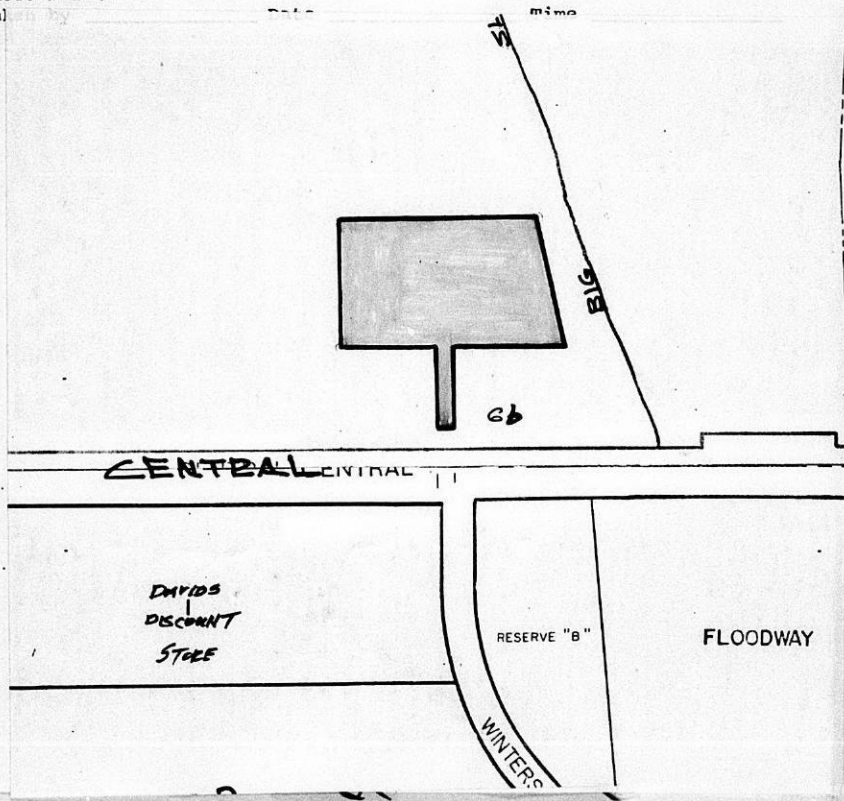


5047
 Map No. 50-48 C
 Sec. 15
 Twp. 27
 Range 1W

BZA- 5-81
 SCZ- _____
 CU- _____
 Filed _____

- AREA DATA: (IRREGULAR)
1. Acres: 2.13 (229 ft. by 367 ft.)
 2. Adjoining Zoning: E _____ S _____ W _____ N _____
 3. Land Use: East BIG SLOUGH South TOOL RENTAL STORE
 West UNDEVELOPED North UNDEVELOPED
 4. Sketch Plan Land Use is for: _____
 5. Present Land Use if for: UNDEVELOPED
 6. Area (is) (is not) platted.

PHOTO DATA:
 Taken by _____ Date _____



S
 No. 2-153C
 HASTINGS, AN
 LOS ANGELES-CHICAGO-LUBAN, ON
 MONROE, TX-LOCUST GROVE, GA
 U.S.A.

5-81

9. No activities such as miscellaneous or garage sales shall be conducted on the premises.
 10. The servicing or repair of motor vehicles, boats, trailers, lawn mowers and other similar equipment shall not be conducted on the premises.
 11. 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 feet in height nor exceed 50 square feet in gross surface area and shall not project over any public right-of-way.
 12. The area shall be properly policed by the owner or operator for removal of trash and debris.
 13. 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.
 14. No outdoor storage of any kind shall be permitted on the premises.
 15. 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.
 16. 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 to assure compliance that no commercial storage is occurring in violation of this resolution.
 17. Only one point of ingress/egress shall be permitted to/from subject property. That access being from Central Avenue.
 18. All areas not paved as required by condition of approval #7 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.
 19. All improvements as set forth herein shall be completed prior to the occupancy of the site for a Residential Storage Warehouse Facility.
-
4. Case No. EZA 6-81 - DEN Management Inc., 1611 North Mosley, Wichita, Kansas, pursuant to Section 2.12.590.B, Code of the City of Wichita, requesting a variance to reduce the required off-street parking spaces from 45 to 8 on property zoned "E" Light Industrial and legally described as follows:

July 31, 1961

Mr. Robert L. Hayes
P. O. Box 4328
Wichita, Kansas 67204

Re: Case No. BEA 5-61
Request for Exception

Dear Mr. Hayes:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on March 24, 1961.

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

OKL:sad
Enclosure

cc: Baughman Company, 330 Laura, Wichita, Kansas
Robert Feldner, Superintendent of Central Inspection (2)
Don Giesick, City Clerk

RESOLUTION NO. BZA 5-81

WHEREAS, Robert L. Hayes, 303 East 35th Street North, Wichita, Kansas, requests an exception as provided in Section 2.12.590.C, Code of the City of Wichita, to construct residential storage warehouses on property zoned the "LC" Light Commercial District and legally described as follows:

Commencing at the S.W. Corner of the SW 1/4 of Section 15, Township 27-S, R-1-W, Sedgwick County, Kansas; thence easterly, along the south line of said SW 1/4, 1454.40 feet; thence northerly, with a deflection angle to the left of 90°, 65 feet to the point of beginning; thence northerly, along a line perpendicular to said south line, 150 feet; thence westerly, with a deflection angle to the left of 90°, 177.80 feet; thence northerly, with a deflection angle to the right of 90°, 225 feet; thence easterly with a deflection angle to the right of 90°, 367.80 feet; thence southeasterly, with a deflection angle to the right of 78°24', 229.69 feet; thence westerly, parallel with the south line of said SW 1/4, 206.19 feet; thence southerly, with a deflection angle to the left of 90°, 150 feet; thence westerly, parallel with the south line of said SW 1/4, 30 feet to the point of beginning, being platted as Lot 2, Robert Hayes Addition, to Wichita, Kansas. Generally located on the north side of Central approximately 1/3 mile east of Ridge Road.

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 March 24, 1981, 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 construction of Residential Storage Warehouses on property zoned the "LC" Light Commercial District and legally described as follows:

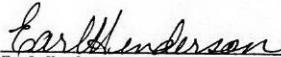
Commencing at the S.W. Corner of the SW 1/4 of Section 15, Township 27-S, R-1-W, Sedgwick County, Kansas; thence easterly, along the south line of said SW 1/4, 1454.40 feet; thence northerly, with a deflection angle to the left of 90°, 65 feet to the point of beginning; thence northerly, along a line perpendicular to said south line, 150 feet; thence westerly, with a deflection angle to the left of 90°, 177.80 feet; thence northerly, with a deflection angle to the right of 90°, 225 feet; thence easterly with a deflection angle to the right of 90°, 367.80 feet; thence southeasterly, with a deflection angle to the right of 78°24', 229.69 feet; thence westerly, parallel with the south line of said SW 1/4, 206.19 feet; thence southerly, with a deflection angle to the left of 90°, 150 feet; thence westerly, parallel with the south line of said SW 1/4, 30 feet to the point of beginning, being platted as Lot 2, Robert Hayes Addition, to Wichita, Kansas. Generally located on the north side of Central approximately 1/3 mile east of Ridge Road.

subject to the following conditions:

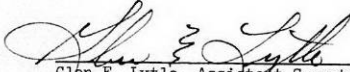
1. Prior to the release of the Resolution authorizing the construction of Residential Storage Warehouses, an amended site plan in triplicate shall be submitted showing landscaping material, screening, and 15 off-street parking spaces that are located in close proximity to the office for use by customers. This site plan shall be submitted within 90 days of the action by the Board of Zoning Appeals or the case will be considered null and void and the case closed.
2. A 25-foot landscaped yard shall be provided along the north property line that is adjacent to the "AA" Single-family Dwelling District.
3. A six to eight foot screening fence, constructed to prevent the passage of light and debris shall be erected along the north of the property at the required 25 foot 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. Any side of the buildings providing access to storage areas shall maintain a 35-foot setback from the property line.
6. Off-street parking shall be provided on the basis of one space for each 2,000 square feet of floor area in the facility.
7. 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.
8. All lights shall be shielded to direct light onto the uses established and directed away from adjacent property.
9. No activities such as miscellaneous or garage sales shall be conducted on the premises.
10. The servicing or repair of motor vehicles, boats, trailers, lawn mowers and other similar equipment shall not be conducted on the premises.
11. 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 feet in height nor exceed 50 square feet in gross surface area and shall not project over any public right-of-way.
12. The area shall be properly policed by the owner or operator for removal of trash and debris.
13. 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.
14. No outdoor storage of any kind shall be permitted on the premises.
15. 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.

16. 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 to assure compliance that no commercial storage is occurring in violation of this resolution.
17. Only one point of ingress/egress shall be permitted to/from subject property. That access being from Central Avenue.
18. All areas not paved as required by condition of approval #7 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.
19. 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 24th day of March, 1981.


Earl Henderson, Chairman

ATTEST:


Glen E. Lytle, Assistant Secretary

March 27, 1981

Mr. Robert L. Hayes
P. O. Box 4328
Wichita, Kansas

Re: Case No. EZA 5-91
Request for Exception

Dear Mr. Hayes:

At the regular meeting of the Board of Zoning Appeals on March 24, 1981, your request for an exception to permit the construction of Residential Storage Warehouses on property zoned the "LC" Light Commercial District and generally located 1/3 mile east of Ridge Road on the north side of Central 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 showing landscaping material, screening, and 15 off-street parking spaces that are located in close proximity to the office for use by customers. This site plan shall be submitted within 90 days of the action by the Board of Zoning Appeals or the case will be considered null and void and the case closed.
2. A 25-foot landscaped yard shall be provided along the north property line that is adjacent to the "AA" Single-family Dwelling District.
3. A six to eight foot screening fence, constructed to prevent the passage of light and debris shall be erected along the north of the property at the required 25 foot 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. Any side of the buildings providing access to storage areas shall maintain a 35-foot setback from the property line.
6. Off-street parking shall be provided on the basis of one space for each 2,000 square feet of floor area in the facility.
7. 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.
8. All lights shall be shielded to direct light onto the uses established and directed away from adjacent property.
9. No activities such as miscellaneous or garage sales shall be conducted on the premises.
10. The servicing or repair of motor vehicles, boats, trailers, lawn mowers and other similar equipment shall not be conducted on the premises.
11. 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 feet in height nor exceed 50 square feet in gross surface area and shall not project over any public right-of-way.
12. The area shall be properly policed by the owner or operator for removal of trash and debris.
13. 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.
14. No outdoor storage of any kind shall be permitted on the premises.
15. 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.
16. 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 to assure compliance that no commercial storage is occurring in violation of this resolution.

17. Only one point of ingress/egress shall be permitted to/from subject property. That access being from Central Avenue.
18. All areas not paved as required by condition of approval #7 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.
19. All improvements as set forth herein shall be completed prior to the occupancy of the site for a Residential Storage Warehouse Facility.

As you will note the release of the resolution is pending receipt of a new site plan in conformance to the conditions established by the Board. It should be submitted to this office by June 24, 1981 or the case shall be considered null and void.

If you have any questions, please call our office.

Sincerely,

Glen E. Lytle
Assistant Secretary

GEL:sad

cc: Baughman Company, 330 Laura, Wichita, Kansas

THE CITY OF WICHITA
OFFICE OF CITIZEN PARTICIPATION

DATE March 23, 1981

TO Glen Lytle, Special Assistant For Zoning

FROM Dean Kruithof, Administrative Aide III

SUBJECT BZA 5-81: North of Central,
East of Ridge Road.

At its March 18 meeting, Area "A" CPD Council considered the captioned case. Robert Hayes, the applicant, was present. No area residents were in attendance concerning this case. Mr. Hayes presented a site development plan to the Council and answered questions about the proposed project.

The Council voted unanimously, 7-0, to recommend approval of the requested zoning exception. Please inform the Board of Zoning Appeals of the Council's recommendation when the case is considered by them on March 24.

Dean Kruithof
Dean Kruithof
Administrative Aide III

DK:dm

Noted:

Sarah Gilbert
Sarah Gilbert
Assistant CP Coordinator



SECRETARY'S REPORT

CASE NO. EZA 5-81

APPLICANT: Robert L. Hayes, P. O. Box 4328, Wichita,
Kansas

AGENT: Baughman Company, P.A., 330 Laura, Wichita,
Kansas

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

GENERAL LOCATION: On the north side of Central approximately 1/3
mile east of Ridge Road.

ZONING: Subject property is zoned "LC" Light Commercial
as is the property to the south. Property to
the north is "AA" One-family and to the east and
west "LC" Light Commercial.

LAND USE: Subject property is vacant as is the property
to the north, west and east. To the south is
a small commercial building.

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 on property zoned the "LC" Light Commercial District. The site plan indicates access to Central which is the arterial street on the south. The site also meets the minimum area of two acres required by ordinance.

It would appear that some off-street parking should be provided near the office and some reasonable distribution of parking throughout the site rather than the only parking spaces in compliance with the standards being located along the east property line, which would not be used by the tenants at that location.

The site plan does not indicate the type of landscaping that will be provided. A plan should be submitted to the Secretary of the Board for approval prior to release of the resolutions authorizing the use.

RECOMMENDATION:

Should the Board determine that this use would be appropriate at this location, then it is the recommendation of the Secretary that the request for an exception to permit the construction of Residential Storage Warehouses on the property 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 showing landscaping material, screening, and 15 off-street parking spaces that are located in close proximity to the office for use by customers. This site plan shall be submitted within 90 days of the action by the Board of Zoning Appeals or the case will be considered null and void and the case closed.
2. A 25-foot landscaped yard shall be provided along the north property line that is adjacent to the "AA" Single-family Dwelling District.

3. A six to eight foot screening fence, constructed to prevent the passage of light and debris shall be erected along the north of the property at the required 25 foot 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. Any side of the buildings providing access to storage areas shall maintain a 35-foot setback from the property line.
6. Off-street parking shall be provided on the basis of one space for each 2,000 square feet of floor area in the facility.
7. All driveways, parking, loading and vehicle circulation areas shall be paved with concrete, asphalt or asphalt c concrete. Adequate bumper guards or fences shall be provided to prevent the extension of vehicles beyond property lines.
8. All lights shall be shielded to direct light onto the uses established and directed away from adjacent property.
9. No activities such as miscellaneous or garage sales shall be conducted on the premises.
10. The servicing or repair of motor vehicles, boats, trailers, lawn mowers and other similar equipment shall not be conducted on the premises.
11. 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 feet in height nor exceed 50 square feet in gross surface area and shall not project over any public right-of-way.
12. The area shall be properly policed by the owner or operator for removal of trash and debris.
13. 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.
14. No outdoor storage of any kind shall be permitted on the premises.
15. 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.
16. 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 to assure compliance that no commercial storage is occurring in violation of this resolution.
17. Only one point of ingress/egress shall be permitted to/from subject property. That access being from Central Avenue.
18. All areas not paved as required by condition of approval #7 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.
19. All improvements as set forth herein shall be completed prior to the occupancy of the site for a Residential Storage Warehouse Facility.

SECRETARY'S REPORT
CASE NO. EZA 2-61

APPLICANT: Robert L. Hayes, P. O. Box 4328, Wichita, Kansas

AGENT: Daughman Company, P.A., 330 Laura, 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 north side of Central approximately 1/3 mile east of Ridge Road.

ZONING: Subject property is zoned "LC" Light Commercial as is the property to the south. Property to the north is "AA" One-family and to the east and west "LC" Light Commercial.

LAND USE: Subject property is vacant as is the property to the north, west and east. To the south is a small commercial building.

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:

Section 28.04.183.5 specifically requires that when residential storage warehouses are to be constructed in close proximity to residential development the architectural design shall be submitted to the Superintendent of Central Inspection for review and a recommendation to the Board as to architectural compatibility with surrounding development.

As of the date of this writing, no design has been submitted for review. Also, a site development plan showing off-street parking and on site circulation have not been submitted. Until these are submitted, it is difficult to make a recommendation and establish conditions for approval.

Should the applicant submit the required information in time for review prior to the meeting, we will have a recommendation on the application, otherwise this case should be deferred until the April 28, 1981 meeting.

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

February 27, 1981

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. EZA 5-81

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 Robert L. Hayes, 303 East 25th Street North, 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 "LC" Light Commercial. A legal description of the applicant's property is as follows:

Commencing at the S.W. Corner of the SW 1/4 of Section 15, Township 27-S, R-1-W, Sedgwick County, Kansas; thence easterly, along the south line of said SW 1/4, 1454.40 feet; thence northerly, with a deflection angle to the left of 90o, 65 feet to the point of beginning; thence northerly, along a line perpendicular to said south line, 150 feet; thence westerly, with a deflection angle to the left of 90o, 177.80 feet; thence northerly, with a deflection angle to the right of 90o, 225 feet; thence easterly with a deflection angle to the right of 90o, 367.80 feet; thence southeasterly, with a deflection angle to the right of 78o24', 229.69 feet; thence westerly, parallel with the south line of said SW 1/4, 206.19 feet; thence southerly, with a deflection angle to the left of 90o, 150 feet; thence westerly, parallel with the south line of said SW 1/4, 30 feet to the point of beginning, being platted as Lot 2, Robert Hayes Addition, to Wichita, Kansas. Generally located on the north side of Central approximately 1/3 mile west of Ridge Road. ~~east~~

This application has been assigned Case No. EZA 5-81. It will be considered by the Board of Zoning Appeals on March 24, 1981 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 variance 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 CASE NO. 5-81

2	<u>2</u>	NOTICES SENT TO APPLICANT/AGENT
	<u>970</u>	NOTICES SENT TO MAPC
1	<u>1</u>	NOTICES SENT TO CPO
5	<u>5</u>	NOTICES SENT TO ADJOINING PROPERTY OWNERS
	<u>17</u>	TOTAL NOTICES SENT <u>3-2-81</u> 27-81

8 *Corrected* 3-2-81
notices sent ↑

BOARD OF ZONING APPEALS

CASE NO. 5-81

CITY OF WICHITA, KANSAS

FILED _____

APPLICATION FOR EXCEPTION

I. Name of Applicant Robert L. Hayes
Mailing Address P. O. Box 4328 Phone 832-9125
303 E. 35th St. No.
Name of Authorized Agent Baughman Company, P.A.
Mailing Address 330 Laura, Wichita, KS. Phone 262-7271
Relationship of applicant to property is that of _____
(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

_____ on property zoned "LC"
located on north side of Central approximately 1/3 mile east of Ridge Rd. between Ridge & I-235.
and legally described as: See Attached Legal Description

_____, 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 *Robert L. Hayes*

Authorized Agent *John E. Sullbale*
Baughman Co., P.A.

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals, 1:35 (a.m. (p.m.)), February 6, 1981, together with appropriate fee of \$200.00.

Signed *B. Lynn Shirkery*

LEGAL DESCRIPTION

Commencing at the S.W. Corner of the SW $\frac{1}{4}$ of Sec. 15, Twp. 27-S, R-1-W, Sedgwick County, Kansas; thence easterly, along the south line of said SW $\frac{1}{4}$, 1454.40 feet; thence northerly, with a deflection angle to the left of 90 $^{\circ}$, 65 feet to the point of beginning; thence northerly, along a line perpendicular to said south line, 150 feet; thence westerly, with a deflection angle to the left of 90 $^{\circ}$, 177.80 feet; thence northerly, with a deflection angle to the right of 90 $^{\circ}$, 225 feet; thence easterly with a deflection angle to the right of 90 $^{\circ}$, 367.80 feet; thence southeasterly, with a deflection angle to the right of 78 $^{\circ}$ 24', 229.69 feet; thence westerly, parallel with the south line of said SW $\frac{1}{4}$, 206.19 feet; thence southerly, with a deflection angle to the left of 90 $^{\circ}$, 150 feet; thence westerly, parallel with the south line of said SW $\frac{1}{4}$, 30 feet to the point of beginning, being platted as Lot 2, Robert Hayes Addition.

STATEMENT OF OWNERSHIP

STATE OF KANSAS)
) SS
SEDGWICK COUNTY)

The undersigned duly bonded and qualified abstracter 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:

Record Owners within 200 feet of: Commencing at the S. W. Corner of the SW $\frac{1}{4}$ of Sec. 15, Twp. 27-S, R-1-W, Sedgwick County, Kansas; thence Easterly, along the South line of said SW $\frac{1}{4}$, 1454.40 feet; thence Northerly, with a deflection angle to the left of 90 $^{\circ}$, 65 feet to the point of beginning; thence Northerly, along a line perpendicular to said South line, 150 feet; thence Westerly, with a deflection angle to the left of 90 $^{\circ}$, 177.80 feet; thence Northerly, with a deflection angle to the right of 90 $^{\circ}$, 225 feet; thence Easterly with a deflection angle to the right of 90 $^{\circ}$, 367.80 feet; thence Southeasterly, with a deflection angle to the right of 78 $^{\circ}$ 24', 229.69 feet; thence Westerly, parallel with the South line of said SW $\frac{1}{4}$, 206.19 feet; thence Southerly, with a deflection angle to the left of 90 $^{\circ}$, 150 feet; thence Westerly, parallel with the South line of said SW $\frac{1}{4}$, 30 feet to the point of beginning, being platted as Lot 2, Robert Hayes Addition.



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.)

DESCRIPTIONS

RECORD OWNERS

Captioned Property

Robert L. & Louise M. Hayes
3227 Cromwell Drive
Wichita, Kansas 67204

Beginning 600 feet, more or less East and 85 feet North of the Southwest Corner of the Southwest Quarter; thence East 676.6 feet; thence North 355 feet; thence West 679.67 feet; thence South to beginning, Section 15, Township 27 South, Range 1 West,

Hershel B. & Vera A. Cook
1501 Woodrow
Wichita, Kansas 67203

Beginning 1856.43 feet East of the Southwest Corner of the Southwest Quarter; thence West 121.97 feet; thence Northwesterly 751.15 feet; thence Northwesterly 528.14 feet; thence Northerly 1409.5 feet; to the North line of the Southwest Quarter; thence East 44.42 feet; thence Southerly 1800 feet; thence Southeasterly 862 feet to beginning and except the part to City in Section 15, Township 27 South, Range 1 West,

John T. Arnold Associates Inc.
800 Sutton Place
Wichita, Kansas 67202

Fidelity  Title

COMPANY, INC.



DESCRIPTIONS

The East half of the Southwest Quarter, except the West 238.4 feet; thence East 764.78 feet; thence South 375 feet and except beginning 1855.83 feet East of the Southwest Corner of the Southwest Quarter; thence Northwest 862 feet; thence Northwest 1800 feet to the North line of the Southwest Quarter; thence West to the Northwest Corner of the East Half of the Southwest Quarter, thence South to Southwest corner of the East half of the Southwest Quarter; thence East to beginning except for Floodway CCA-31849 and except part to City for ROW, Section 15, Township 27 South, Range 1 West,

Beginning 1030 feet North of the Southwest Corner of the Southwest Quarter; thence East 580.8 feet; thence Northeasterly 87.77 feet; thence Southeast 305.6 feet to beginning, thence Northeasterly 205 feet; thence East 480 feet; thence Southeasterly to a point 440 feet North of South line of the Southwest Quarter; thence West 572.47 feet; thence Northwesterly to beginning, Section 15, Township 27 South, Range 1 West,

Beginning 526.38 feet West of the Southeast Corner of the Southwest Quarter; thence West 238.4 feet; thence North 375 feet; thence East 224.8 feet; thence South 375 feet to beginning, except the South 55 feet for Street, Section 15, Township 27 South, Range 1 West,

Lot 1, Block 1, CENTRAL-RIDGE ADDITION,

Reserve B, FARMINGTON SQUARE ADDITION,

Dated at Wichita, Kansas, this 5th day of February, 1981 at 7:00 A.M.

RECORD OWNERS

~~Richard D. & Vera M. Hoskinson
702 North Ridge Road
Wichita, Kansas 67212~~

returned no such #

John T. Arnold Associates Inc.
800 Sutton Place
Wichita, Kansas 67202

~~City of Wichita
455 North Main
Wichita, Kansas 67202~~

~~Ritchie Brothers Construction
Company
P. O. Box 4048
Wichita, Kansas 67204~~

~~125 Inc.
125 South West Street
Wichita, Kansas 67213~~

FIDELITY TITLE CO., INC.

C. E. Brad Fisher

By Vice President

Tracer No. 54389

Fidelity  **Title**

COMPANY, INC.

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

February 27, 1981

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 5-81

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 Robert L. Hayes, 303 East 35th Street North, 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 "LC" Light Commercial. A legal description of the applicant's property is as follows:

Commencing at the S.W. Corner of the SW 1/4 of Section 15, Township 27-S, R-1-W, Sedgwick County, Kansas; thence easterly, along the south line of said SW 1/4, 1454.40 feet; thence northerly, with a deflection angle to the left of 90°, 69 feet to the point of beginning; thence northerly, along a line perpendicular to said south line, 150 feet; thence westerly, with a deflection angle to the left of 90°, 177.80 feet; thence northerly, with a deflection angle to the right of 90°, 225 feet; thence easterly with a deflection angle to the right of 90°, 367.80 feet; thence southeasterly, with a deflection angle to the right of 78°24', 229.69 feet; thence westerly, parallel with the south line of said SW 1/4, 206.19 feet; thence southerly, with a deflection angle to the left of 90°, 150 feet; thence westerly, parallel with the south line of said SW 1/4, 30 feet to the point of beginning, being platted as Lot 2, Robert Hayes Addition, to Wichita, Kansas. Generally located on the north side of Central approximately 1/3 mile east of Ridge Road.

This application has been assigned Case No. BZA 5-81. It will be considered by the Board of Zoning Appeals on March 24, 1981 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 variance you have no obligation to appear or comment. If you do, please appear at the time and place stated.

WICHITA - SEDGWICK COUNTY
W.S.C.

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

MAIL ROOM
RETURN TO SENDER

Richard D. & Vera Hoskinson
702 North Ridge Road
Wichita, Kansas 67212



75
125
915
NOTICE NUMBER

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

February 27, 1981

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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.

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

*

This BZA. Case
Has a Large Drawing
On 35mm Microfilm
Roll # 2