

POSTED
6-8-83
S.E.L.

ACTION

B.Z.A. 33-83 ~~Approved~~ 6-28-83
DATE

2004 Sec 11-8-83
Checked 11-29
Shot 12-1
Record 12-16

Case No. BZA 33-83 - Wayne Williams,
2700 George Washington Blvd., requests
an exception to permit the construction
of residential storage warehouses on
property zoned the "BB" Office District
and generally located on the northeast
corner of 31st Street South and Bunker

Map No. 5844C
Sec. _____
Twp. _____
Range _____

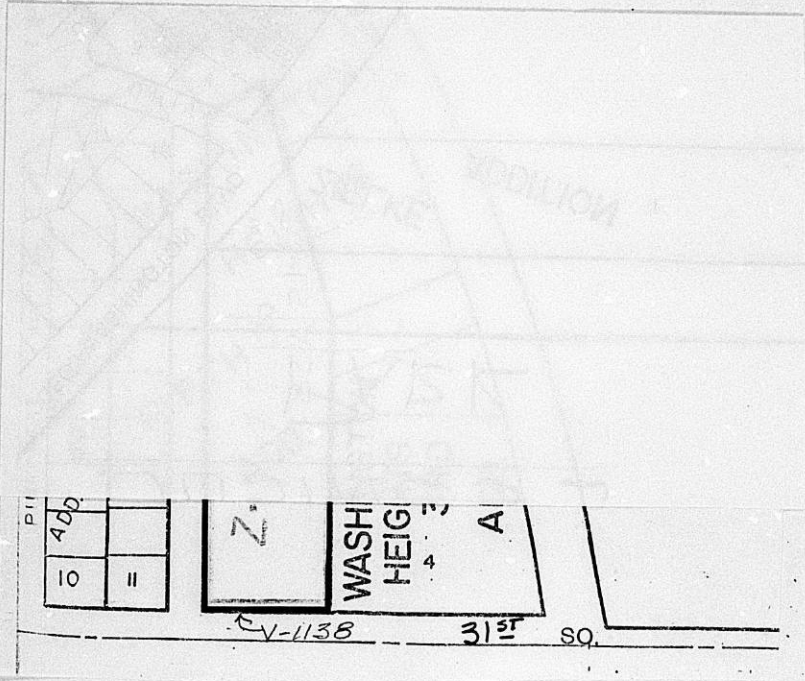
BZA- 33-83
SCZ- _____
CU- _____
Filed _____

AREA DATA:

1. Acres: _____ (_____ ft. by _____ 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 _____



LOS ANGELES CHICAGO, LOGAN, OR
MCDONOUGH TX, LOCUST GROVE GA
USA

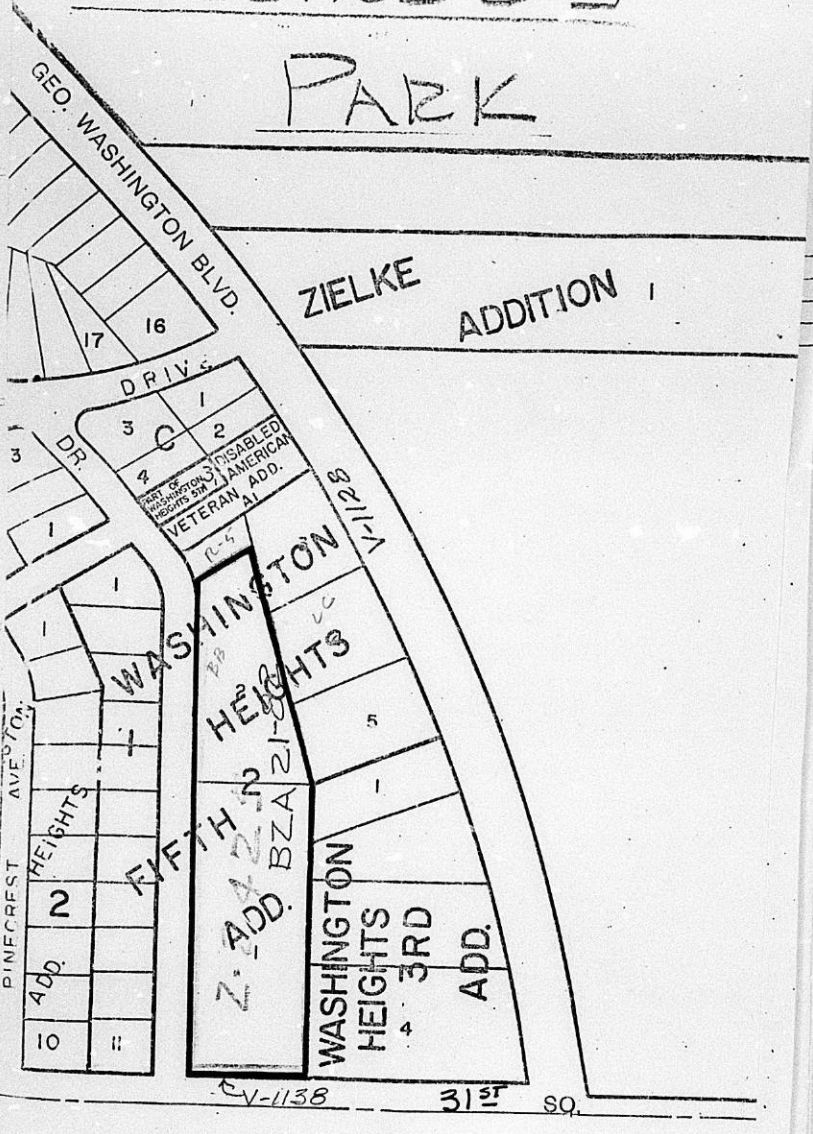
Standard
No. 2-153C

DUSTING
PARK

Map
Sec
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ARE
1.
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PHO
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LOS ANGELES, CHICAGO, LOGAN, OH
MCGREGOR, TX, LOCKPORT, GROVE, GA
USA
Standard
No. 2,153C
HASTINGS, MN

November 2, 1983

Wayne Williams, Inc.
2700 George Washington Blvd.
Wichita, Ks. 67210

Re: BZA 33-83 - Request for Exception

Dear Mr. Williams:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on June 28, 1983.

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
Encl.

cc: Robert Feldner, Superintendent of Central Inspection (2)
Don Gisick, City Clerk

RESOLUTION NO. BZA 33-83

WHEREAS, Wayne Williams, Inc., 2700 George Washington Blvd Wichita, Kansas, requests an exception as provided in Section 2.12.590.C, Code of the City of Wichita, to permit the construction of residential storage warehouses on property zoned the "BB" Office District and legally described as follows:

Lots 1 and 2, except the north 60', Block 2, Washington Heights 5th Addition, Wichita, Sedgwick County, Kansas. Generally located on the northeast corner of 31st Street South and Bunker Hill.

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 June 28, 1983, 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 "BB" Office 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 construct residential storage warehouses on property zoned the "BB" Office District and legally described as follows:

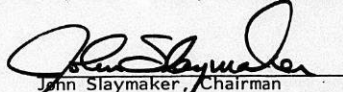
Lots 1 and 2, except the north 60', Block 2, Washington Heights 5th Addition, Wichita, Sedgwick County, Kansas. Generally located on the northeast corner of 31st Street South and Bunker Hill.

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 to the Secretary to become part of the file. Such site plan shall show compliance with all conditions as set forth herein. This shall be submitted within 180 days, or the case will be considered null and void and the case closed.
2. A 15' landscaped yard shall be provided along the west property line that is adjacent to Bunker Hill Drive, and a 15' landscaped yard shall be provided along the north property line adjacent to the "R-5" General Residence District as long as that zoning remains on the adjacent property.
3. A six to eight foot screening fence, constructed to prevent the passage of light and debris shall be erected along the west and north property lines at the required setback line wherever the buildings do not provide the screening. Said fence shall be constructed of either brick, stone, architectural tile, masonry, wood or other similar material (not including woven wire). Any fence located on easements shall be wood or metal panels for easy removal.
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. Such fence shall not interfere with the access easement.
5. Any side of the buildings providing access to storage areas shall maintain a 25' setback from any property line that is adjacent to any residential zoning district.

6. Off-street parking shall be provided by ordinance on the basis of one space for each 8,000 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' 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 or his representative 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 project. That access being from 31st Street South.
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 28th day of June, 1983.


John Slaymaker, Chairman

ATTEST:


Glen E. Lytle, Assistant Secretary

June 29, 1983

Wayne Williams, Inc.
2700 George Washington Blvd.
Wichita, Kansas 67210

Re: BZA 33-83 - Request for Exception

Dear Mr. Williams:

At the regular meeting of the Board of Zoning Appeals on June 28, 1983, your request for an exception 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 to the Secretary to become part of the file. Such site plan shall show compliance with all conditions as set forth herein. This shall be submitted within 180 days, or the case will be considered null and void and the case closed.
2. A 15' landscaped yard shall be provided along the west property line that is adjacent to Bunker Hill Drive, and a 15' landscaped yard shall be provided along the north property line adjacent to the "R-5" General Residence District as long as that zoning remains on the adjacent property.
3. A six to eight foot screening fence, constructed to prevent the passage of light and debris shall be erected along the west and north property lines at the required setback line wherever the buildings do not provide the screening. Said fence shall be constructed of either brick, stone, architectural tile, masonry, wood or other similar material (not including woven wire). Any fence located on easements shall be wood or metal panels for easy removal.
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. Such fence shall not interfere with the access easement.

5. Any side of the buildings providing access to storage areas shall maintain a 25' setback from any property line that is adjacent to any residential zoning district.
6. Off-street parking shall be provided by ordinance on the basis of one space for each 8,000 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' 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 or his representative 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 project. That access being from ~~3rd~~ Street *South*
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.

BZA 33-83
Page 3

19. All improvements as set forth herein shall be completed prior to the occupancy of the site for a Residential Storage Warehouse Facility.

A Resolution setting forth the official action of the Board will be sent to you as soon as you have submitted new site plans setting forth compliance with condition number one and the approval of the design by the Superintendent of Central Inspection as set forth in Section 28.04.183.5.5.

If you have any questions, please call our office.

Sincerely yours,

Glen E. Lytle
Assistant Secretary

GEL:sad

cc Robert Feldner, Superintendent of Central Inspection (2)
Don Gisick, City Clerk

THE CITY OF WICHITA
OFFICE OF CITIZEN PARTICIPATION

DATE June 16, 1983

TO Glen Lytle, Special Assistant for Zoning
FROM Robert Tillman, Administrative Aide III

SUBJECT BZA 33 - 83: Generally Located
on the Northeast Corner of 31st
Street South and Bunker Hill Drive.

At its Thursday, June 16th, CPO Neighborhood Council "D" meeting, the Council voted 6 - 0 to recommend approval of BZA 33 - 83, a request for an exception to permit the construction of residential storage warehouses on property zoned the "BB" Office District at the captioned location.

Wayne Williams, the applicant, was present to speak to the Council. There were no area residents present to speak in support or opposition to the request.

Please provide the Councils recommendation to the Board of Zoning Appeals when BZA 33 - 83 is considered at its Tuesday, June 28th meeting.

Robert Tillman

Robert Tillman
Administrative Aide III

RT:fr

SECRETARY'S REPORT
CASE NO. BZA 33-83

APPLICANT: Wayne Williams, Inc., 2700 George Washington Blvd., Wichita, Kansas.

AGENT: Same

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 "BB" Office District.

GENERAL LOCATION: On the northeast corner of 31st Street South and Bunker Hill Drive.

ZONING: Subject property is zoned the "BB" Office District. Property to the east is zoned "LC" Light Commercial. Property to the west is zoned "A" Two-family and to the south "E" Light Industrial. Property to the north is zoned the "R-5" General Residence District.

LAND USE: Subject property is vacant. Property to the north is a Disabled American Veteran's Facility, to the west are duplexes, to the east apartments and to the south the Boeing employee recreation area.

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 in the "BB" Office District. This is an area recently zoned the "BB" Office District from the "R-5" General Residence District by the applicant for the express purpose of establishing said use. The applicant has vacated the complete access control along 31st Street South in order to comply with the conditions of the zoning ordinance requiring access from a major street for the residential storage warehouses. This applicant filed this same request one year ago, but due to financing the project, he failed to complete the application and the action became null and void. Also, the zoning ordinance has recently been amended to reduce some of the requirements.

It is necessary that the applicant provide a landscaped yard on the property when adjacent to or across the street from residentially zoned property. This will require a landscaped yard all along Bunker Hill Drive and also adjacent to the "R-5" General Residence District on the north. It is also required that such use is either provided with a screening fence or the use of the buildings without openings when adjacent to the residential zoning districts.

RECOMMENDATION:

Should the Board determine that Residential Storage Warehouses are appropriate at this location, then it is the Secretary's recommendation that the application 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 to the Secretary to become part of the file. Such site plan shall show compliance with all conditions as set forth herein. This shall be submitted within 180 days, or the case will be considered null and void and the case closed.

2. A 15' landscaped yard shall be provided along the west property line that is adjacent to Bunker Hill Drive, and a 15' landscaped yard shall be provided along the north property line adjacent to the "R-5" General Residence District as long as that zoning remains on the adjacent property.
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BZA CASE NO. 33-83

<u>1</u>	NOTICES SENT TO APPLICANT/AGENT
<u>9</u>	NOTICES SENT TO MAPC
<u>1</u>	NOTICES SENT TO CPO
<u>10</u>	NOTICES SENT TO ADJOINING PROPERTY OWNERS
<u>21</u>	TOTAL NOTICES SENT <u>6-8-83</u>

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

June 8, 1983

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 33-83

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 Wayne Williams, 2700 George Washington Boulevard, 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 construction of residential storage warehouses on property zoned the "BB" Office District. A legal description of the applicant's property is as follows:

Lots 1 and 2, Block 2, EXCEPT the north 60' of Lot 2, Washington Heights 5th Addition to Wichita, Sedgwick County, Kansas. Generally located on the northeast corner of 31st Street South and Bunker Hill Drive.

This application has been assigned Case BZA 33-83. It will be considered by the Board of Zoning Appeals on June 28, 1983 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

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Jack H. Galbraith
Secretary

BOARD OF ZONING APPEALS
CITY OF WICHITA, KANSAS

CASE NO. 33-83
FILED 5-27-83

APPLICATION FOR EXCEPTION

I. Name of Applicant Wayne Williams
Mailing Address 2700 Geo. Washington Blvd. Phone 685-1213
Wichita, Kansas, 67210
Name of Authorized Agent Wayne Williams
Mailing Address 2700 Geo. Washington Blvd. Phone 685-213
Wichita, Kansas, 67210
Relationship of applicant to property is that of owner
(Owner, Tenant, Lessee, Other)

II. Application is made for an exception as provided in Section
2.12.530.C, Code of the City of Wichita, Kansas, to permit
the establishment of residential mini-storage warehouses
on property zoned BB,
located near 31st St. S. and Geo. Washington Blvd.
and legally described as: Lots 1 and 2, Block 2 except the
North 60 feet of Lot 2, Washington Heights 5th 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 2.12.530 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 Wayne Williams
Authorized Agent Wayne Williams

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning
Appeals, 5:00 4:00 p.m.), May 27, 1983,
together with appropriate fee of 200

Signed S. Lytle

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 350 feet of: Lots 1 and Lots 2, EXCEPT the North 60 feet, Block 2, WASHINGTON HEIGHTS FIFTH ADDITION, Wichita, Sedgwick County, Kansas.



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

Lot 1 and Lot 2, EXCEPT the Northwesterly 60 feet, Block 2, WASHINGTON HEIGHTS FIFTH ADDITION,	Errol Wayne & Roseanne J. Williams 5730 E. 37th St. North Wichita, Kansas 67220
Northwesterly 60 feet of Lot 2 and all of Lot 3, Block 2, and Lot 1, Block 3, WASHINGTON HEIGHTS FIFTH ADDITION,	Wichita Chapter #4 Disabled Veterans, Inc. 3011 George Washington Boulevard Wichita, Kansas 67210
Lots 4 and 5, Block 2, WASHINGTON HEIGHTS FIFTH ADDITION, See Exhibit "A" Attached.	Linda M. Parsons 7634 Dublin Wichita, Kansas 67206
Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11, Block 1, WASHINGTON HEIGHTS FIFTH ADDITION,	Washington Heights Duplex Company 434 N. Market, Suite 200 Wichita, Kansas 67202
Lots 1 and 2, WASHINGTON HEIGHTS THIRD ADDITION, See Exhibit "B" Attached.	Amarado Investment Co., Inc. 230 South Market Wichita, Kansas 67202

Fidelity  Title
COMPANY, INC.

DESCRIPTIONS

RECORD OWNERS

Lot 3, WASHINGTON HEIGHTS THIRD ADDITION,

✓ Evergreen Investment IV Co.
2223 Winstead Circle
Wichita, Kansas 67226

Lot 4, WASHINGTON HEIGHTS THIRD ADDITION, See Exhibit "C" Attached,

D Linda M. Parsons
7634 Dublin
Wichita, Kansas 67206

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10, Block 2, WASHINGTON HEIGHTS THIRD ADDITION,

D Washington Heights Duplex Company
434 N. Market, Suite 200
Wichita, Kansas 67202

Lots 1 and 2, Block C, WASHINGTON HEIGHTS ADDITION,

D Wichita Chapter #4 Disabled Veterans Inc.
3011 George Washington Blvd.
Wichita, Kansas 67210

Lot 3, Block C, WASHINGTON HEIGHTS ADDITION,

Returned 6-9-83
George A. Whisenant
1043 W. 34th Street South
Wichita, Kansas 67217



Lot 4, Block C, WASHINGTON HEIGHTS ADDITION,

John Kantor; Adrian V. Kovestany; Ramon Ruiz Hizan; Foustina M. Naldoza, Jr.
%John Kantor
3848 E. Pawnee Court
Wichita, Kansas 67218

Lots 1 and 2, Block D, WASHINGTON HEIGHTS ADDITION,

B Errol Wayne & Roseanne J. Williams
5730 E. 37th Street North
Wichita, Kansas 67220

Lot 3, Block D, WASHINGTON HEIGHTS ADDITION,

✓ Monty R. & Virginia Erbert
5035 New Jersey
Wichita, Kansas 67210

Lot 1, Block A, DISABLED AMERICAN VETERANS ADDITION,

D Wichita Chapter #4 Disabled American Veterans
3011 George Washington Blvd.
Wichita, Kansas 67210

Southeast Quarter of the Southwest Quarter lying East of George Washington Boulevard and South of Zielke Addition all in Section 1, Township 28 South, Range 1 East,

United States of America

Beginning 2170.42 feet East and 46.70 feet South of the Northwest corner of the Northwest Quarter; thence South 473.55 feet; thence Southerly and Southwesterly 928.56 feet; thence Northwesterly 879 feet; thence Northerly and Northerly 978.75 feet to beginning, in Section 12, Township 28 South, Range 1 East,

Block 2 City
City of Wichita
455 North Main
Wichita, Kansas 67202



DESCRIPTIONS

RECORD OWNERS

Lot 1, Block A, BMAC EMPLOYEES ACTIVITY
CENTER ADDITION,

City of Wichita
455 N. Main
D Wichita, Kansas 67202
and
The Boeing Company
3801 S. Oliver
✓ Wichita, Kansas 67210

Dated in Wichita, Kansas, this 27th day of May, 1983 at 7:00 A.M.

FIDELITY TITLE COMPANY, INC.

Medina A. Sutter

By

Assistant Secretary

Tracer No. 61381



EXHIBIT "A"

That portion of Lots 4 and 5, Block 2, Washington Heights Fifth Addition, Wichita, Sedgwick County, Kansas, which lies north of a line 220 feet north of and parallel to the south line of said Lot 5, except that portion which lies west of a line perpendicular to the south line of said Lot 5 and 127 feet east of the southwest corner of said portion, together with a common 1/8 ownership in that portion of said Lots 4 and 5 which lies north of a line 75 feet north of and parallel to the south line of said Lot 5, but lies south of a line 220 feet north of and parallel to the south line of said Lot 5, except that portion which lies west of a line perpendicular to the south line of said Lot 5 and 70.06 feet east of the southwest corner of said portion.

That portion of Lots 4 and 5, Block 2, Washington Heights Fifth Addition, Wichita, Sedgwick County, Kansas, which lies south of a line 75 feet north of and parallel to the south line of said Lot 5, and east of a line perpendicular to the south line of said Lot 5, 147 feet east of the southwest corner of said Lot 5, together with a common 1/8 ownership in that portion of said Lots 4 and 5 which lies north of a line 75 feet north of and parallel to the south line of said Lot 5, but lies south of a line 220 feet north of and parallel to the south line of said Lot 5, except that portion which lies west of a line perpendicular to the south line of said Lot 5 and 70.06 feet east of the southwest corner of said portion.



That portion of Lots 4 and 5, Block 2, Washington Heights Fifth Addition, Wichita, Sedgwick County, Kansas, which lies south of a line 75 feet north of and parallel to the south line of said Lot 5, and lies east of a line perpendicular to the south line of said Lot 5, 96 feet east of the southwest corner of said Lot 5, but west of a line perpendicular to the South line of said Lot 5, 147 feet east of the Southwest corner of said Lot 5, together with a common 1/8 ownership in that portion of said Lots 4 and 5 which lies north of a line 75 feet north of and parallel to the South line of said Lot 5, but lies south of a line 220 feet north of and parallel to the south line of said Lot 5, except that portion which lies west of a line perpendicular to the south line of said Lot 5 and 70.06 feet east of the southwest corner of said portion.

That portion of Lots 4 and 5, Block 2, Washington Heights Fifth Addition, Wichita, Sedgwick County, Kansas, which lies south of a line 75 feet north of and parallel to the south line of said Lot 5, and west of a line perpendicular to the south line of said Lot 5, and 96 feet east of the southwest corner of said Lot 5, together with a common 1/8 ownership in that portion of said Lots 4 and 5 which lies north of a line 75 feet north of and parallel to the south line of said Lot 5, but lies south of a line 220 feet north of and parallel to the south line of said Lot 5, except that portion which lies west of a line perpendicular to the south line of said Lot 5 and 70.06 feet east of the southwest corner of said portion.





That portion of Lots 4 and 5, Block 2, Washington Heights Fifth Addition, Wichita, Sedgwick County, Kansas, which lies north of a line 75 feet north of and parallel to the south line of said Lot 5, but lies south of a line 147.5 feet north of and parallel to the south line of said Lot 5, except that portion which lies east of a line perpendicular to the south line of said Lot 5, and 70.06 feet

east of the southwest corner of said portion, together with a common 1/8 ownership in that portion of said Lot 4 and 5 which lies north of a line 75 feet north of and parallel to the south line of said Lot 5, but lies south of a line 220 feet north of and parallel to the south line of said Lot 5, except that portion which lies west of a line perpendicular to the south line of said Lot 5 and 70.06 feet east of the southwest corner of said portion.

That portion of Lots 4 and 5, Block 2, Washington Heights Fifth Addition, Wichita, Sedgwick County, Kansas, which lies north of a line 220 feet north of and parallel to the south line of said Lot 5, except that portion which lies east of a line perpendicular to the south line of said Lot 5, and 72 feet east of the southwest corner of said portion, together with a common 1/8 ownership in that portion of said Lots 4 and 5 which lies north of a line 75 feet north of and parallel to the south line of said Lot 5, but lies south of a line 220 feet north of and parallel to the south line of said Lot 5, except that portion which lies west of a line perpendicular to the south line of said Lot 5 and 70.06 feet east of the southwest corner of said portion.

That portion of Lots 4 and 5, Block 2, Washington Heights Fifth Addition, Wichita, Sedgwick County, Kansas, which lies north of a line 147.5 feet north of and parallel to the south line of said Lot 5, but lies south of a line 220 feet north of and parallel to the south line of said Lot 5, except that portion which lies east of a line perpendicular to the south line of said Lot 5, and 63.78 feet east of the southwest corner of said portion, together with a common 1/8 ownership in that portion of said Lots 4 and 5 which lies north of a line 75 feet north of and parallel to the south line of said Lot 5, but lies south of a line 220 feet north of and parallel to the south line of said Lot 5, except that portion which lies west of a line perpendicular to the south line of said Lot 5 and 70.06 feet east of the southwest corner of said portion.

Fidelity  Title
COMPANY, INC.

That portion of Lots 4 and 5, Block 2, Washington Heights Fifth Addition, Wichita, Sedgwick County, Kansas, which lies north of a line 220 feet north of and parallel to the South line of said Lot 5, except that portion which lies west of a line perpendicular to the south line of said Lot 5, and 72 feet east of the Southwest corner of said portion, and except that portion which lies east of a line perpendicular to the south line of said Lot 5 and 127 feet east of the Southwest corner of said portion, together with a common 1/8 ownership in that portion of said Lots 4 and 5 which lies north of a line 75 feet north of and parallel to the south line of said Lot 5, but lies south of a line 220 feet north of and parallel to the south line of said Lot 5, except that portion which lies west of a line perpendicular to the south line of said Lot 5 and 70.06 feet east of the southwest corner of said portion.



EXHIBIT "B"

The West 80 feet of the North 75 feet of the South 150 feet of combined Lots 1 and 2; TOGETHER WITH an undivided 1/5th interest in and to a tract of land designated and reserved for common driveway and parking facilities described as follows: The South 75 feet of the South 150 feet of combined Lots 1 and 2, except the West 76 feet thereof; All in WASHINGTON HEIGHTS THIRD ADDITION, Wichita, Sedgwick County, Kansas

and

The West 186 feet of the North 75 feet of the South 150 feet of combined Lots 1 and 2; EXCEPT the West 133 feet thereof; TOGETHER WITH an undivided 1/5th interest in and to a tract of land designated and reserved for common driveway and parking facilities described as follows: The South 75 feet of the South 150 feet of combined Lots 1 and 2, except the West 76 feet thereof; All in WASHINGTON HEIGHTS THIRD ADDITION, Wichita, Sedgwick County, Kansas

and



The West 133 feet of the North 75 feet of the South 150 feet of combined Lots 1 and 2; EXCEPT the West 80 feet thereof; TOGETHER WITH an undivided 1/5th interest in and to a tract of land designated and reserved for common driveway and parking facilities described as follows: The South 75 feet of the South 150 feet of combined Lots 1 and 2, except the West 76 feet thereof; All in WASHINGTON HEIGHTS THIRD ADDITION, Wichita, Sedgwick County, Kansas

and

The North 75 feet of the South 150 feet of combined Lots 1 and 2; EXCEPT the West 186 feet thereof; TOGETHER WITH an undivided 1/5th interest in and to a tract of land designated and reserved for common driveway and parking facilities described as follows: The South 75 feet of the South 150 feet of combined Lots 1 and 2, except the West 76 feet thereof; All in WASHINGTON HEIGHTS THIRD ADDITION, Wichita, Sedgwick County, Kansas

and

The West 76 feet of the South 75 feet of the South 150 feet of combined Lots 1 and 2; TOGETHER WITH an undivided 1/5th interest in and to a tract of land designated and reserved for common driveway and parking facilities described as follows: The South 75 feet of the South 150 feet of combined Lots 1 and 2, except the West 76 feet thereof; All in WASHINGTON HEIGHTS THIRD ADDITION, Wichita, Sedgwick County, Kansas

and

That portion of combined Lots 1 and 2, lying North of a parallel line which line is 150 feet North of the South line of said Lot 2, WASHINGTON HEIGHTS THIRD ADDITION, Wichita, Sedgwick County, Kansas

Fidelity  Title
COMPANY, INC.

EXHIBIT "C"



The North 75 feet of Lot 4 except the West 268 feet thereof together with a common one-seventh ownership of Lot 4 except the North 75 feet and except the West 96 feet thereof, WASHINGTON HEIGHTS THIRD ADDITION, Wichita, Sedgwick County, Kansas.

The West 268 feet of the North 75 feet of Lot 4, except the West 212 feet together with a common one-seventh ownership of Lot 4 except the North 75 feet and except the West 96 feet thereof, WASHINGTON HEIGHTS THIRD ADDITION, Wichita, Sedgwick County, Kansas.

The West 212 feet of the North 75 feet of Lot 4 except the West 156 feet thereof together with a common one-seventh ownership of Lot 4 except the North 75 feet and except the West 96 feet thereof, WASHINGTON HEIGHTS THIRD ADDITION, Wichita, Sedgwick County, Kansas.

The West 156 feet of the North 75 feet of Lot 4 except the West 96 feet thereof together with a common one-seventh ownership of Lot 4 except the North 75 feet and except the West 96 feet thereof, WASHINGTON HEIGHTS THIRD ADDITION, Wichita, Sedgwick County, Kansas.

The West 96 feet of the North 57 feet of Lot 4 together with a common one-seventh ownership of Lot 4 except the north 75 feet and except the West 96 feet thereof, WASHINGTON HEIGHTS THIRD ADDITION, Wichita, Sedgwick County, Kansas.

The West 96 feet of the North 114 feet of Lot 4 except the North 57 feet thereof, together with a common one-seventh ownership of Lot 4 except the north 75 feet and except the West 96 feet thereof, WASHINGTON HEIGHTS THIRD ADDITION, Wichita, Sedgwick County, Kansas.

The West 96 feet of Lot 4 except the North 114 feet thereof, together with a common one-seventh ownership of Lot 4 except the North 75 feet and except the West 96 feet thereof, WASHINGTON HEIGHTS THIRD ADDITION, Wichita, Sedgwick County, Kansas.



MICROFILMED
FROM THE BEST
AVAILABLE COPY

FORM 200-11 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

NAME _____

ADDRESS _____

FUND _____ DUE DATE _____

COMMENTS _____

DATE 6/21/83 BY ST/TH

RECEIVED

JUN 14 1983

WICHITA - SEDGWICK COUNTY
W S C

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

32A 3383

ATTEMPTED
 BEST KNOWN
 RETURN TO SENDER

WICHITA, KS
 JUN 13 1983

U.S. POSTAGE
 JUN-83
 KANSAS
 20

ROUTE Priority Mail # 200928N1 06/09/83

RETURN TO SENDER
 NOT DELIVERABLE AS ADDRESSED
 UNABLE TO FORWARD

George A. Whisenant
 1043 West 34th Street South
 Wichita, Ks. 67217

1220

*

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

Roll # 2