

Case No. BZA 35-84 - Security Storage Properties - requests an exception to permit the construction of Residential Storage Warehouses on property zoned the "BB" Office District and generally located on the west side of Rock Road and south of the railroad tracks

Posted
5-30-84 GEL

ACTION

BZA. 35-84 APPROVED 6-26-84
DATE

"BB" zoning published
8-14-84
MS.

200'4 Sec. 10-17-84

Slot 11-14-84

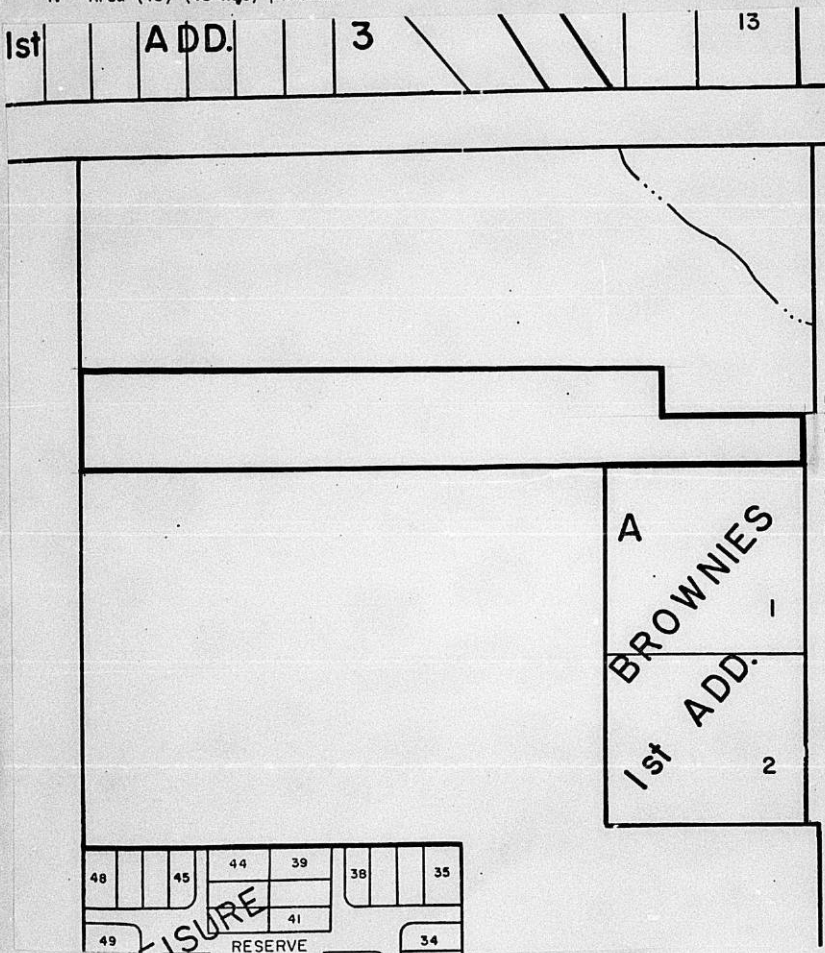
Record

Map No. 5949 B

BZA 35-84
Filed _____

AREA DATA:

1. Acres: _____ (_____ ft. by _____ ft.)
2. Adjoining Zoning: E AA S C3 AA W AA N AA
3. Land Use: East Farm South Nurs. & Vac
West Vac. North Vac
4. Area (is) ~~being~~ being platted.



SHILLBROTHERS
No. 2153C
MEASUREMENTS, MAPS AND
SURVEYING
LOS ANGELES, CALIFORNIA
REGISTERED PROFESSIONAL ENGINEER
U.S.A.

September 24, 1984

Security Storage Properties
201 South Oliver
Wichita, Ks. 67218

Re: BZA 35-84 - Request for Exception

Gentlemen:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on June 26, 1984. This release is subject to compliance with the plans furnished on September 20, 1984 including the landscaping as shown on the plans and approved by the Secretary.

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,

Jack H. Galbraith
Secretary

GEL:sad
Encl.

cc: John Gist, Planning Development Services, Inc., 727 North Waco,
Suite 125, Wichita 67203
Robert Feldner, Superintendent of Central Inspection (2)
Don Gisick, City Clerk

RESOLUTION NO. BZA 35-84

WHEREAS, Security Storage Properties, 201 South Oliver, 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:

Commencing at the southeast corner of the north half of the northeast quarter of the southeast quarter of Section 7, Township 27 South, Range 2 East of the sixth Principal Meridian, Sedgwick County, Kansas, thence north 90 feet; thence west 300 feet; thence north 95 feet; thence west to the west line of the north half of the northeast quarter of the southeast quarter of said Section 7; thence south to the southwest corner of the north half of the northeast quarter of the southeast quarter of said Section 7; thence east to the point of beginning; all being platted as, Lot 1, Security Storage Properties Addition to Wichita Sedgwick County, Kansas. Generally located on the west side of Rock Road and south of the railroad tracks (approximately 1700 block North Rock Road).

WHEREAS, proper notice as required by ordinance and by the rules of the Board of Zoning Appeals has been given; and

WHEREAS, the Board of Zoning Appeals did, at the meeting of June 26, 1984, 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 construction 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 permit the construction of residential storage warehouses on property zoned the "BB" Office District and legally described as follows:

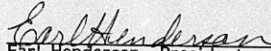
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subject to the following conditions:

1. Prior to the release of the Resolution authorizing the construction of Residential Storage Warehouses, the applicant shall complete the plat of Security Storage Properties Addition which is necessary to establish "BB" Office Zoning on the property.
2. A 15' landscaped yard shall be provided along all property lines that are adjacent to any Residential zoning district. A landscape plan shall be submitted to the Secretary for approval.
3. A six to eight foot screening fence, constructed to prevent the passage of light and debris shall be erected along the south, north and west property lines at the required 15' 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).
4. The remainder of the property shall be fenced in some manner for security and control provisions, preferably of a material compatible with the design of the building, but at the option of the applicant.
5. Any side of the buildings providing access to storage areas shall maintain a 25' setback from any property line.
6. Off-street parking shall be provided by ordinance on the basis of the total 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. On-site ground or pole 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 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 Rock Road. Any access to buildings deemed necessary by the Fire Department shall be provided by dedicated fire lane easements. This shall be determined prior to the release of the Resolution.
18. All areas not paved as required by condition of approval #7 shall be landscaped with deciduous and coniferous plant materials. Provisions shall be made for watering and maintaining the landscaping in good condition.
19. Prior to the release of the Resolution authorizing the issuance of permits, the applicant shall provide 3 site plans to the Secretary showing compliance with all of the above conditions. If the project is not to be constructed all at once, a development plan showing a time table for staging. The first phase shall not be less than two acres.
20. All improvements as set forth herein shall be completed prior to the occupancy of any portion of the site for a Residential Storage Warehouse Facility.

ADOPTED AT WICHITA, KANSAS, this 26th day of June, 1984.


Earl Henderson, President

ATTEST:


Glen E. Lytle, Assistant Secretary

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.
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~~FIRE DEPARTMENT APPROVAL~~

OK for Release
 R.E. Campbell 17
 architect
 9-20-84

June 27, 1984

Security Storage Properties
201 South Oliver
Wichita, Ks. 67218

Re: BZA 35-84 - Request for Exception

Gentlemen:

At the regular meeting of the Board of Zoning Appeals on June 26, 1984, 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, the applicant shall complete the plat of Security Storage Properties Addition which is necessary to establish "BB" Office Zoning on the property.
2. A 15' landscaped yard shall be provided along all property lines that are adjacent to any Residential zoning district. A landscape plan shall be submitted to the Secretary for approval.
3. A six to eight foot screening fence, constructed to prevent the passage of light and debris shall be erected along the south, north and west property lines at the required 15' 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).
4. The remainder of the property shall be fenced in some manner for security and control provisions, preferably of a material compatible with the design of the building, but at the option of the applicant.
5. Any side of the buildings providing access to storage areas shall maintain a 25' setback from any property line.
6. Off-street parking shall be provided by ordinance on the basis of the total square feet of floor area in the facility.

Security Storage Properties
June 27, 1984
Page 2

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.
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12. The area shall be properly policed by the owner or operator for removal of trash and debris.
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14. No outdoor storage of any kind shall be permitted on the premises.
15. A resident manager shall be required on the site and shall be responsible for maintaining the operation of the facility in conformance with the conditions of approval.
16. A copy of this resolution shall be maintained in the office for the convenience of the manager and the tenants. In addition, a log of all tenants shall be maintained on the premises for review by the Central Inspection Superintendent to assure compliance that no commercial storage is occurring in violation of this resolution.
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Security Storage Properties

June 27, 1984

Page 3

19. Prior to the release of the Resolution authorizing the issuance of permits, the applicant shall provide 3 site plans to the Secretary showing compliance with all of the above conditions. If the project is not to be constructed all at once, a development plan showing a time table for staging. The first phase shall not be less than two acres.
20. All improvements as set forth herein shall be completed prior to the occupancy of any portion of the site for a Residential Storage Warehouse Facility.

As you will note, the release of the resolution authorizing the issuance of any permits is subject to compliance with conditions numbered 1 and 19.

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

Sincerely yours,

Glen E. Lytle
Assistant Secretary

GEL:sad

cc: John Gist, Planning Development Services, Inc., 727 N. Waco,
Suite 125, Wichita 67203
Robert Feldner, Superintendent of Central Inspection (2)
Don Gisick, City Clerk

THE CITY OF WICHITA

OFFICE OF Citizen Participation

DATE June 25, 1984

TO Glen Lytle, Special Assistant for Zoning

FROM Mary L. Moore, Administrative Aide III

SUBJECT BZA 35-84 Generally located on
the west side of Rock Road and
south of the railroad tracks.
(Approximately 1700 block North
Rock Road.)

On Tuesday, June 19, CPO Council "I" considered the above captioned case. After discussion, the Council voted 4-1 to recommend denial of the requested exception.

The agent, John Gist, Planning Development Services, was present to discuss the request and respond to questions. Approximately two property owners were present to ask questions. Council members were provided the notice to adjoining property owners, a map of the area, and the Secretary's report.

Please present the Council's recommendation to the Board of Zoning Appeals on June 26, 1984 for their consideration of BZA 35-84.

Mary L. Moore

Mary L. Moore
Administrative Aide III

MLM:mlm

Noted:

Annie K. Montgomery
Annie K. Montgomery
CRS Director

SECRETARY'S REPORT
CASE NO. BZA 35-84

APPLICANT: Security Storage Properties, 201 South Oliver, Wichita, Kansas.

AGENT: Planning Development Services, Inc., 727 North Waco, Suite 125, Wichita, Kansas.

REQUEST: Exception pursuant to Section 28.04.183.5, Code of the City of Wichita to permit the establishment of residential storage warehouses in the "BB" Office District.

GENERAL LOCATION: On the west side of Rock Road and south of the railroad tracks (approximately 1700 block North Rock Road).

ZONING: Subject property has been approved for the "BB" Office District. Property to the west, east and north is the "AA" One-family residential. To the south is "AA" and the "C" Commercial District.

LAND USE: Subject property is vacant as are the properties to the north and west. A nursery and a radio tower are to the south. To the east is still a farm.

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 in order to construct Residential Storage Warehouses in the "BB" Office District. The property is over 2 acres in size which meets the minimum requirement set forth in the zoning ordinance. The property is adjacent to residential zoning on the north, west and east, therefore the design of the facility must be compatible to residential development and approved by the Superintendent of Central Inspection. The 15' setback adjacent to the residential zoning districts shall be maintained as a landscaped yard. The site plan submitted with the application indicates that compliance can be attained with the provisions of the zoning ordinance.

This application area is a recent zoning case that was approved for "BB" Office District subject to the platting of the property. It is my understanding that the plat has now been released for recording which would effectuate the publication of the zoning change.

It should be noted that an application in the "BB" Office District must be both adjacent to an arterial street and to an "LC" Light Commercial or heavier use district. In this case Rock Road is an arterial and it is adjacent to a parcel zoned "C" Commercial on the south for a depth of 350 feet from Rock Road right-of-way. The property is approximately $\frac{1}{4}$ mile east to west and only 185 feet north to south.

The property to the south is a small nursery and landscaping business and also a large radio tower. To the north exists a nonconforming tract that previously was a contractor's plant or yard. It is undetermined at this point if these uses will change in the near future.

Since the Planning Commission and the City Commission have approved the zoning knowing the applicant's intentions, it is assumed that the use is also appropriate at this location. This is subject to complying with the conditions of the ordinance and whatever other conditions are deemed necessary.

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, the applicant shall complete the plat of Security Storage Properties Addition which is necessary to establish "BB" Office Zoning on the property.
2. A 15' landscaped yard shall be provided along all property lines that are adjacent to any Residential zoning district. A landscape plan shall be submitted to the Secretary for approval.
3. A six to eight foot screening fence, constructed to prevent the passage of light and debris shall be erected along the south, north and west property lines at the required 15' 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).
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20. All improvements as set forth herein shall be completed prior to the occupancy of any portion of the site for a Residential Storage Warehouse Facility.

BZA CASE NO. 35-84

<u>2</u>	NOTICES SENT TO APPLICANT/AGENT
<u>10</u>	LEGAL ADVERTISEMENT SENT TO MAPC
<u>1</u>	NOTICES SENT TO CPO
<u>7</u>	NOTICES SENT TO ADJOINING PROPERTY OWNERS
<u>10</u>	TOTAL NOTICES SENT <u>6-6-84</u>

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

June 6, 1984

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 35-84

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 Security Storage Properties, 201 South Oliver, 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 "BB" Office District. A legal description of the applicant's property is as follows:

Commencing at the southeast corner of the north half of the northeast quarter of the southeast quarter of Section 7, Township 27 South, Range 2 East of the sixth Principal Meridian, Sedgwick County, Kansas, thence north 90 feet; thence west 300 feet; thence north 95 feet; thence west to the west line of the north half of the northeast quarter of the southeast quarter of said Section 7; thence south to the southwest corner of the north half of the northeast quarter of the southeast quarter of said Section 7; thence east to the point of beginning; all being platted as, Lot 1, Security Storage Properties Addition to Wichita, Sedgwick County, Kansas. Generally located on the west side of Rock Road and south of the railroad tracks (approximately 1700 block North Rock Road).

This application has been assigned Case BZA 35-84. It will be considered by the Board of Zoning Appeals on June 26, 1984 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

MAY 29

BOARD OF ZONING APPEALS

CASE NO. 35-84

CITY OF WICHITA, KANSAS

FILED 5-29-84

APPLICATION FOR EXCEPTION

I. Name of Applicant SECURITY STORAGE PROPERTIES

Mailing Address 201 S. OLIVER, WICHITA 67218 Phone 685-6330

Name of Authorized Agent PLANNING DEVELOPMENT SERVICES, INC.

Mailing Address 727 N. Waco, Suite 125, Wichita 67203 Phone 262-0451

Relationship of applicant to property is that of CONTRACT PURCHASER
(Owner, Tenant, Lessee, Other)

II. Application is made for an exception as provided in Section
2.12.590.C, Code of the City of Wichita, Kansas, to permit
the establishment of RESIDENTIAL STORAGE WAREHOUSES IN ACCORDANCE
WITH SECTION 28.04.183.5 OF THE ZONING ORDINANCE.

on property zoned "BB" OFFICE DISTRICT

located ON THE W. SIDE OF ROCK RD. IN AN AREA N. OF 13TH ST.

and legally described as: _____

* (SEE ATTACHED SHEET)

_____, in the City of Wichita.

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

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

Applicant SECURITY STORAGE PROPERTIES

Authorized Agent [Signature]

PLANNING DEVELOPMENT SERVICES, INC.

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals, 2:02 (a.m.-p.m.), MAY 29, 1984 together with appropriate fee of 28.00.

Signed [Signature]

* LEGAL DESCRIPTION

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 2 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, THENCE NORTH 90 FEET; THENCE WEST 300 FEET; THENCE NORTH 95 FEET; THENCE WEST TO THE WEST LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 7; THENCE SOUTH TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 7; THENCE EAST TO THE POINT OF BEGINNING;

ALL BEING PLATTED AS,

LOT 1, SECURITY STORAGE PROPERTIES ADDITION, WICHITA, KANSAS.



201 South Oliver, Wichita, Kansas 67218 • (316) 685-9331

May 29, 1984

Mr. Jack H. Galbraith
Secretary, Board of Zoning
Appeals
MAPD - 10th Floor, City Hall
455 North Main
Wichita, Kansas 67202

RE: BZA Exception for Residential Storage
Warehouses in "BB" Office District Zoning.

Dear Mr. Galbraith:

Submitted herewith is an "Application for Exception" requesting approval for residential storage warehouses in "BB" zoning on Lot 1, Security Storage Properties Addition, Wichita, Kansas. This is a companion case to our previously submitted application for zone change, case no. Z-2592.

Attachments include:

- o Application.
- o Certified ownership list.
- o Site plan depicting our proposed layout for the residential storage warehouses.
- o Check for the filing fee in the amount of \$200.00.

Several apartments have been constructed in the immediate area, and more are planned for the Comotara area to the north. This construction, together with the surrounding zoning and land use and overall market potential in this general vicinity, makes this site an appropriate location for residential storage warehouses.

Page 2
May 29, 1984
Mr. Jack H. Galbraith

This application is submitted in accordance with Section 28.04.183.5 of the Zoning Ordinance, and Section 2.12.590.C of the Code of the City of Wichita, Kansas. Please schedule this application for the Board of Zoning Appeals meeting to be held on June 26, 1984.

Should you have any questions, please do not hesitate to call.

Sincerely,

SECURITY STORAGE PROPERTIES

Bill Ard,
General Partner

BA/sp

CC: ✓ Mr. Glen E. Lytle,
Assistant Secretary - BZA
MAPD - 10th Floor, City Hall
455 North Main
Wichita, Kansas 67202

Mr. John D. Gist
Planning Development Services, Inc.
River Park Place
727 North Waco - Suite 125
Wichita, Kansas 67203



201 South Oliver, Wichita, Kansas 67218 • (316) 685-9331

May 29, 1984

Mr. Jack H. Galbraith
Secretary, Board of Zoning
Appeals
MAPD - 10th Floor, City Hall
455 North Main
Wichita, Kansas 67202

RE: BZA Exception for Residential Storage
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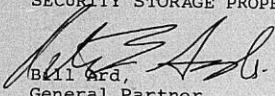
Page 2
May 29, 1984
Mr. Jack H. Galbraith

This application is submitted in accordance with Section 28.04.183.5 of the Zoning Ordinance, and Section 2.12.590.C of the Code of the City of Wichita, Kansas. Please schedule this application for the Board of Zoning Appeals meeting to be held on June 26, 1984.

Should you have any questions, please do not hesitate to call.

Sincerely,

SECURITY STORAGE PROPERTIES


Bill Ard,
General Partner

BA/sp

CC: Mr. Glen E. Lytle,
Assistant Secretary - BZA
MAPD - 10th Floor, City Hall
455 North Main
Wichita, Kansas 67202

Mr. John D. Gist
Planning Development Services, Inc.
River Park Place
727 North Waco - Suite 125
Wichita, Kansas 67203

MAP 90

OWNERSHIP LIST

Property Description

Property Owner

Lot 1, Brownies 1st Addition

✓ LaVern L. Brown
Route 1
Goddard, Kansas 67052

The North 110 feet of lot 2, Brownies 1st Addition

✓ Rock Road Joint Venture
214 S. Rock Road
67207 *returned 6-12-84*

The South 20 acres of the Northeast Quarter of the Southeast Quarter, except the east 400 feet of the South 20 acres of the Northeast Quarter of the Southeast Quarter platted as Brownies 1st Addition, Section 7-27-2E.

✓ Radio Station KFH Co. Inc.
104 S. Emporia
67202

The North Half of the Northeast Quarter of the Southeast Quarter, except the Railroad right of way, Section 7-27-2E.

✓ Dolese Bros. Co.
826 E. Central
67202

Lot 1, except the south 680 feet, Block 1, Coleman School Addition

✓ Board of Education
School Dist. No. 1
428 S. Broadway
67202

The Northwest Quarter of the Southwest Quarter Section 8-27-2E

✓ Charles G. Koch
4111 E. 37th N.
67220

Mary R. Koch
8500 E. 13th
67206

Fred C. Koch (dec.)

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

Commencing at the Southeast Corner of the north Half of the Northeast Quarter of the Southeast Quarter of Section 7, Township 27 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas; thence north 90 feet; thence west 300 feet; thence north 95 feet; thence west to the west line of the north half of the Northeast Quarter of the Southeast Quarter of said Sec. 7; thence south to the Southwest corner of the north half of the Northeast Quarter of the Southeast Quarter of said Sec. 7; thence east to the point of beginning.

as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas, on this 1st day of March, 1984, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE CO. INC.

By *John J. [Signature]*
S.A. Vice President

**MICROFILMED
FROM THE BEST
AVAILABLE COPY**

FORM 29-1 PAYMENT NOTICE
City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Plbg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.
	Planning		

DESCRIPTION	AMOUNT
CITY BZA EXCORT	201.00
NAME	Rock Road Joint Venture
ADDRESS	214 S. Rock Road, Wichita, Mo.
FUND	40071-003
COMMENTS	
DATE	BY
MAY 29 1984	[Signature]

WICHITA - SEDGWICK COUNTY

WSC

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

RECEIVED

JUN 12 1984
METROPOLITAN PLANNING
ROUTE

BZA 35-84

Rock Road Joint Venture
214 S. Rock Road
Wichita, Ks. 67202

UNRECEIVED
UNKNOWN
RETURN TO SENDER

WICHITA, KS
JUN 11 1984

*

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

Roll # 2