dwelling District and the "A" Two Family Dwelling District.

LAND USE: Subject property contains a restaurant, liquor store, beauty shop and several small specialty shops. North is an office building, a duplex, a dry cleaners and a service station. East is a three family dwelling and a one family dwelling. West is a liquor store and restaurant.

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 to reduce the required parking from 57 spaces to 43 spaces in connection with the proposed expansion of a club and restaurant into another portion of the building presently occupied by other uses.

The proposed expansion of the restaurant will not enlarge the floor area of the structure, but due to a different parking standard required of dining (assembly) areas, the off-street parking requirement is increased over the present parking needs. The zoning ordinance requires that one parking space for each five seats in the dining and lounge areas be provided while one space for each 250 square feet of floor area is required of other retail uses in the building.

Public assembly uses, such as dining areas, are permitted to meet up to one-half of their off-street parking requirement by use of space already designated to meet off-street parking requirements for stores and other specific uses lying within six hundred sixty feet of the place of public assembly, provided the owner of that land offers written consent to the fact that the other uses will not utilize the parking between the hours of six p.m. and midnight. This owner/applicant is willing to stipulate that the other retail space in the building will not be open between the hours of six p.m. and midnight and therefore, during the evening hours the off-street parking requirement would be met. However, during the daytime hours, when the other shops are open, the restaurant would not be permitted to open its entire facility to the public, but would only be able to utilize approximately one-half of its seating capacity. This variance is requested so that the restaurant would not have to operate under this restriction.

The surrounding area is fully developed and the applicant has been unsuccessful in acquiring additional property for off-street parking purposes. Much of the area immediately south is developed with multi-family structures which utilize on-street parking. Another restaurant is located in the block west of the application area, which also probably spills parking onto the streets during peak hours. However, these peak hours of on-street parking are in the evening, whereas the variance under consideration is to permit the variance during daytime hours.

UNIQUENESS:

It is the opinion of the Secretary that, although this is already a somewhat congested area, this may be a unique situation inasmuch as the increased requirement for off-street parking is created by an existing use in need of expansion, with no land available to provide the additional parking.

ADJACENT PROPERTY:

It is the opinion of the Secretary that it is difficult to determine that the granting of this variance would not adversely affect the rights of adjacent property owners or residents, but it may not in that the variance is needed for the daytime hours only when residential demand for on-street parking to the south would not be as great as it is in the evening hours.

HARDSHIP:

It is the opinion of the Secretary that the strict application of the provisions of the zoning ordinance may constitute an unnecessary hardship upon the applicant inasmuch as an established tenant is in need of expansion into existing floor space, but the additional parking cannot be provided on this limited site.

PUBLIC INTEREST:

It is the opinion of the Secretary that the granting of the variance requested may not adversely affect the public interest in that we are not questioning whether or not on-street parking will occur in this area, because there is already considerable on-street parking, especially in the evening hours. The granting of the variance would not compound the evening situation but could mean more on-street parking at lunch time.

SPIRIT AND INTENT:

It is the opinion of the Secretary that the granting of the variance desired may not be opposed to the general spirit and intent of the zoning ordinance inasmuch as the variance is not needed for the peak business time for the restaurant, but rather during the lunch period when the same number of people would probably come to the restaurant whether or not a portion of the seating area was closed to the public.

RECOMMENDATION:

If the Board determines that the above five conditions can be found to exist it is the Secretary's recommendation that the variance be granted subject to the following conditions:

1. The applicant shall provide to the office of Central Inspection, the necessary written consent that additional parking normally designated for the remainder of the tenants on subject property will be made available for the restaurant patrons during the hours between 6 p.m. and midnight.
2. The variance in parking shall apply only to those hours not covered by condition #1 above.

BZA CASE NO. 58-78

2 NOTICES SENT TO APPLICANT/AGENT

10 NOTICES SENT TO MAPC

1 NOTICES SENT TO CPO

26 NOTICES SENT TO ADJOINING PROPERTY OWNERS

39 TOTAL NOTICES SENT 1-2-79

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

January 3, 1979

NOTICE TO ADJOINING PROPERTY OWNERS:

Case No. BZA 58-78

An application has been filed by M. Mollohan, P. O. Box 1136, 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 57 spaces to 43 spaces, on property zoned the "LC" Light Commercial, and legally described as follows:

Lots 693 thru 700, inclusive, Kellogg Street
Fairfax Addition, Wichita, Sedgwick County,
Kansas. Generally located at the southeast
corner of Kellogg and Bluff.

This application has been assigned case No. BZA 58-78 and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, January 23, 1979, at 1:30 p.m., in the Board Room, First Floor, City Hall, 455 North Main, Wichita, Kansas, at which time you may appear if you so desire, 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.

Jack H. Galbraith
Secretary

BOARD OF ZONING APPEALS

CASE NO.

58-78

CITY OF WICHITA, KANSAS

FILED

12-26-78

APPLICATION FOR VARIANCE

I. Name of Applicant M. Mollohan ✓

Mailing Address P.O. Box 1136, Wichita, Ks ⁶⁷²⁰¹ Phone 6830950

Name of Authorized Agent Gene S. Danks ✓

Mailing Address P.O. Box 1136, Wichita, Ks ⁶⁷²⁰¹ Phone 6830950

Relationship of applicant to property is that of Major for hire - (Owner, Tenant, Lessee, Other)

II. The variance requested is to reduce off-street parking from
See Copy "A" Attached required 57 to 43 spaces

for property located 504 S. Bluff

and legally described as: Lots 693-700 front of
8 ft. on Kellogg, Fairfax Addition, Wichita,
Sedgwick Co. AKA 4001-15 E Kellogg
in the City of Wichita; and which is presently zoned LC

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

- a. That he has received an instruction sheet concerning the filing and hearing of this matter;
- b. That he has been advised of the fee requirements established by Section 2.12.580 of the Code of the City of Wichita (Ordinance No. 24-606); and that the appropriate fee is herewith tendered;
- c. That he has been advised of his right to bring action in the District Court of Sedgwick County to appeal the decision of the Board.
- d. That all documents are attached hereto as noted in paragraphs 2, 3, 4, and 5 of the instructions.

SE corner of Bluff & Kellogg

M. Mollohan
Applicant
Gene S. Danks
Authorized Agent

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals 10:00 (a.m. - p.m.), December 26 1978 together with appropriate fee of \$50.00.

Mike Meek
Signed

"Copy A"

Board of Zoning Appeals
City of Wichita
Wichita, Kansas

Gentlemen:

The property we are seeking a request from you for parking variance is known as Portobello Road. We own both buildings on this property, and are only remodeling to allow Portobello Road to expand their business. The parking now is meeting City Codes. However, when we expand Portobello Road's facility, which is a restaurant and club, we run into a parking problem during the daytime hours only, when the businesses in the rest of the building are open. The parking spaces required during this time are 57, and we only have 45. At night, when the other places are closed, these spaces are sufficient. If you could possibly find it feasible on your part to vary these parking spaces for us during the daytime, it would be most gratefully appreciated.

Sincerely yours,

Leon L. Loucks

Leon L. Loucks

CITY OF WICHITA, KANSAS
CENTRAL INSPECTION DIVISION
PLANS APPROVAL REQUIREMENT

Project: Portobello Road

Leon L. Louks

Location: 504 S. Bluff

Date Plans Submitted: 11-21-78

The remodel plans, ~~PERMITS~~ PERMITS dated 10-21-78 have been reviewed. Items to be included as requirements for this project are listed below. These are routine requirements that are sometimes overlooked during construction. You may add these requirements to the plans or you may authorize the list of requirements below for specifications to be attached to and considered part of the plans. Indicate your preference in the appropriate box below. If one or more of the items are already included on the plans, no change will be necessary for those already shown. If there is an omission of any requirement on the submitted plans or if an omission occurs during the review of the plans, such omission shall in no way authorize any violation of the codes, ordinances or regulations of the City of Wichita. If the plans for this project are required to be certified by a Kansas licensed architect or engineer, all additional submissions or instructions shall bear the architect's or engineer's certification seal. Please contact us if you wish to discuss this matter or if we can be of assistance to you. Final approval of the plans will be withheld until we receive your signed instructions or your additional submissions.

I will change the plans to include item numbers _____ listed below.

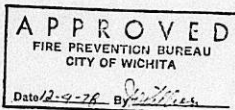
Item numbers 1 thru 14 listed below shall be specifications for the construction of this project without additional changes to the plans.

Date: 12-18-78 Signed: [Signature] Title: Mgr

Addressee: Please sign the original and return to this office.

Item No.

1. Reinforcing steel or structural framework of any part of any building or structure shall not be covered or concealed without receiving inspection approval by Central Inspection. In addition to required electrical, mechanical and plumbing inspections, the building permit holder or his agent shall request Central Inspection to make the following called building construction inspections:
 - a. Foundation inspection prior to the pouring of concrete
 - b. Frame inspection after pipes, chimneys and vents are installed but prior to concealing the framework
 - c. Lath and wallboard inspection
 - d. Final inspection prior to occupancy of the building.
2. A set of building plans and specifications approved by Central Inspection shall be kept on the project during construction until final inspection approval has been made.
3. Provide exit signs.
- *4. Provide a seating layout for approval. OK JLG
- *5. Provide one parking space for each 250 square feet seat of retail sales area and one space for each 5 seats in the dining and lounge areas. OK JLG



APPROVED
 APPROVED AS NOTED
CENTRAL INSPECTION DIVISION
CITY OF WICHITA
Subject to Section 302 (c) Uniform Building Code
Date 12-19-78 By [Signature]
Titles 19 (Electrical), 21 (Plumbing & Gas Fitting Code) & 22 (Air Conditioning, Refrigeration and Warm Air Heating Code) of the Code of the City of Wichita, Kansas shall be complied with in full.

KA-375 Rev.

Page: 2
Project: Portobello Road

6. Sanitary facilities shall comply with Section 18.04.021 and 18.04.041 of the Code of the City of Wichita. Handicapped water closets are required.
7. Provide light and ventilation per Section 18.04.028 of the Code of the City of Wichita.
8. Provide fire extinguishers as required by the Uniform Fire Code.

FIRE DEPARTMENT

9. Exit corridor walls and ceiling shall be of 1 hr. fire resistive construction.
10. All exit doors shall be equipped with panic hardware according to UBC Section 3316(a).
11. Provide illuminated exit signs - L05-11121.
12. Provide detail plans of hood and duct system including fire extinguishing system.
13. Provide emergency lighting type 1, 2, or 3.
14. During the daytime only the lounge and small dining room will be open for customers. The owner agrees to submit application for an off-street parking variance to the Board of Zoning Appeals to permit the entire business to remain open during the daytime or provide the additional required off-street parking spaces. *Approved R. J. Johnson 11-11-77*

[Signature] 12/1/78
Fire Examiner

* Prior to issuance of building permit.

cc: M. Mollohan
1736 N. Hillside 67214

12-18-78

Mr. Larry Masco
Pantobello Road Restaurant + Club
504 S. Bluff
Wichita, Kansas

Dear Mr. Masco,

This is to notify you that when your Restaurant is remodeled and open for business, until more parking can be acquired, during the hours of 8: A.M. until 6: P.M., only the areas listed as #2 ^(Lounge) and #3 ^(small dining area) can remain open. Also, you must understand, that before this area is finalized, we must go before the Board of Zoning Appeals and receive their approval, or other areas which they may designate. Whichever areas they permit, during these hours, your capacity can only be 115 persons.

Sincerely Yours,
Don R. Sparks

OWNERSHIP LIST

Lot	Addition	Property Owner
505, 506, Fountain	Fairfax Addition	✓ Jean Paul Weigand 150 North Market 67202
507,508, Fountain	Same	✓ James Edward Spiess 707 N. Broadway 67214
509,510 Fountain	Same	✓ Jessie M. Shepherd 516 South Fountain 67218
511, 512 Fountain	Same	✓ Colby B. Sandlian 435 N. Broadway 67202
513, 514 Fountain	Same	<i>returned</i> ✓ Sherman Burt Parry and Sharon Gail Parry 521 South Fountain 67218
515, 516 Fountain	Same	✓ Christopher S. Phillips Paula J. Thomas 533 South Fountain 67218
517, 518 Fountain	Same	✓ Charles C. Delk and Sophie J. Delk 535 South Fountain 67218
lot 685, Bluff	Same	<i>D</i> ✓ Marvin E. Dick 536 South Bluff 67218
S 20 ft lot 686 Bluff	Same	✓ Marvin E. Dick and Emma L. Dick 536 South Bluff 67218
N 5 ft lot 686, all 687, 688, 689 Bluff	Same	✓ C. Lee Tade and Violet M. Tade 641 South Terrace 67218
690,691,692 Bluff	Same	✓ David H. Duffy and Lucille D. Duffy 406 South Bluff 67218
lots 693 thru 670 inclusive, Kellogg	Same	<i>D</i> Marguerite Mollohan c/o Union National Bank
701,702,703 Kellogg	Same	<i>D</i> ✓ Colby B. Sandlian 435 N. Broadway 67202
704, 705 Kellogg	Same	✓ Edward Rue and Connie 9400 East Lincoln 67207
706, Kellogg	Same	Henry R. Bungardt and Grace P. Bungardt Address Unknown

no listing

Lot	Addition	Property Owner
lots 1 & 2 Block A	Longview Terrace	✓ G. N Rupe 434 Ohio 67214
lot 3, Blk A	Same	✓ Raymond C. Trimble 217 South Bluff 67218
N 21 ft lot 12 Block A	Same	D Raymond C. Trimble 217 South Bluff 67218
lot 12 exc N 21' Block A	Same	✓ Warren R. Winne as Trustee 3914 Longview 67218
lot 13, Blk A	Same	D Glen N. Rupe 434 Ohio 67214
lot 14, Blk A	Same	✓ Stan E. Wisdom 430 R. H. Garvey Bldg. 67202
lot 1, Blk F	Same	✓ Paul M. McFarland and Joan Rt. 2, Rose Hill, Kansas 67133
lots 17 & 18 exc E 5'	Merriman Park Fifth Place	✓ Central Steel Products Inc. P. O. Box 1793 67201
lots 19 and 20	Same	L. Vernon Johnson, (deceased)
lots 36, 37 and N 1' lot 38	Same	✓ Charles E. Demo & B. Irene 440 S. Bluff 67218
the West 82 feet of lot 38 except a strip along the north side thereof, 1 foot wide; and the West 82 feet of lots 39 and 40 and the West 82 feet adjoining lot 40 along the South side thereof vacated off the North side of Kellogg on Bluff Avenue, Merriman Park, Fifth Place		D Central Steel Products, Inc. P. O. Box 1793 67201
the East 50 feet of lot 38, except the North 1 foot, and the east 50 feet of lots 39 and 40, and vacated strip adjoining on the South, on Bluff Avenue, in Merriman Park Fifth Place		✓ Richard H. Wells and Marilyn R. Wells 209 E. William, Room 950 67202 ✓ Robert E. Wells & Cathie A. Rt. 1, Benton, Kansas 67017
S 100 ft lot 10 Block M	Merriman Park Addition	✓ G. E. Royse Oil Co., Inc. 4040 East Kellogg 67218
S 50 ft N 150 ft lot 10, Blk M	Same	✓ Joseph W. Stauder and Magdalen M. Stauder 437 S. Fountain 67218
lots 7 & 8, Blk 7	Merriman Park Place	✓ Dorothy Marie Russell and Mary Jack Young 442 S. Fountain 67218
lots 9, 10, Blk 7	Same	✓ Benny F. Hurlock and Violet P. Hurlock 4116 East Kellogg 67218



434 NORTH MAIN
WICHITA, KANSAS 67202
267-8371

We hereby certify the foregoing to be a true and correct list of the property owners of:

A 200 foot radius of Lots 693 thru
700, inclusive, Kellogg Street,
Fairfax Addition, Wichita, Sedgwick
County, Kansas

as shown by the last deeds of record on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on the 20th day of December, 1978 at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE CO., INC.

By

Mary Stable

Vice President

Order No. 272273

wh

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

January 3, 1979

NOTICE TO ADJOINING PROPERTY OWNERS:

Case No. BZA 58-78

An application has been filed by M. Mollohan, P. O. Box 1136, 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 57 spaces to 43 spaces, on property zoned the "LC" Light Commercial, and legally described as follows:

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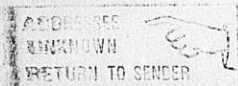
It should be noted that the Citizen Participation Organization Area Council may consider this case at its next meeting. Additional information about such a meeting may be obtained by calling the CPO Office, 268-4516.

Jack H. Galbraith
Secretary

WICHITA - SEDGWICK COUNTY

W S C

BOARD OF ZONING APPEALS
CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202



Sherman B. and Sharon G. Parry
521 S. Fountain
Wichita, Kansas 67218



*listed
in current
City Dir.*

FORM 2-71 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		50.00

DESCRIPTION	AMOUNT
Board of Zoning Appeals Variance	

NAME M. Magellan
ADDRESS PO Box 1136 Wichita
FUND _____ DUE DATE _____
COMMENTS 710 4071 003 000
DATE 12-26-78 BY Wicks Meach

WICHITA - SEDGWICK COUNTY
W.S.C.
BOARD OF ZONING APPEALS
CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202

Resent
1201 N Armour

Richard H. and Marilyn R. Wells
209 E. William
Room 950
Wichita, Kansas 67202

WICHITA
JUN 2 78
KANC
U.S. POSTAGE
15
PB 850734 L

ADDRESSEE
UNKNOWN
RETURN TO SENDER

WICHITA, KS
1978
JUN 3 8 28

*

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

Roll # 2