

Case No. BZA 29-81 - Steven Motor Company
requests an exception to permit the
establishment of an automobile agency
storage for the display and sale of
new and used motor vehicles with a rated
1/2 ton limitation on trucks and a

500'4 Sec 11883
checked 11-29
Shot 12-1
Revised 12-6

POSTED
7-9-81

BZA
29-81

ACTION

COMMITTEE APPROVED DATE 7-28-81

M.A.P.C. _____

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

500'4 Sec 11-8-83
checked 11-29
Lab 12-1
Retored 12-6

Case No. BZA 29-81 - Steven Motor Company
requests an exception to permit the
establishment of an automobile agency
storage for the display and sale of
new and used motor vehicles with a rated
1/2 ton limitation on trucks and a

Map No. 5946
 Sec. 30
 Twp. R7
 Range _____

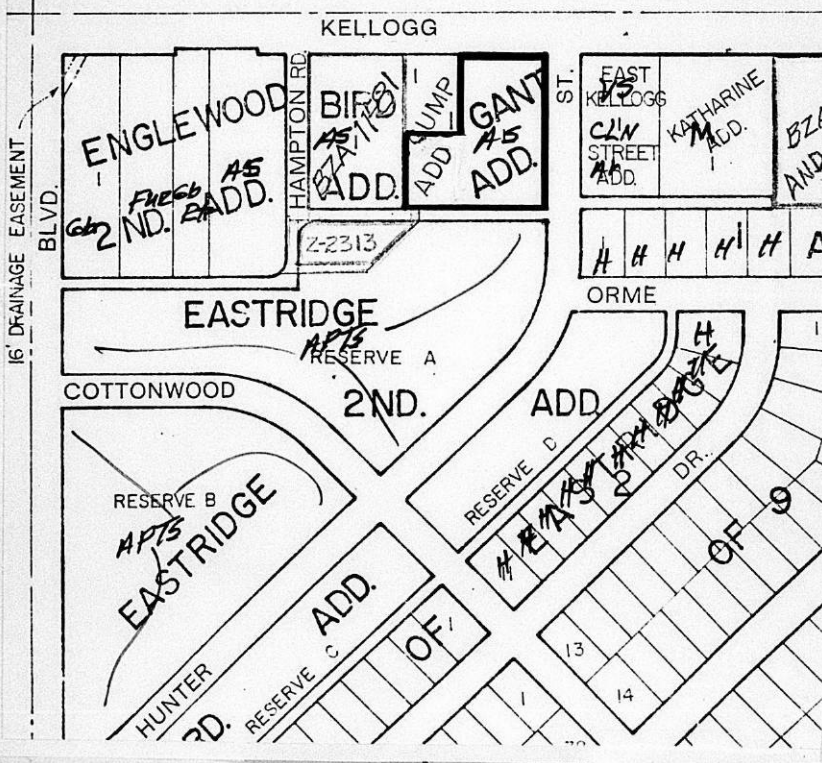
BZA- 29-81
 SCZ- _____
 CU- _____
 Filed _____

AREA DATA:

1. Acres: _____ (100 ft. by 130 ft.)
2. Adjoining Zoning: E _____ S _____ W _____ N _____
3. Land Use: East _____ South _____
 West _____ North _____
4. Sketch Plan Land Use is for: _____
5. Present Land Use if for: _____
6. Area (is) (is not) platted.

PHOTO DATA:

Taken by _____ Date _____ Time _____



SHAW
 No. 2153C
 HARTMAN, MN
 103 ANDERSON ST. ST. PAUL, MN
 55102-1001
 U.S.A.

October 11, 1985

Steven Motors, Inc.
c/o Harold Johnson
7333 East Kellogg
Wichita, Kansas 67207

RE: BZA 64-84 Request for Exception (7127-7333 E. Kellogg); BZA 29-81
Request for Exception (6603 E. Kellogg); BZA 11-85 Request for
Exception (4925 E. Kellogg)

Dear Mr. Johnson:

As per our conversation several weeks ago, you indicated that if any problems arose, you would appreciate being notified. Rather than writing separate letters on each of these cases, I will combine our comments into one for expeditious convenience.

BZA 64-84

As you are aware, the Traffic Commission has recently considered establishing parking limitations on Gouverneur, Whittier and Calhoun. It is also understood that a vacation case (V-1356), to vacate the access control on Chrysler Addition, has been filed and will be considered by the Subdivision Committee on October 24, 1985.

It should be noted that Resolution BZA 64-84 states that, "No driveway approaches shall be constructed on either property in the area designated for access control until such time that additional zoning is obtained on the opposite side of the streets and appropriate cases are filed, and approved, for the location of the driveways." In this case it will be necessary to file a new BZA case to determine the approved location of the driveway approaches in order to establish the amount of access control to be vacated by (V-1356). I am enclosing an application for your use, and this must be filed by October 28, 1985 to be heard by the BZA on November 26, 1985.

Steven Motors, Inc.
October 10, 1985
Page 2

BZA 29-81

As I discussed with you in the office in August, the property located at the southwest corner of Hunter and Kellogg has been developed contrary to the conditions established by Resolution BZA 29-81. The required off-street parking has not been installed in conformance with the plan that was submitted by the architect Alan McHenry. In addition to the above, you have fenced in a portion of the public right-of-way (alley) for automobile storage.

As I indicated to you, unless you took immediate steps to correct these violations it would be necessary to request that the Board of Zoning Appeals consider revocation of the Resolution, thus requiring you to cease and desist the operation of an automobile sales business at this location. I know that sounds drastic, but after over four years of dealing with your architect trying to get this matter resolved, it appears that there is no alternative unless some steps are taken immediately to remove the fence and provide the parking in conformance with the approved plan.

It should be noted that the area enclosed within the fence is a dedicated alley and even if it were vacated, the property would revert to the owners on the south since the entire alley was originally platted from that property. In addition, the zoning to the south of Gump Addition and Gant Addition is zoned the "B" Multiple family Residence District and cannot be utilized in anyway as a part of the automobile sales and storage business.

Please see that appropriate steps are taken immediately to correct these violations.

BZA 11-85

On May 13, 1985 a copy of Resolution BZA 11-85 was furnished to Mr. Edward Stevens, Stevens Motors, Inc., setting forth the conditions of approval to occupy the property on the southwest corner of Kellogg and Elpyco as an automobile sales business. Condition number 10 indicates that all conditions shall be complied with prior to occupancy and in no case later than 120 days from February 26, 1985.

It is very apparent that permits have been issued for the expansion of the existing building on the property. None of this was a consideration given by the Board of Zoning Appeals in their approval. Obviously June 26, 1985 is past and the Resolution should be voided in conformance with the resolution that was adopted by the Board. I would appreciate the submission of three site plans, showing compliance with all the conditions established by the resolution, being submitted to this office for approval by the Traffic Engineer and reviewed by the Secretary by October 25, 1985. Failure to comply by that date will result in the revocation of the resolution which would void permission to use the property as a automobile sales business.

Steven Motors, Inc.
October 10, 1985
Page 3

This office has recently been requested by the City Commission for comments on the effectiveness for compliance with the conditions established by the Board of Zoning Appeals. In fact, I feel that a major concern has been the direct result of neighborhood complaints due to noncompliance by automobile dealerships of conditions established by the Board, of which your share of violations have been a contributing factor.

In order to help Central Inspection in their responsibility, I would hope that you take steps immediately to resolve all matters at these three locations. If I can be of assistance in reviewing these matters with you, please give me a call.

Sincerely,

Glen E. Lytle
Assistant Secretary

GEL/lw

cc: Michael E. Lindebak, Acting Director of Planning
Monty Robson, Superintendent of Central Inspection
Joe Donnelly, Housing Inspection Supervisor
Everett Fettis

November 2, 1983

Allen M. McHenry
1318 Stackman, D-1
Wichita, Ks. 67203

Re: BZA 29-81 - Request for Exception

Dear Mr. McHenry:

Attached hereto is a copy of the Board of Zoning Appeals Resolution authorizing the use of the property at 6603 East Kellogg for a new and used car sales facility. It is my understanding that the fence along the south side of the automobile storage area has finally been installed.

It should be noted that the site plan approved by Central Inspection has been marked in accordance with the standards that your client is required to install the parking spaces. Please see that the lot is laid out, marked and maintained in accordance with said plan. Your client should also be advised that the use of public right-of-way for display, storage or parking of vehicles is not permitted.

If you have any questions, please give me a call.

Sincerely,

Glen E. Lytle
Assistant Secretary

GEL:sad

Encl.

cc: Steven Motor Company, 7333 East Kellogg, Wichita
Robert Feldner, Superintendent of Central Inspection (2)
Don Gisick, City Clerk

RESOLUTION NO. BZA 29-81

WHEREAS, Steven Motor Company, 7333 East Kellogg, Wichita, Kansas requests an exception as provided in Section 2.12.590.C, Code of the City of Wichita, to permit the expansion of a new and used car sales lot on property zoned the "LC" Light Commercial District and legally described as follows:

The south 130 feet of Lot 1, Gump's Addition to Wichita, Sedgwick County, Kansas; and Lot 1, Gant Addition to Wichita, Sedgwick County, Kansas. Generally located on the southwest corner of Kellogg and Hunter (6603 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 July 28, 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 new and used car sales and storage lots on property zoned the "LC" Light Commercial District subject to the conditions outlined in Section 28.04.183.2, 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 expansion of a new and used car sales lot on property zoned the "LC" Light Commercial District and legally described as follows:

The south 130 feet of Lot 1, Gump's Addition to Wichita, Sedgwick County, Kansas; and Lot 1, Gant Addition to Wichita, Sedgwick County, Kansas. Generally located on the southwest corner of Kellogg and Hunter (6603 East Kellogg).

subject to the following conditions:


1. The applicant shall submit two copies a new site plan to the Secretary for approval. This plan shall provide a 6' screening fence on the south, approximately 20' north of the south property line to provide for one row of perpendicular off-street parking with access to the alley. All storage of vehicles shall be north of the fence.
2. All storage and display areas shall be paved with concrete, asphalt, or other comparable material.
3. All lights shall be shielded to direct light away from adjoining property. No string type lighting or banners shall be permitted.
4. All signs shall comply with the limitations as set forth in Section 28.04.139 of the zoning ordinance.
5. No sound-projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
6. No new structure shall be placed closer than 35 feet to U.S. 54 or closer than 25 feet to Hunter Street.
7. No repair work shall be conducted except in an enclosed building and further provided that no body or fender work is done.

8. All parking areas shall have adequate guards to prevent the extension or overhanging of vehicles beyond property lines.
9. The area shall be properly policed through inspections by the owner or operator for property maintenance and removal of trash.
10. No access shall be permitted to the property except from Hunter and Kellogg Drive.
11. All improvements shall be completed prior to the occupancy of the expansion area.
12. No vehicles shall be displayed or stored on public right-of-way.
13. Off-street parking shall be provided and maintained for all uses on the property in accordance with 28.04.141.
14. Resolution No. BZA 22-72 shall become null and void upon the release of this Resolution.

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


William J. Goebel, Chairman

ATTEST:


Glen E. Lytle, Assistant Secretary

March 30, 1983

Robert B. Feldner, Superintendent of Central Inspection

Glen E. Lytle, Assistant Secretary, Board of Zoning Appeals

Exception for Expansion of Auto Sales - BZA 29-81

It has recently been noted that a new car sales building is nearing completion for the Subaru dealership on the southwest corner of Kellogg and Hunter. This property is covered by the application for the expansion of a new and used car agency that had been cited by personnel from your Division for violation of the zoning regulations for the storage of cars on property not included in the previous BZA cases.

The Board of Zoning Appeals approved the application for expansion of the new and used car sales area subject to the conditions set forth in a letter dated July 29, 1981. Since that time, the architect, Alan McHenry informed me that the owner wished to remove a number of the existing buildings and build a new sales building. Rather than require that the application be refiled, I told Alan that as long as he submitted a site plan showing compliance with the conditions set forth by the Board of Zoning Appeals, this would be sufficient.

I have attached a copy of the memo sent to Jim Jorgensen on October 4, 1982 requesting his review of the submitted site plan for compliance with the conditions as set forth by the Board. As of this date, I have not received a reply or the return of an approved site plan showing the required off-street parking for all uses on the property.

Mr. McHenry was in the office yesterday and I informed him that I had still not released the Resolution authorizing the expansion of the use beyond that area approved by BZA Case 22-72.

Please keep me advised on the completion of this matter so that the Resolution may be released authorizing the use of the property for an automobile sales lot.

Glen E. Lytle
Assistant Secretary

GEL:sad
Attachment

October 4, 1982

Jim Jorgensen, Plans Examiner, Central Inspection

Glen E. Lytle, Assistant Secretary, Board of Zoning Appeals

Exception for Auto Sales - BZA 29-81

Attached hereto are two copies of a site plan submitted this date, by Alan McHenry, showing a layout for the required parking in relation to the site plan of the above mentioned BZA case. As you will note, none of the parking spaces are dimensioned and some are questionable as to compliance with the parking standards as to adequate ingress and egress.

Please review this layout and if you can approve as submitted please return one copy with your approval so that I can release the Resolution authorizing the expansion of the existing sales lot. If the plan needs some modification, please contact Mr. McHenry and advise him of the requirements.

As you are aware, it is difficult to monitor the use of the required off-street parking spaces unless a plan is on file that can be used as a tool for compliance. In this case there has been a continuous violation of the use of the south portion of Guys Addition for a number of years. We hope that this will effectively clear up this zoning violation.

Glen E. Lytle

GEL:sad

Attachments

July 29, 1981

Allen M. McHenry
1318 Stackman, D-1
Wichita, Kansas 67203

Re: BEA 29-81
Request for Exception

Dear Mr. McHenry:

At the regular meeting of the Board of Zoning Appeals on July 28, 1981, your request for an exception was considered.

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

1. The applicant shall submit two copies a new site plan to the Secretary for approval. This plan shall provide a 6' screening fence on the south, approximately 20' north of the south property line to provide for one row of perpendicular off-street parking with access to the alley. All storage of vehicles shall be north of the fence.
2. All storage and display areas shall be paved with concrete, asphalt, or other comparable material.
3. All lights shall be shielded to direct light away from adjoining property. No string type lighting or banners shall be permitted.
4. All signs shall comply with the limitations as set forth in Section 28.04.139 of the zoning ordinance.
5. No sound-projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
6. No new structure shall be placed closer than 35 feet to U.S. 54 or closer than 25 feet to Hunter Street.

7. No repair work shall be conducted except in an enclosed building and further provided that no body or fender work is done.
8. All parking areas shall have adequate guards to prevent the extension or overhanging of vehicles beyond property lines.
9. The area shall be properly policed through inspections by the owner or operator for property maintenance and removal of trash.
10. No access shall be permitted to the property except from Hunter and Kellogg Drive.
11. All improvements shall be completed prior to the occupancy of the expansion area.
12. No vehicles shall be displayed or stored on public right-of-way.
13. Off-street parking shall be provided and maintained for all uses on the property in accordance with 28.04.141.
14. Resolution No. EA 22-72 shall become null and void upon the release of this Resolution.

As you will note by condition number 1, two copies of a revised site plan shall be submitted to the Secretary for approval showing compliance with all the required conditions; upon the Secretary's approval, the resolution will be released.

If you have any questions, please give me a call at 268-4421.

Sincerely,

Glen E. Lytle
Assistant Secretary

GEL:sad

cc: Steven Motor Company, 7333 East Kellogg, Wichita, Kansas
Robert Feldner, Superintendent of Central Inspection (2)
Don Giszick, City Clerk

THE CITY OF WICHITA

OFFICE OF CITIZEN PARTICIPATION

DATE July 22, 1981

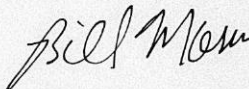
TO Glen Lytle, Special Assistant for Zoning

FROM Bill Morris, Administrative Aide III

SUBJECT BZA 29-81 (6603 East Kellogg)

CPO Council "H" reviewed the captioned case on July 20th. Alan McHenry was present as agent to the applicant. No one was present to protest the case.

Council "H" voted, 8-0, to recommend approval of the exception subject to the condition that a screening fence be required on the south property line. It was the Council's opinion that the application area is an appropriate site for auto storage.



Bill Morris
Administrative Aide III

BM:ml

Noted:



Sarah Gilbert
CP Coordinator

RECEIVED

JUL 23 1981

METROPOLITAN PLANNING

ROUTE

Lytle

SECRETARY'S REPORT
CASE NO. BZA 29-81

APPLICANT: Steven Motor Company, 7333 East Kellogg,
Wichita, Kansas

AGENT: Allen M. McHenry, 1318 Stackman, D-1,
Wichita, Kansas

REQUEST: Exception pursuant to Section 28.04.183.2,
Code of the City of Wichita to permit the
expansion of a new and used car sales lot
in the "LC" Light Commercial District.

GENERAL LOCATION: On the southwest corner of Kellogg and
Hunter (7333 East Kellogg).

ZONING: Subject property is zoned "LC" Light Commercial
as are the properties to the east and west.
Property to the south is zoned "B" Multiple
family and to the north is Eastborough.

LAND USE: Subject property is occupied by the existing
new and used car sales lot, an office building
and a storage lot. Property to the west is a
veterinary clinic and an automobile agency.
To the south apartments and to the east is a
furniture store and a repair garage. To the
north is residential (Eastborough).

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 28.04.183.2 can be complied with.

COMMENTS BY THE SECRETARY:

The applicant is requesting an exception to permit the expansion of a new and used car sales lot onto an adjacent property on the rear of the property to the west. This expansion will be on property located in the "LC" Light Commercial District that has been surfaced as an off-street parking area for the office building located on the south part of the application area.

It should be noted that the applicant filed this application after being cited by Central Inspection for storage of cars on the south 130' of the property to the west. Although the applicant has indicated further changes are planned for the property, the need for automobile storage is needed now.

Part of the property has been approved for a new and used car sales lot and is covered by Resolution No. BZA 22-72. The area being used for storage was originally surfaced to provide off-street parking for the office building located on the south 70' of Lot 1, Gant Addition. As indicated by the applicant's site plan, only a portion of this lot is the required parking for the office structure.

The ordinance requires that a property used for a new and used car sales lot must be contiguous to a major street. It is the Secretary's opinion that the applicant's site plan does not provide the protection to the residential area to the south. Provisions should be made to provide screening and limit the access to the property from the existing car sales lot to prevent the loading and unloading of vehicles in the alley adjacent to the residences. This would also decrease the amount of traffic in the alley.

RECOMMENDATION:

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

1. The applicant shall submit a new site plan to the Secretary for approval. This plan shall provide a 6' screening fence on the south, approximately 20' north of the south property line to provide for one row of perpendicular off-street parking with access to the alley. All storage of vehicles shall be north of the fence.
2. All storage and display areas shall be paved with concrete, asphalt, or other comparable material.
3. All lights shall be shielded to direct light away from adjoining property. No string type lighting or banners shall be permitted.
4. All signs shall comply with the limitations as set forth in Section 28.04.139 of the zoning ordinance.
5. No sound-projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
6. No new structure shall be placed closer than 35 feet to U.S. 54 or closer than 25 feet to Hunter Street.
7. No repair work shall be conducted except in an enclosed building and further provided that no body or fender work is done.
8. All parking areas shall have adequate guards to prevent the extension or overhanging of vehicles beyond property lines.
9. The area shall be properly policed through inspections by the owner or operator for property maintenance and removal of trash.
10. No access shall be permitted to the property except from Kellogg Drive.
11. All improvements shall be completed prior to the occupancy of the expansion area.
12. No vehicles shall be displayed or stored on public right-of-way.
13. Off-street parking shall be provided and maintained for all uses on the property in accordance with 28.04.141.
14. Resolution No. EZA 22-72 shall become null and void upon the release of this Resolution.

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

JULY 8, 1981

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 29-81

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 Steven Motor Company, 7333 East Kellogg, 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 an automobile agency storage for the display and sale of new and used motor vehicles with a rated 1/2 ton limitation on trucks and a rated 25' length limitation on all other motor vehicles on property zoned "LC" Light Commercial. A legal description of the applicant's property is as follows:

The south 130' of Lot 1, Block A, Gump's Addition to the City of Wichita, Sedgwick County, Kansas. Generally located at 6603 East Kellogg.

This application has been assigned Case No. BZA 29-81. It will be considered by the Board of Zoning Appeals on July 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 exception you have no obligation to appear or comment. If you desire to appear at the Board meeting, you are invited to do so, either in person or by agent or attorney.

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

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

Jack H. Galbraith
Secretary

BZA CASE NO. 29-81

2 NOTICES SENT TO APPLICANT/AGENT

10 NOTICES SENT TO MAPC

1 NOTICES SENT TO CPO

17 NOTICES SENT TO ADJOINING PROPERTY OWNERS

30 TOTAL NOTICES SENT 7-8-81

BOARD OF ZONING APPEALS
CITY OF WICHITA, KANSAS

CASE NO. 29-81
FILED 5-29-81

APPLICATION FOR EXCEPTION

I. Name of Applicant Steven Motor Co.
Mr. Edward:Steven
Mailing Address 7333 E. Kellogg 67207 Phone 685-4201
Name of Authorized Agent Alan M. McHenry
Mailing Address 1318 Stackman, D-1 67203 Phone 265-1872
Relationship of applicant to property is that of lessee
(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 an automobile agency storage for the display and sale of new & used motor vehicles with a rated ½ ton limitation on trucks and a rated 25' length limitation on all other motor vehicles. on property zoned LC located 6603 E. Kellogg and legally described as:

the south 130 feet of Lot 1, Block A, Gump's Addition to the City of Wichita, Kansas and Lot 1, Sub Addition to Wichita Sedg Co. Co., in the City of Wichita.

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 all documents are attached hereto as noted in paragraphs 2, 3, and 4 of the instructions;
- 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 Edw M. Henry

Authorized Agent [Signature]

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals, 12:05 (a.m./p.m.), May 29, 1981 together with appropriate fee of 200.00.

Signed G. Lynn Shirley

O W N E R S H I P L I S T

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
South 130 ft. of 1	A	Gump Addition	✓ Robert H. Gump & Edith M. Gump, 38 Norfolk Dr., 67206
1 exc. the south 130 ft.	A	"	"
1 exc. the north 200 ft.	-	Gant Addition	<i>Dub.</i> ✓ Eddy's Toyota of Wichita Inc., 7333 E. Kellogg, 67207
North 200 ft. of the west 50 ft. of 1	-	"	"
North 200 ft. of the east 100 ft. of 1	-	"	✓ Stella L. Sagerty, 8421 S. Broadway, 67233
1	-	Bird Addition	✓ Richard E. Bird Jr., 609 Rutland Rd., 67206
Part of Reserve A comm. at the NW corner of reserve; then south 89° 58' east along the north line of reserve 420 ft.; then north 0° east along the west line of reserve 40 ft. for a true place of beg.; then south 89°58' east 119.15 ft.; then north 41°55'36" east 107.47 ft. to the north line of reserve; then north 89°58' west along the north line of reserve 160.96 ft. to the P.C. of a curve to the left having a radius of 29.98 ft.; then southwesterly along said curve 47.11 ft. to the P.T. of said curve; then south 0° west along the tangent of said curve 50 ft. to the pt. of beg.	Eastridge 2nd Addition	✓ N.J. Abraham, c/o N J's Datsun, 9901 E. Kellogg, 67207	
Part of Reserve A comm. at the south corner of reserve; then 46° E along the easterly line of said reserve a distance of 175.55 ft. for a pt. of beg.; then 44° E 75 ft.; then N 44° W 137 ft.; then S 83°40'7" W 96.82 ft.; then S 6°54'E 95 ft.; then S 89°13'7" E 80.89 ft.; then S 44° E 65 ft. to the pt. of beg.		Eastridge 2nd Addition	✓ Lawrence E. Armstrong & Karen C. Armstrong, 9100 Delano, 67212

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Part of Reserve A comm. at the SW corner of reserve; then north 90° east along the south line of reserve 257.78 ft. to the P.C. of a curve to the right having a radius of 317.94 ft.; then easterly along said curve 130 ft. for a true place of beg.; then north 26°23'10" east 116.59 ft.; then north 37°30' west 46 ft.; then north 0° east 35 ft. to the north line of reserve A; then south 89°58' east along the north line of reserve 12 ft.; then north 0° east along the west line of reserve 40 ft.; then south 89°58' east 119.15 ft.; then south 6°54' east 139.7 ft.; then south 87°06' west 72 ft.; then south 31°25'39" west 111.72 ft. to the southerly line of reserve A; then westerly along said southerly line 47 ft. to pt. of beg.	Eastridge 2nd Addition	Charles W. Brown & Helen M. Brown, 8550 Brook Hollow Lane, 67206	
Part of Reserve A comm. NE corner of reserve; then south 0°02' east along the east line of reserve 58.85 ft. to the P.C. of a curve to the right having a radius of 257.94 ft.; then southerly along said curve 92.24 ft. for a true place of beg.; then north 55° west 55 ft.; then north 23°43'38" west 128.53 ft. to the north line of reserve A; then north 89°58' west along the north line of reserve 35 ft.; then south 1°54'34" west 125.55 ft.; then south 44° east 135 ft. to the easterly line of reserve; then northerly along the easterly line 85 ft. to the pt. of beg.	Eastridge 2nd Addition	Richard A. Wohlgemuth & Marcille P. Wohlgemuth, 251 Bonnie Brae, 67207	
Part of Reserve A comm. at the southern-most corner of said reserve; then north 46° east along the easterly line of reserve 250.55 ft. for a true pt. of beg.; then north 46° east 39 ft. to the p.c. of a curve to the left having a radius of 257.94 ft.; then northerly along said curve 30 ft.; then north 44° west 135 ft.; then north 1°54'34" 125.55 ft. to the north line of reserve A; then north 89°58' west 90.95 ft.; then south 41°55'36" west 107.47 ft.; then south 6°54' east 104.70 ft.; then north 83°40'07" east 96.82 ft.; then south 44° east 137 ft. to the pt. of beg.	Eastridge 2nd Addition	Edward E. McCullough, Address Unknown	

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
		Part of Reserve A comm. at the NE corner of reserve; then south $0^{\circ}2'$ east along the east line of reserve 58.85 ft. to the P.C. of a curve to the right having a radius of 257.94 ft.; then southerly along said curve 92.24 ft.; then north 55° west 55 ft.; then north $23^{\circ}43'38''$ west, 128.53 ft. to the north line of reserve A; then east along said north line 113 ft. to pt. of beg.	✓ Jonathan R. Schmitter & Shirley J. Schmitter, 1020 N. Christine, 67208
		Part of Reserve D comm. at the southwesterly corner of reserve; then northeasterly along said reserve 289.55 ft. the the P.C. of a curve to the left having a radius of 317.94 ft.; then along said curve 10 ft. for true pt. of beg.; then southeasterly parallel with the southerly line of reserve D 61 ft.; then easterly 77.62 ft. to a pt. 362 ft. northerly and 23 ft. westerly of the southeasterly corner of said reserve; then southeasterly parallel with the southerly line of said reserve 23 ft. to the easterly line of said reserve; then northeasterly along the easterly line of said reserve 33 ft.; 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 southwesterly along the westerly line of said reserve 142.44 ft. to true pt. of beg.	✓ Robert C. Spurlock & Patricia W. Spurlock, 276 S. Pershing, 67218
		Part of Reserve D beg. at a pt. on the easterly line of said reserve, said pt. being 395 ft. northeasterly 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 NE corner of reserve; then southerly and southwesterly along the easterly line of reserve D to the pt. of beg.	✓ Wendell R. Sullivan & Virginia D. Sullivan, 270 S. Pershing, 67218

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
West 110 ft. of 5 exc. the south 25 ft. thereof	CZ	Eastborough 3rd Addition	✓ Donna L. Jabara, 6 Kellogg St., 67207
East 25 ft. of 5 exc. the south 25 ft. thereof, together with lot 6 exc. the south 25 ft.	CZ	"	5116 E. 39th. ✓ Farris G. Jabara & Helen Jabara, <u>Address Unknown</u>
South 25 ft. of 5, 6 & 7	CZ	"	✓ City of Eastborough, 4511 E. Morris, 67218
7 exc. the south 25 ft.	CZ	"	✓ Mable Adams & Frances Lillian Adams, 3 Hunter Lane, 67207
7 exc. the south 25 ft.	X	"	✓ Francis P. Dunn Jr. & Evelyn M. Dunn, 6 Hunter Lane, 67207
South 25 ft. of 7	X	"	D-8. City of Eastborough, 4511 E. Morris, 67218
1	-	East Kellogg Street Addition	✓ May's Co. Inc., 128 S. Dellrose, 67218
1	1	Eastridge Addition	✓ Said Amin Madani, <u>Address Unknown</u>
2	1	"	✓ Byron C. Burnett & Dorsalena Burnett, 6710 E. Orme, 67207

page 5

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

The South 130 feet of Lot 1, Block A, Gump
Addition to Wichita, Sedgwick County, Kansas

AND

Lot 1, Gant Addition to Wichita, Sedgwick
County, 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 28th day of May, 1981, at
7:00 A.M.

THE SECURITY ABSTRACT & TITLE CO. INC.

By

Mary Gable
Vice-President

Order No. 299250 and 299724
GE

5/26

3 Hunter Lane
Michiko 67207 Ks

Board of zoning July 21/81

Appeals

In regard to the building
on the corner of Hunter
+ Kellogg - I shall be unable
to attend the meeting on July
28th - We do definitely object.
We have plenty of noise as it
is. With cars running in + out
air planes + traffic the building
would directly across the
street from our home.
I do hope you give your
utmost consideration
to home owners in this
neighborhood - your truly

Charles M Adams
East Borough

*

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