

EZA 9-81 - Lindy & Stan Andeel -
request a variance to reduce the re-
quired off-street parking spaces
from 116 to 98 on property zoned
the "LC" Light Commercial and
located at the southwest corner of

5940 P

RECORDED 5-7-81

200' 1/2 sec. 5-7-81
Checked 5-8-81
Shot 5-13-81
Recorded 5-15-81

ACTION

BZA
9-81

DATE
4-28-81

COMMITTEE Approved

w/ 4th Cond.

M.A.P.C. _____

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

received to poster
5-7-81
200' 1/4 sec. 5-7-81
checked 5-8-81/mt
Shot 5-13-81
Recorded 5-15-81

5946 P

BZA 9-81 - Lindy & Stan Andeel -
request a variance to reduce the re-
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from 116 to 98 on property zoned
the "LC" Light Commercial and
located at the southwest corner of

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

APRIL 6, 1981

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 9-81

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 Lindy & Stan Andeel, 5900 East Central, Wichita, Kansas, requesting a variance.

Pursuant to Section 2.12.590.B, of the Code of the City of Wichita, the applicant is requesting a variance to reduce the required number of off-street parking spaces from 116 to 98 spaces on property zoned the "LC" Light Commercial District. A legal description of the applicant's property is as follows:

Andeel 2nd Addition to Wichita, Sedgwick County, Kansas. Generally located on the southwest corner of Mission and Kellogg (6801-6829 East Kellogg).

This application has been assigned Case No. BZA 9-81. It will be considered by the Board of Zoning Appeals on April 28, 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

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

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Jack H. Galbraith,
Secretary

May 6, 1981

Everett C. Fettis
One Twenty Building
120 South Market
Wichita, Kansas 67202

Re: Case No. EZA 9-81
Request for Variance

Dear Mr. Fettis:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on April 28, 1981.

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

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

Sincerely,

Glen E. Lytle
Assistant Secretary

GEL:sad
Enclosure

cc: Lindy & Stan Andeel, 5900 East Central, Wichita 67206
Robert Feldner, Superintendent of Central Inspection (2)
Don Giesick, City Clerk

RESOLUTION NO. BZA 9-81

WHEREAS, Lindy and Stan Andeel, 5900 East Central, 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 116 to 98 on property zoned the "LC" Light Commercial District and legally described as follows:

Andeel 2nd Addition to Wichita, Sedgwick County
Kansas. Generally located on the southwest corner
of Mission and Kellogg (6801-6829 East Kellogg).

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 April 28, 1981, 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 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 inasmuch as the proposed addition will be for a storage area for a furniture store and should not add significantly to the parking demand for the overall development; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents inasmuch as adequate parking will be provided for the uses that are presently located in the building; 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 constitute unnecessary hardship upon the property owners represented in the application inasmuch as the applicant will be unable to secure a building permit without obtaining additional property for off-street parking; and

WHEREAS, the Board of Zoning Appeals has found that the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare due to the fact that the City has agreed to issue the minor street privilege until such time that the use of the property for public purposes is necessary, which additional street improvements for Mission Road is unlikely; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the variance desired will not be opposed to the general spirit and intent of Title 28 (Zoning Ordinance) inasmuch as the reduction of off-street parking is insignificant when the use of the proposed addition will be used for a storage area for a furniture store; 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 been found to exist.

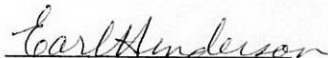
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that this request for a variance to reduce the required off-street parking spaces from 116 to 98 on property zoned the "LC" Light Commercial District and legally described as:

Andeel 2nd Addition to Wichita, Sedgwick County
Kansas. Generally located on the southwest corner
of Mission and Kellogg (6801-6829 East Kellogg).

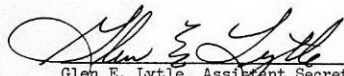
be approved subject to the following conditions:

1. The variance to reduce the required off-street parking from 116 to 98 shall be granted only on the basis that the new addition (60 feet by 65 feet) shall only be used for a storage and work area for a furniture store and not be used for a sales area.
2. Whenever any change of occupancy of any portion of the building that will increase the parking requirements for the building shall occur, the applicant shall acquire additional approved parking.
3. The applicant shall maintain the minor street privilege for the area along Mission Road as long as the building remains unless canceled by the City for use as public purposes.
4. The south driveway approach shall be relocated in accordance with off-street parking standards of the City.

ADOPTED AT WICHITA, KANSAS, this 28th day of April, 1981.


Earl Henderson, Chairman

ATTEST:


Glen E. Lytle, Assistant Secretary

○ Add Cond. #4

67208
Central

4. The south driveway approach shall be relocated to be in accordance with off-street parking standards of the City of Wichita.

April 30, 1981

Everett C. Fettis
One Twenty Building
120 South Market
Wichita, Kansas 67202

Re: Case No. BZA 9-81
Request for Variance

Dear Mr. Fettis:

At the regular meeting of the Board of Zoning Appeals on April 28, 1981, your request for a variance to reduce the required number of off-street parking spaces from 116 to 98 was considered.

It was the action of the Board to approve your request subject to the following conditions:

1. The variance to reduce the required off-street parking from 116 to 98 shall be granted only on the basis that the new addition (60 feet by 65 feet) shall only be used for a storage and work area for a furniture store and not be used for a sales area.
2. Whenever any change of occupancy of any portion of the building that will increase the parking requirements for the building shall occur, the applicant shall acquire additional approved parking.
3. The applicant shall maintain the minor street privilege for the area along Mission Road as long as the building remains unless canceled by the City for use as public purposes.
4. The south driveway approach shall be relocated to be in accordance with off-street parking standards of the City of Wichita.

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

If you have any questions, please call our office.

Sincerely yours,

Glen E. Lytle
Assistant Secretary

GEL:sad

cc: Lindy & Stan Andeel, 3900 East Central, Wichita 67208
Robert Feldner, Superintendent of Central Inspection (2)
Don Gisick, City Clerk

THE CITY OF WICHITA

OFFICE OF CITIZEN PARTICIPATION

DATE April 24, 1981

TO Glen Lytle, Special Assistant for Zoning

FROM Bill Morris, Administrative Aide III

SUBJECT BZA 9-81 (Southwest corner of
Mission and Kellogg)

CPO Council "H" reviewed the captioned case on April 20, 1981. The Council voted, 4-0, to recommend approval of the proposed variance subject to MAPD staff's recommended conditions.

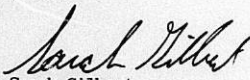
It was the Council's opinion that reduction of the parking requirement is reasonable since the furniture store will not create the parking demand that other retail uses would.



Bill Morris
Administrative Aide III

BM:ml

Noted:



Sarah Gilbert
CP Coordinator

SECRETARY'S REPORT
CASE NO. BEA 9-01

APPLICANT: Lindy S. Stan /ndeel, 5900 East Central, Wichita, Kansas

AGENT: Everett C. Fettis, 120 South Market, Wichita, Kansas

REQUEST: Variance pursuant to Section 2.12.590.B, Code of the City of Wichita, to reduce the required number of off-street parking spaces from 116 to 98.

GENERAL LOCATION: Subject property is located at the southwest corner of Mission Road and Kellogg.

ZONING: Subject property is zoned "LC" Light Commercial as is the property to the west. Property to the south and east is "A" Two-family. Property to the north is Eastborough and residential.

LAND USE: Subject property is developed commercially. A hotel is to the west. A church is to the east and single-family homes to the south and in Eastborough to the north.

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 and the Board may grant the request when all five conditions as required by the State Statutes are found to exist.

COMMENTS BY THE SECRETARY:

The applicant is requesting a variance to reduce the required number of off-street parking spaces from 116 to 98 so that an addition may be constructed for the furniture store tenant in the west portion of the building. The addition will be used for storage and not for sales area.

It should be noted that this was the former location of a moving and storage business that was annexed into the City as a nonconforming use in 1949. Approximately ten years ago the building was remodeled into a retail center, even though the zoning had not been changed to "LC" Light Commercial, which would be required for the structural alterations and the change of occupancy. When the request for a permit for the proposed addition was made, it was discovered that several errors had been made in the issuance of the previous permits. This included the location of off-street parking and a sign located in the public right-of-way along Mission Road, and that the zoning had never been changed to Light Commercial.

The applicant has subsequently platted the property and has received the "LC" Light Commercial zoning as needed for the structure. Also, the City Commission has approved the request for a minor street privilege for the off-street parking that is located in the public right-of-way along Mission Road. This parking amounts to 14 parking spaces which will leave the applicant short 4 spaces of the number necessary for the uses established on the property.

It is the opinion of the Secretary that the proposed addition for the furniture store is a use that demands far less parking than other retail uses and should not create any significant impact on the adjoining properties. Also, as long as the minor street privilege for the parking is maintained and the uses in the building remain the same, the reduction in the required number of off-street parking spaces from 116 to 98 would not be opposed to the general spirit and interest of the zoning ordinance.

UNIQUENESS:

It is the opinion of the Secretary that this property is somewhat unique inasmuch as the proposed addition will be for a storage area for a furniture store and should not add significantly to the parking demand for the overall development.

ADJACENT PROPERTY:

It is the opinion of the Secretary that the granting of the variance requested will not adversely affect the rights of adjacent property owners inasmuch as adequate parking will be provided for the uses that are presently located in the building.

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 the applicant will be unable to secure a building permit without obtaining additional property for off-street parking.

PUBLIC INTEREST:

It is the opinion of the Secretary that the requested variance would not adversely affect the public interest inasmuch as the City has agreed to issue the minor street privilege until such time that the use of the property for public purposes is necessary, which additional street improvements for Mission Road is unlikely.

SPIRIT AND INTENT:

It is the opinion of the Secretary that the granting of the variance requested would not be opposed to the general spirit and intent of the zoning ordinance inasmuch as the reduction of off-street parking is insignificant when the use of the proposed addition will be used for a storage area for a furniture store.

RECOMMENDATION:

Should the Board determine that all five conditions necessary to the granting of the variance can be found to exist, then it is the recommendation of the Secretary that the variance be granted subject to the following conditions:

1. The variance to reduce the required off-street parking from 116 to 98 shall be granted only on the basis that the new addition (60 feet by 65 feet) shall only be used for a storage and work area for a furniture store and not be used for a sales area.
2. Whenever any change of occupancy of any portion of the building that will increase the parking requirements for the building shall occur, the applicant shall acquire additional approved parking.
3. The applicant shall maintain the minor street privilege for the area along Mission Road as long as the building remains unless canceled by the City for use as public purposes.

BZA CASE NO. 9-81

2 NOTICES SENT TO APPLICANT/AGENT

9 NOTICES SENT TO MAPC

1 NOTICES SENT TO CPO

38 NOTICES SENT TO ADJOINING PROPERTY OWNERS

50 TOTAL NOTICES SENT 4-6-81

BOARD OF ZONING APPEALS
Tenth Floor - City Hall
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APRIL 6, 1981

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Jack H. Galbraith
Secretary

BOARD OF ZONING APPEALS
CITY OF WICHITA, KANSAS

CASE NO. 9-81
FILED 3-12-81

APPLICATION FOR VARIANCE

I. Name of Applicant Lindy + Stan Andeel
Mailing Address 5900 E. Central Phone 683-7511
Name of Authorized Agent Everett C. Fettis
Mailing Address 120 S. Market Phone 267 7257
Relationship of applicant to property is that of _____
(Owner, Tenant, Lessee, Other)

II. The variance requested is to reduce the required
off-street parking spaces from 116 to 98

for property located at the southwest corner of
Mission & Kellogg (6801-6829 E. Kellogg)
and legally described as: Andeel 2nd Addition
to Wichita, Kansas

*Misc
Regulation
6801-6829*

in the City of Wichita; and which is presently zoned 'LC'

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

- That he has received an instruction sheet concerning the filing and hearing of this matter;
- That he has been advised of the fee requirements established by Section 2.12.580 of the Code of the City of Wichita (Ordinance No. 36-596); and that the appropriate fee is herewith tendered;
- That he has been advised of his right to bring action in the District Court of Sedgwick County to appeal the decision of the Board.
- That all documents are attached hereto as noted in paragraphs 2, 3, 4, and 5 of the instructions.

Applicant Andeel + Andeel

Authorized Agent Everett C. Fettis

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals, 2:30 ~~4:30~~ (p.m.), MAR. 12, 1981, together with appropriate fee of 150.00

Signed [Signature]

REASONS FOR REQUESTED VARIANCE

1. This request is the result of the property expansion of a small furniture store for storage and such will not increase the parking needs.
2. This will not adversely affect the rights of any adjacent property owners.
3. That the strict application of the provision of Title 28 will constitute unnecessary hardship upon the property owner and particularly the tenant with the furniture store.
4. The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare; and
5. Granting the variance desired will not be opposed to the general spirit and intent of Title 28 (Zoning Ordinance).



OWNERSHIP LIST

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
4	X	Eastborough Third Addition	✓ Laurence R. Hollis ✓ and Linda K. Hollis No. 4 Hunter Lane 67207
6 except the North 10 feet and lot 8 except the South 25 feet	"	"	✓ Otto E. Meyer and ✓ Anna K. Meyer No. 17 Peach Tree Lane 67207
7 except the South 25 feet	"	"	✓ Francis P. Dunn Jr. ✓ and Evelyn M. Dunn No. 6 Hunter Lane 67207
South 25 feet of 7	"	"	✓ City Of Eastborough 4511 East Morris 67218
South 25 feet of 8	"	"	✓ Eastborough Estates Co. Address Unknown ^{by 7000} <i>E. Kellogg</i> ⁶⁷²⁰⁷
12	Y	"	✓ Ray A. West (deceased) ✓ Lorraine H. West No. 83 Mission 67207
13 except South 25 feet	"	"	✓ James B. McKinney ✓ and Evelyn E. McKinney No. 89 Mission 67207
South 25 feet of 13	"	"	D City of Eastborough 4511 E. Morris 67218
South 25 feet of 14	"	"	D City of Eastborough 4511 East Morris 67218
North 14.6 feet of lot 14 all of lot 15, and that part of lot 16 beginning on the east line of lot 16, 140.5 feet southeast of the northeast corner of said lot thence southeast to the southeast cor of said lot, thence west along the south line of said lot to the southwest corner, thence northeasterly to point of beginning in Block Y	"	"	✓ Omer R. Finney and ✓ Nancy A. Finney 4502 Greenbriar Lane 67220

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
6	AZ	Eastborough 3rd	✓ D.M. Quinn & Adeline M. Quinn, No. 70 Mission, 67207
7	"	"	✓ David McElhiney & Shirle McElhiney, No. 17 Drury Lane, 67207
8 exc. the South 25 ft.	"	"	✓ Vincent L. Scott & Rea M. Scott (deceased), No. 72 Mission, 67207
South 25 ft. of 8	"	"	D Eastborough Estates Co., Address Unknown
South 25 ft. of 9	"	"	"
9 exc. the South 25 ft.	"	"	✓ Julius Jacobson & Norma Kenway Jacobson, No. 19 Drury Lane, 67207
1,2,&3	-	East Mission	✓ Evangelical Lutheran Church of the Reformation Inc., 6909 E. Kellogg, 67207
1	A	McHugh	Blount, Barfell & Dennehy Inc.; & Richard R. Baile Trustee, Addresses Unknown
		<i>returned - no other add</i>	
1	-	Katharine	✗ English Village Inc., Address Unknown
1	-	East Kellogg Street Add.	✓ May's Co., Inc., 128 S. Dellrose, 67218
1	2	Eastridge	✓ Darrell L. Steen & Susan C. Steen, 601 Eastridge Dr., 67207
2	"	"	✓ Claude E. Gragg & Charlotte A. Gragg, 607 Eastridge, 67207
3	"	"	✓ Gary V. Milbourn & Jeannalea F. Jones, 615 Eastridge Dr., 67207 (Milbourn); Address Unknown for Jones

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
1	1	Eastridge	X Said Amin Madani, ✓ X Address Unknown ✓
2	"	"	✓ Byron C. Burnett & ✓ Dorsalena Burnett, 6710 E. Orme, 67207
West 55 ft. of 3	"	"	✓ Floyd H. Coggins & Beva ✓ V. Coggins, 6718 E. Orme, 67207
East 18 ft. of 3 & the West 37 ft. of 4	"	"	X William P. Killian (de- ✓ ceased) & Viola A. ✓ Killian, Address Unknown
East 36 ft. of 4 & West 19 ft. of 5	"	"	✓ William Lee Waugh & ✓ Glynell Waugh, 6730 E. Orme, 67207
East 54 ft. of 5	"	"	✓ Walter L. Pierce & ✓ Katherine A. Pierce, 680 E. Orme, 67207
West 54 ft. of 6	"	"	✓ Edward J. Campbell & ✓ Deloise Campbell, 8201 Tamarac Lane, 67206
East 19 ft. of 6 & West 35 ft. of 7	"	"	X Dolores M. Burnett & ✓ Patricia A. Adochio, ✓ Addresses Unknown; Jenni Nolan, 6818 E. Orme, 67207 holds life estate
East 38 ft. of 7 & West 16 ft. of 8	"	"	✓ Ali R. Raisdana & Azar ✓ D. Raisdana, 231 S. Oliver, 67218
East 60 ft. of 8	"	"	X Calla M. Jenkins, ✓ X Address Unknown ✓
West 65 ft. of 1	10	Eastridge	✓ Bartina Warner Beschka & ✓ Joe E. Beschka, 6902 E. Orme, 67207
East 19 ft. of 1 & West 41 ft. of 2	"	"	X George E. Meade & Cora G. ✓ Meade, Address Unknown
East 39 ft. of 2 & West 21	"	"	Evangelical Lutheran Church of the Reformatio Inc., 6909 E. Kellogg,

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
East 59 ft. of 3 & West 1 ft. of 4	10	Eastridge	✓ Kathleen C. Lauer, ✓ ✓ Address Unknown <i>837 So. Governor Rd apt. 204 67207</i>
East 56 ft. of the West 57 ft. of 4	"	"	✓ Una Camien, 853 Faulkner 67203, & Gwenda Faye ✓ Matheny, Address Unknown
1	2	Eastridge 5th	✓ Myrtle Browning, 502 S. Mission, 67207
2	"	"	✓ Dessie Bollinger, 500 N. Baehr, 67212, & Della A. ✓ DeFever, and Lillian Hall Addresses Unknown
3	"	"	✓ Marjorie G. Randall, 514 S. Mission, 67207
14 exc. South 1.5 ft.	"	"	✓ M. Aileen Moss, 1405 Stratford Lane, 67206, & Nancy E. Holden, Address Unknown
15	"	"	✓ George I. Rorabaugh & Martha Rorabaugh, 503 Drury, 67207
1	9	Replat of Part of Eastridge	✓ Harold C. Gimbel & Annabel L. Gimbel, 604 Eastridge Dr., 67207
2	"	"	✓ Jill L. Anderson, 610 Eastridge Dr., 67207
3	"	"	✓ Oswald E. Mall & Marie Anna Mall, 616 East- ridge Dr., 67207
26 exc. the South- westerly 5.2 ft.; also the Southwesterly 7.2 ft. of 27	"	"	✓ Ivan D. Umberger & Virginia L. Umberger, 619 S. Mission, 67207

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
27 exc.	9	Replat of Part of Eastridge	Dessie Bollinger, 500 N. Baehr, 67212, & Della A. DeFever and Lillian Hall. Addresses Unknown
<p>the South-westerly 7.2 ft.; & part of lot 28 beg. at the South-easterly corner of said lot, then northeasterly 9.62 ft., then north-westerly to a pt. in the westerly line of lot 28 which is 11.58 ft. from the SW corner of lot 28, then South 11.58 ft. to the SW corner of lot 28, then southeasterly to pt. of beg.</p>			
28 except	9	"	James M. Hall & Lillian C. Hall, 605 S. Mission, 67207
<p>that part beg. at the southeasterly corner of said lot, then northeasterly 9.62 ft., then northwesterly to a pt. in the westerly line of said lot, which is 11.58 ft. from the SW corner of said lot, then south 11.58 ft. to the SW corner of lot 28, then south-easterly to pt. of beg.</p>			
<p>A tract in the NW$\frac{1}{4}$ of 30-27-2E, beg. at a pt. on the south line of Kellogg St. (also known as Highway 54) 914.5 ft. west and approximately 64.10 ft. south of the northeast corner of said NW$\frac{1}{4}$, then west 250 ft., then south 280 ft., then east 250 ft., then north 280 ft. to pt. of beg.</p>			Andeel & Andeel Properties, 5900 E. Central, 67208
<p>Part of Reserve D, Eastridge 2nd Add., beg. at a pt. on the easterly line of said reserve, said pt. being 395 ft. north-easterly of the southeasterly corner of said reserve; then northwesterly parallel with the southerly line of said reserve, 22.9 ft., then northwesterly 148.65 ft. to the northwesterly corner of said reserve, then east along the northerly line of said reserve 166 ft. to the northeast corner, then southerly and southwest-erly along easterly line of reserve to pt. of beg.</p>			Wendell R. Sullivan & Virginia D. Sullivan, 270 S. Pershing, 67218

We hereby certify the foregoing to be a true and correct list of the property owners within a 350 foot radius of:

use as legal

A tract in the NW $\frac{1}{4}$ of Section 30, Township 27, Range 2 East of the Sixth Principal Meridian (6 P.M.), described as follows: Beginning at a point on the south line of Kellogg Street (also known as Highway 54) 914.5 feet west and approximately 64.10 feet south of the northeast corner of said NW $\frac{1}{4}$ of Section 30; thence west along the south side of said Kellogg Street a distance of 250 feet; thence south, parallel to the east line of said NW $\frac{1}{4}$ a distance of 280 feet; thence east parallel to said Kellogg Street, a distance of 250 feet; thence north 280 feet to the point of beginning. *Being Platted as Amdel 2nd Addition to Wichita, Kansas*

as shown by the last deed of record on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on the 10th day of December, 1980 at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE CO., INC.

By

Curtis O. Simmons

Vice-President

Order No. 294370
GE



*

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