

Case No. BZA 8-85 - Quality Oil Marketing, Inc. - requests an exception to permit the establishment of an automatic carwash on property zoned the "LC" Light Commercial District and generally

POSTED
1-28-85
h.ec

ACTION

BZA. 8-85 Approved 2-26-85
DATE

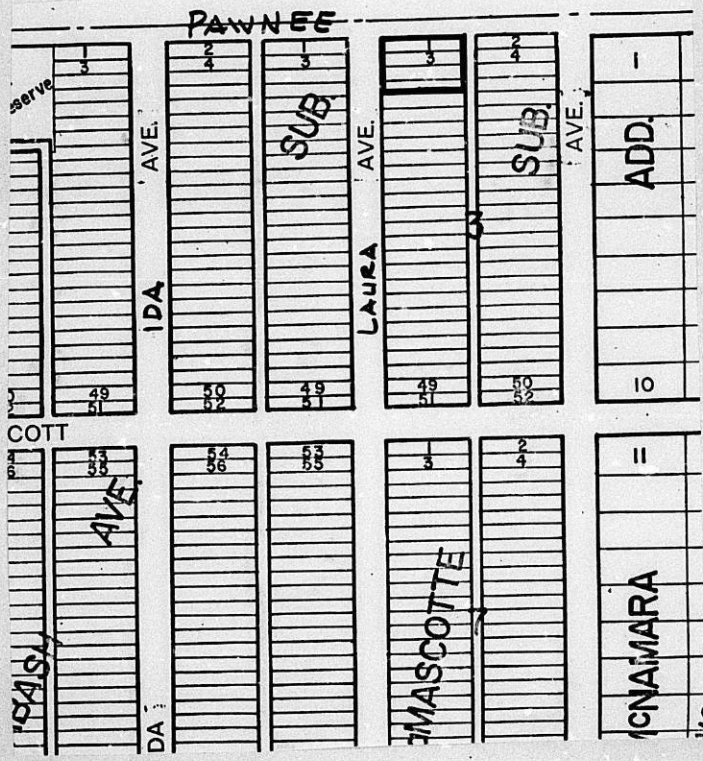
200'4 Sec 4-8-85
Shot 5/2
Record ✓

Map No. 5544A

BZA 8-25
filed _____

AREA DATA:

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



SHAW-WALKER
No. 2-153C
MASTINGS, INC.
LOS ANGELES, CHICAGO, LOGAN, OH
MEMPHIS, TX, LOCUST GROVE, GA
U.S.A.

March 4, 1985

Quality Oil Marketing, Inc.
P. O. Box 8039
Topeka, Ks.

Re: BZA 8-85 - Request for Exception

Gentlemen:

At the regular meeting of the Board of Zoning Appeals on February 26, 1985, your request for an exception was considered. It was the action of the Board to approve your request for an automatic car wash facility on the southeast corner of Laura and Pawnee. A copy of the resolution authorizing the exception is enclosed for your information.

The latest site plan submitted by your agent, Gary Morris, was not approved by the Traffic Engineer which is a requirement. Prior to the issuance of any permits for the construction of the car wash, the site plan should be amended to comply with the Traffic Engineer's request. Please see that your agent works with the Traffic Engineer for such approval and furnishes two copies of an approved site plan to this office for the file.

If you have any questions, please don't hesitate to give me a call.

Sincerely yours,

Glen E. Lytle
Assistant Secretary

GEL:sad

cc: Jim Jorgensen, Acting Superintendent of Central Inspection (2)
Don Gisick, City Clerk
William McKinley, Traffic Engineer
Gary Morris, Taylor-Morris Construction, 3145 West Maple, Wichita 67213

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

February 5, 1985

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 8-85

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 Quality Oil Marketing, Inc., P. O. Box 8039, Topeka, Kansas requesting an exception.

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

Lots 1, 3, 5 and 7, Block 3, LaMascotte Addition, a subdivision of Blocks 3 and 4 of Beal's Addition, to Wichita, Sedgwick County, Kansas. Generally located at the southeast corner of Pawnee and Laura.

This application has been assigned Case BZA 8-85. It will be considered by the Board of Zoning Appeals on February 26, 1985 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

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

February 5, 1985

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 8-85

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 Quality Oil Marketing, Inc., P. O. Box 8039, Topeka, Kansas requesting an exception.

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

Lots 1, 3, 5 and 7, Block 3, LaMascotte Addition, a subdivision of Blocks 3 and 4 of Beal's Addition, to Wichita, Sedgwick County, Kansas. Generally located at the southeast corner of Pawnee and Laura.

This application has been assigned Case BZA 8-85. It will be considered by the Board of Zoning Appeals on February 26, 1985 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, 263-4516.

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

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

February 5, 1985

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 8-85

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 Quality Oil Marketing, Inc., P. O. Box 8039, Topeka, Kansas requesting an exception.

Pursuant to Section 2.12 590.C, of the Code of the City of Wichita, the applicant is requesting a exception to permit the establishment of an automatic carwash on property zoned the "LC" Light Commercial District. A legal description of the applicant's property is as follows:

Lots 1, 3, 5 and 7, Block 3, LaMascotte Addition, a subdivision of Blocks 3 and 4 of Beal's Addition, to Wichita, Sedgwick County, Kansas. Generally located at the southeast corner of Pawnee and Laura.

This application has been assigned Case BZA 8-85. It will be considered by the Board of Zoning Appeals on February 26, 1985 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

RESOLUTION NO. BZA 8-85

WHEREAS, Quality Oil Marketing, Inc., P. O. Box 8039, Topeka, Kansas, requests an exception as provided in Section 2.12.590.C, Code of the City of Wichita, to permit the establishment of an automobile car wash facility on property zoned the "LC" Light Commercial District and legally described as follows:

Lots 1, 3, 5 and 7, Block 3, LaMascotte Addition, a subdivision of Blocks 3 and 4 of Beal's Addition, to Wichita, Sedgwick County, Kansas. Generally located at the southeast corner of Pawnee and Laura.

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 February 26, 1985, 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 an automatic car wash facility on property zoned the "LC" Light Commercial District subject to the conditions outlined in Section 28.04.183.4, 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 an automatic car wash facility on property zoned the "LC" Light Commercial District legally described as follows:

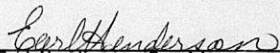
Lots 1, 3, 5 and 7, Block 3, LaMascotte Addition, a subdivision of Blocks 3 and 4 of Beal's Addition, to Wichita, Sedgwick County, Kansas. Generally located at the southeast corner of Pawnee and Laura.

subject to the following conditions:

1. The automatic car wash facility shall provide not less than 3 holding spaces for each 20 lineal feet of car washing aisle and not less than 2 drying spaces.
2. A six-foot high fence of wood, metal or masonry shall be constructed along the south property line to provide protection, to the residence to the south, from light, noise and blowing debris. Such fence shall be reduced to 3 feet in height for the west 25 feet extended to the property line.
3. All of the area to be used for circulation, holding spaces, parking spaces and all ingress and egress drives, including common access drives, shall be surfaced with asphalt, concrete or asphaltic concrete and be maintained in good condition.
4. All lights shall be shielded to reflect or direct light away from adjacent property. No string-type lighting or banners shall be permitted.
5. Signs shall be limited to that permitted by the zoning ordinance for the "LC" Light Commercial District.
6. No sound projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
7. Off-street holding spaces shall be provided for the facility as required by the zoning ordinance.

8. All parking spaces and drying spaces shall have adequate guards or curbs to prevent the extension of overhanging of vehicles beyond property lines or parking spaces and the prevention of the use of the alley for circulation.
9. All circulation drives adjacent to public right-of-way shall be provided with adequate guards to prevent vehicles from driving over the adjacent sidewalks.
10. Grades shall be established on the property to prevent the intrusion of surface drainage from entering the sanitary sewer. This shall include a roof over the car wash bays and the installation of the mud trap at a location under roof or at a grade satisfactory to the Superintendent of Sewer Maintenance.
11. The area shall be properly policed through daily inspection by the owner or operator to insure proper maintenance and removal of trash or other debris.
12. Any revision or enlargement of the existing building on the site shall be subject to a review of the site plan by the Traffic Engineer to show compliance with the intent of the regulations.
13. All of the above conditions of approval must be complied with within 180 days of the release of the Resolution or the Resolution shall become null and void.

ADOPTED AT WICHITA, KANSAS, this 26th day of February, 1985.


Earl Henderson, President

ATTEST:


Glen E. Lytle, Assistant Secretary

THE CITY OF WICHITA

OFFICE OF Citizen Participation DATE February 22, 1985

TO Glen Lytle, Special Assistant for Zoning

FROM Stanley J. Scott, CP Coordinator

SUBJECT BZA 8-85: Southeast corner of
Pawnee and Laura

On Thursday, February 21, 1985, CPO Neighborhood Council Area "D" considered the captioned case, a request for a zoning exception to permit the establishment of an automatic car wash on property zoned "LC" Light Commercial District. The Council voted 6-0 to recommend approval of the requested exception.

Neither the applicant or agent were present. No area residents or property owners were in attendance. Council members were provided the notice to adjoining property owners, a map of the area, and MAPD staff comments.

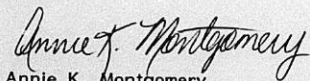
Please provide the Council's recommendation to the Board of Zoning Appeals when BZA 8-85 is considered on Tuesday, February 26.



Stanley J. Scott
CP Coordinator

SJS:dm

Noted:



Annie K. Montgomery
CRS Director

RECEIVED
FEB 25 1985
METROPOLITAN PLANNING
ROUTE _____

RE: AGENDA ITEM NO. 8

SECRETARY'S REPORT
CASE NO. BZA 8-85

APPLICANT: Quality Oil Marketing, Inc., P. O. Box 8039,
Topeka, Ks.

AGENT: Gary Morris, 3145 West Maple, Wichita, Kansas.

REQUEST: Exception pursuant to Section 28.04.183.4
Code of the City of Wichita to permit the
establishment of an automatic car wash
facility.

GENERAL LOCATION: On the southeast corner of Pawnee and Laura.

ZONING: Subject property is zoned the "LC" Light
Commercial District as are the properties to
the east, south and west. Property to the
north is "A" Two-family Dwelling District.

LAND USE: Subject property is developed with a service
station. Properties to the east and west are
developed commercially. To the north and south
are one-family dwellings.

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 28.04.183.4 can be complied with.

COMMENTS BY THE SECRETARY:

The applicant is requesting an exception in order to construct an automatic car wash on the property in conjunction with the redevelopment of the corner with a self-service gasoline station and convenience store. This requires the approval of the Board for the automatic car wash facility in the "LC" Light Commercial District.

The site plan submitted with the application had not been approved by the Traffic Engineer and had several deficiencies for compliance with the ordinance. The applicant's agent has since submitted a revised site plan that has eliminated access from the alley and has provided for better on-site circulation using the existing driveways.

The location of the property is adjacent to an arterial street which meets the one condition of the zoning ordinance to permit the filing of the application for the use. Although the property has a driveway to a residential street (Laura) the primary ingress and egress is to Pawnee. The site also provides for the minimum number of holding and drying spaces to comply with the provisions for an automatic car wash.

RECOMMENDATION:

It is the Secretary's opinion that the location is in conformance with the requirements of the ordinance and if the Board determines the use is appropriate at this location then it is recommended that the exception be approved subject to the following conditions:

1. The automatic car wash facility shall provide not less than 3 holding spaces for each 20 lineal feet of car washing aisle and not less than 2 drying spaces.
2. A six-foot high fence of wood, metal or masonry shall be constructed along the south property line to provide protection, to the residence to the south, from light, noise and blowing debris. Such fence shall be reduced to 3 feet in height for the west 25 feet extended to the property line.

3. All of the area to be used for circulation, holding spaces, parking spaces and all ingress and egress drives, including common access drives, shall be surfaced with asphalt, concrete or asphaltic concrete and be maintained in good condition.
 4. All lights shall be shielded to reflect or direct light away from adjacent property. No string-type lighting or banners shall be permitted.
 5. Signs shall be limited to that permitted by the zoning ordinance for the "LC" Light Commercial District.
 6. No sound projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
 7. Off-street holding spaces shall be provided for the facility as required by the zoning ordinance.
 8. All parking spaces and drying spaces shall have adequate guards or curbs to prevent the extension of overhanging of vehicles beyond property lines or parking spaces and the prevention of the use of the alley for circulation.
 9. All circulation drives adjacent to public right-of-way shall be provided with adequate guards to prevent vehicles from driving over the adjacent sidewalks.
 10. Grades shall be established on the property to prevent the intrusion of surface drainage from entering the sanitary sewer. This shall include a roof over the car wash bays and the installation of the mud trap at a location under roof or at a grade satisfactory to the Superintendent of Sewer Maintenance.
 11. The area shall be properly policed through daily inspection by the owner or operator to insure proper maintenance and removal of trash or other debris.
 12. Any revision or enlargement of the existing building on the site shall be subject to a review of the site plan by the Traffic Engineer to show compliance with the intent of the regulations.
 13. All of the above conditions of approval must be complied with within 180 days of the release of the Resolution or the Resolution shall become null and void.
-

BZA CASE NO. 8-85

<u>1</u>	NOTICES SENT TO APPLICANT/AGENT
<u>1</u>	LEGAL ADVERTISEMENT SENT TO MAPC
<u>1</u>	NOTICES SENT TO CPO
<u>29</u>	NOTICES SENT TO ADJOINING PROPERTY OWNERS
<u>32</u>	TOTAL NOTICES SENT <u>2-5-85</u>

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

February 5, 1985

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 8-85

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 Quality Oil Marketing, Inc., P. O. Box 8039, Topeka, Kansas requesting an exception.

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

Lots 1, 3, 5 and 7, Block 3, LaMascotte Addition, a subdivision of Blocks 3 and 4 of Beal's Addition, to Wichita, Sedgwick County, Kansas. Generally located at the southeast corner of Pawnee and Laura.

This application has been assigned Case BZA 8-85. It will be considered by the Board of Zoning Appeals on February 26, 1985 at 1:30 p.m. in the Board Appeals 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

BOARD OF ZONING APPEALS

CASE NO. 8-85

CITY OF WICHITA, KANSAS

FILED _____

APPLICATION FOR EXCEPTION

I. Name of Applicant Quality Oil Marketing, Inc.
 Mailing Address P.O. Box 8039, Topeka, KS Phone 913-233-9611
 Name of Authorized Agent Gary Morris (Taylor-Morris Co)
 Mailing Address 3145 W. Maple-Wichita Phone 943-5101
 Relationship of applicant to property is that of ⁶⁷²¹³ Contractor
 (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
a self service Car Wash

on property zoned Light Commercial

located 1203 E. Pawnee

and legally described as: Lots 1, 3, 5 and 7, Block 3,
La Mascotte Addition, a subdivision of Blocks
3 and 4 in Beak's Addition, Wichita, Sedgwick
County, 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 Quality Oil Marketing, Inc.
Gary Morris
President

Authorized Agent _____

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals,
3:30 (~~3:30~~ p.m.), Jan. 17, 1985, together with
appropriate fee of 200.00.

Signed [Signature]

CERTIFICATE OF OWNERSHIP

REALTY TITLE CO., INC., hereby certifies that the following to be the true and correct property owners within a 200 foot radius from Lots 1, 3, 5, and 7, Block 3, LaMascotte, a Subdivision of Blocks 3 and 4, in Beal's Addition, Wichita, Sedgwick County, Kansas, as shown by the last deeds of record in the Office of the Register of Deeds, Sedgwick County, Kansas.

<u>DESCRIPTION</u>	<u>OWNERS AND ADDRESSES</u>
<u>LaMascotte Addition</u>	
Lots 1, 3, 5, and 7, Block 3	D Quality 011 Marketing, Inc. 110 East Lyman Topeka, KS 66208
Lots 9 and 11, Block 3	✓ Pauline Lemon Clifton 2408 Laura Wichita, KS 67215
Lots 13 and 15, Block 3	✓ Richard M. Stebbins and Grace M. Stebbins 2412 Laura Wichita, KS 67216
Lots 17, 19, 21, and 23, Block 3	✓ Jesus Jose Ornelas and Evelyn Marie Ornelas 2430 Laura Wichita, KS 67216
East Half of the West Half of Lots 2, 4, 6, and 8, Block 3	✓ William A. Shattuck and Linda V. Shattuck 4050 South Broadway Wichita, KS 67216
The West Half of the West Half of Lots 2, 4, 6, and 8, Block 3	William A. Shattuck and James A. Stewart 4050 South Broadway Wichita, KS 67216
The East Half of Lots 2, 4, 6, and 8, Block 3	D William A. Shattuck and Linda V. Shattuck 4050 South Broadway Wichita, KS 67216
Lots 10, 12, 14, 16, 18, 20, 22, and 24, Block 3	Bible Christian Church 2415 Pattie Wichita, KS 67216
<u>Wabash Avenue Subdivision</u>	
Lots 1, 3, 5, and 7, except the South 6.6 feet of Lot 7, on Ohio	✓ Melvin L. Davis, Melvin M. Hammer, Mark Y. Blum, Sr., Herschel L. Davis, Holly Beth Davis, Nancy Jill Davis, Jason Benjamin Davis, Jeremy Lynn Davis, Brent Alan Davis, c/o Mark Blum, Jr. 420 South Seneca Wichita, KS 67213

CERTIFICATE OF OWNERSHIP
(cont'd)

<u>DESCRIPTION</u>	<u>OWNERS AND ADDRESSES</u>
<u>Wabash Avenue Subdivision (cont'd)</u>	
The South 6.6 feet of Lot 7, and all of Lots 9, 11, 13, and 15, on Ohio	✓ Quality Printing, Inc., D.P. Enterprises, Inc. 2413 Laura Wichita, KS 67216
Lots 17, 19, and the North Half of Lot 21, on Ohio	✓ Thomas E. Collins and Ruth Collins 2417 Laura Wichita, KS 67216
The South Half of Lot 21, and all of Lots 23 and 25, on Ohio	✓ Louie L. Palmer and Opal V. Palmer 2431 Laura Wichita, KS 67216
<u>Campell's Addition</u>	
Lot 183, on Laura	✓ Louie E. Sparman and Frieda L. Sparman 2347 Laura Wichita, KS 67211
Lots 185 and 187, on Laura	✓ Jack A. Shumard and Rosetta M. Shumard 2351 Laura Wichita, KS 67211
Lots 189 and 191, on Laura	✓ James F. Cooper and Ruby M. Cooper 2355 South Laura Wichita, KS 67211
<u>Womer-Greer's 1st Addition</u>	
Lot 13, Block 1	✓ Joseph S. Rollins and Gloria W. Rollins 2335 Pattie Wichita, KS 67211
Lot 14, Block 1	✓ Verner L. Asmann and Carol V. Asmann 2334 Laura Wichita, KS 67211
Lot 15, Block 1	✓ Lorrie D. Mathews and Catherine R. Mathews 2341 Pattie Wichita, KS 67211

CERTIFICATE OF OWNERSHIP
(cont'd)

DESCRIPTION	OWNERS AND ADDRESSES
-------------	----------------------

Womer-Greer's 1st Addition (cont'd)

Lot 16, Block 1	✓ David W. Hufford and Sally J. Hufford 2342 Laura Wichita, KS 67211
Lot 17, Block 1	✓ Boyde U. Boone, Jr., and Edith J. Boone 2347 Pattie Wichita, KS 67211
Lot 18, Block 1	✓ Andrew Jackson Dildine, Jr., and Betty L. Dildine 2348 Laura Wichita, KS 67211
Lot 16, Block 2	✓ Craig A. Boyer and Bonny J. Boyer 2342 South Pattie Wichita, KS 67211
Lot 18, Block 2	✓ Emzy F. Oakes and Ruth Lucile Oakes 2348 Pattie Wichita, KS 67211

DATED at Wichita, Kansas, this December 27, 1984.

REALTY TITLE CO., INC.

By: Judy Cachard

MICROFILMED
FROM THE BEST
AVAILABLE COPY

FORM 29-021

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 BLD EXCISE # 2002	
NAME TAYLOR-MONROE CONST	
ADDRESS 145 W. MARIE	
FUND 15-4010-00	DUE DATE
COMMENTS	
DATE Jan 17 1952	BY [Signature]

*

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

Roll # 2