

M.A.P.C.

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

BZA 37-67 - E. E. McKay & Wayne E. McKay request Variance to reduce rear yard setback to 5' at the southwest corner of 13th St. and Bitting Avenue

5448

POSTED
10-12-67
CH

ACTION

Bya COMMITTEE Approved 10-24-67

M.A.P.C. _____

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

22A 37-67 - E. E. McKay & Wayne E. McKay request Variance to reduce rear yard setback to 5' at the southwest corner of 13th St. and Billing Avenue

November 14, 1967

Mr. E. E. McKay
369 Northwest McLean Boulevard
Wichita, Kansas

Dear Mr. McKay:

Re: BZA 37-67 - Request for
Variance

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on October 24, 1967, in connection with your request for a variance of the 10-foot rear yard setback to 5 feet, on property zoned "LC" and generally located at the southwest corner of 13th and Bitting.

This Resolution reflects the official action of the Board and indicates the reasons for approval. It is forwarded to you for your information and files.

If you have any questions concerning this matter, please call.

Very truly yours,

Jack H. Galbraith
Secretary

JHG:ber

cc: Wayne E. McKay, 369 Northwest McLean Boulevard
Glen Lytle, Superintendent of Central Inspection
Ralph Eberly, City Clerk

RESOLUTION NO. BZA 37-67

WHEREAS, E. E. McKay, 369 Northwest McLean, Wichita, Kansas, by Wayne E. McKay, 369 Northwest McLean, Wichita, Kansas, pursuant to Section 2.12.590.2, Code of the City of Wichita, requests a variance of the 10-foot required rear yard setback to 5 feet, on property zoned "LC" Light Commercial and legally described as follows:

Lot 1 and the north 18 feet of Lot 3, on Bitting Avenue, in Morgan Addition, in the City of Wichita, Sedgwick County, Kansas (generally located at the southwest corner of 13th and Bitting); and

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 consider said application on October 24, 1967; and

WHEREAS, the Board of Zoning Appeals has jurisdiction to consider said request for variance under the provisions of Section 2.12.590.2, Code of the City of Wichita; and

WHEREAS, the property is zoned "LC" Light Commercial; and

WHEREAS, the Board of Zoning Appeals has found that the variance arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner or the applicant inasmuch as even though the lots are platted toward Bitting which requires the rear yard setback adjacent to the west property line, the natural orientation of the existing service station and proposed development is toward 13th Street; and further, it is commercially zoned and developed on the west side of the alley and the 10-foot rear yard setback serves no practical purpose and a 5-foot setback is equivalent to a side yard; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents inasmuch as there will be 28 feet between the proposed development and the existing commercial structures to the west; and

WHEREAS, the Board of Zoning Appeals has found that the strict application of the provisions of Title 28, of which variance is requested, will constitute an unnecessary hardship upon the property owner represented in the application inasmuch as a setback would be required which does not serve any practical purpose and if required would result in an uneconomical use of land; and

WHEREAS, the Board of Zoning Appeals has found that the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the variance desired will not be opposed to the general spirit and intent of Title 28 (Zoning Ordinance); and

WHEREAS, each of the five conditions required by Section 2.12.590.2, Code of the City of Wichita, to be present before a variance can be granted, has been found to exist;

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals that the request for a variance of the required 10-foot rear yard setback to 5 feet, on property zoned "~~R-2~~" ~~Multiple-Family Residential~~ and legally described as follows: "~~EC~~" ~~Single-Family Commercial~~ J.H.B. 2-7-67

Lot 1 and the north 18 feet of Lot 3, on Bitting Avenue, in Morgan Addition, in the City of Wichita, Sedgwick County, Kansas (generally located at the southwest corner of 13th and Bitting),

be approved.

ADOPTED AT WICHITA, KANSAS, this 24th day of October, 1967.

Harold Bauer
Harold Bauer, Vice Chairman

ATTEST:

Jack H. Galbraith
Jack H. Galbraith, Secretary

October 26, 1967

Mr. E. E. McKay
369 Northwest McLean Boulevard
Wichita, Kansas

Dear Mr. McKay:

Re: BZA 37-67 - Request for Variance

At the regular meeting of the Board of Zoning Appeals on October 24, 1967, your request for a variance of the 10-foot required rear yard setback to 5 feet, on property zoned "LC" and generally located at the southwest corner of 13th and Bitting, was considered.

It was the action of the Board to approve the variance as requested.

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

If you have any questions, please call.

Very truly yours,

Jack H. Galbraith
Secretary

JHG:ber

cc: Wayne E. McKay
369 Northwest McLean Boulevard

Glen Lytle, Superintendent
of Central Inspection

Ralph Eberly
City Clerk

SECRETARY'S REPORT

CASE NO. BZA 37-67

APPLICANT: E. E. McKay, 369 Northwest McLean, Wichita, Kansas.

AGENT: Wayne E. McKay, 369 Northwest McLean, Wichita, Kansas.

REQUEST: Variance pursuant to Section 2.12.590.2, Code of the City of Wichita, to reduce the required 10 foot rear yard setback to 5 feet.

GENERAL LOCATION: Southwest corner of 13th and Bitting.

ZONING: Subject property is zoned "LC" as is that to the north, south east and west.

LAND USE: Subject property is occupied by a service station to the north are mixed commercial uses, to the west is a florist shop, to the east a cafe and to the south a single family residence.

JURISDICTION:

The Board has jurisdiction to consider the variance request under the provisions outlined in Section 2.12.590.2, Code of the City of Wichita. The Board may grant the request when all five of the following conditions are found to exist:

1. That the variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner or the applicant.
2. That the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or resident
3. That the strict application of the provisions of Title 28 of which variance is requested will constitute unnecessary hardship upon the property owner represented in the application.
4. That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare; and
5. That granting the variance desired will not be opposed to the general spirit and intent of Title 28 (zoning ordinance).

COMMENTS BY THE SECRETARY

The applicant is requesting a variance of the required rear yard setback from 10 feet to 5 feet in order to expand an existing service station. Subject property consists of one 25 foot lot and 18 feet of another 25 foot lot adjacent thereto which face Bitting Avenue and, therefore, the rear yard is adjacent to the west property line. A half alley (10 feet in width) was platted adjacent to the west property line however, the area immediately to the west has never been platted and the other half of the alley is not dedicated.

UNIQUENESS

It is the opinion of the Secretary that this is a unique situation in that even though the lots are platted toward Bitting which requires the rear yard setback adjacent to the west property line, the natural orientation of the existing service station and proposed development is toward 13th Street. It is commercially zoned and developed on the west side of the alley and therefore the 10 foot rear yard setback serves no practical purpose and in the opinion of the Secretary could be reduced to 5 feet which is equivalent to a sideyard.

ADJACENT PROPERTY

It is the opinion of the Secretary that the granting of the variance would not adversely affect the rights of the adjacent property owners inasmuch as there will be 28 feet between the proposed development and the existing commercial structures to the west.

HARDSHIP

It is the opinion of the Secretary that an unnecessary hardship would be placed upon the applicant if the variance were not granted inasmuch as a setback would be required which does not serve any practical purpose and if required would result in an uneconomical use of land.

PUBLIC INTEREST

It is the opinion of the Secretary that the granting of the variance would not adversely affect the public interest.

SPIRIT AND INTENT

It is the opinion of the Secretary that inasmuch as the first four conditions can be found to exist that the request is not opposed to the general spirit and intent of Title 28.

RECOMMENDATION

It is the opinion of the Secretary that all five conditions necessary to the granting of the variance of 10 feet to 5 feet can be found to exist and, therefore, it is recommended that the variance be approved.

BOARD OF ZONING APPEALS
Room 402 City Building Annex
104 South Main
Wichita, Kansas 67202

October 10, 1967

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 37-67

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Lot 1 and the north 18 feet of Lot 3, on Bitting Avenue, in Morgan Addition, in the City of Wichita, Sedgwick County, Kansas. Generally located at the southwest corner of 13th and Bitting.

This application has been assigned Case No. BZA 37-67, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, October 24, 1967, at 1:30 p.m., in Room 401 City Building Annex, 104 South Main, Wichita, Kansas, at which time you may appear, if you so desire, either in person or by agent or attorney.

Jack H. Galbraith
Secretary

19 PMH
mailed
10-10-67

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Jack H. Galbraith
Secretary

BOARD OF ZONING APPEALS

CASE NO. 37-67

CITY OF WICHITA, KANSAS

FILED 9-26-67

APPLICATION FOR VARIANCE

I. Name of Applicant E. E. McKay
Mailing Address 369 N.W. McLEAN Phone FO. 39801
Name of Authorized Agent Applicant WAYNE E. McKay
Mailing Address 369 N.W. McLEAN Phone FO. 39801
Relationship of applicant to property is that of OWNER
(owner, tenant, lessee, other)

II. The variance requested is to reduce the 10' required
REAR yard setback to 5'

for property located 801 W. 13th - at the SW
corner of 13th & Sitting Ave.
and legally described as: Lot 1 + N. 18' Lot 3
Morgan Add.

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

(Give metes and bounds description below if appropriate):

- 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. 24-606); and that the appropriate fee is herewith tendered;
 - That he has been advised of his right to appeal of the decision of the Board to the City Commission within ten (10) days of that decision;
 - That all documents are attached hereto as noted in paragraphs 3 and 4 of the instructions.

E. E. McKay
Applicant

Wayne E. McKay
Authorized Agent

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals,
3:15 (a.m. (p.m.), Sept 26, 1967, together with
appropriate fee of \$50.00.

S. Lynn Shirley
Signed

Wayne E. McKay



Oil Company



office: 386 N. Kansas
Apt 2-3144

residence: 2231 Cardinal Drive
to B-3724

Wichita, Kansas

- a. The variance requested is unique to this property and is not ordinarily found in the same zone or district because as may be seen from the sketch, all the rest of the alley in this block is paved 20' wide yet for some unknown reason the alley narrows to 10' next to my property even though the curb cuts on 13th St. are also 20' wide.
- b. Since I am only seeking to build on property which is mine, and to continue the same type of commercial operation which has been there for at least thirty years, I don't see how such a variance as requested can adversely affect the rights of adjacent property owners or residents.
- c. Strict application of the law will constitute unnecessary hardship because I would have to set back 5' from my property line to build the station. Since I cannot acquire additional property at a price which is anywhere near reasonable, I must be able to use all of what I have.
- d. As far as the public health, safety, morals, order, convenience, prosperity, or general welfare being adversely affected, the 5' property is just not usable for public purposes because of the telephone poles () immediately adjacent to the paved alley.
- e. It would seem that the general spirit and intent of Title 28 in requiring a 10' setback from the center of an alley is to provide adequate driving space for two way traffic in a 20' alley which is quite reasonable. However, in this case the city did not acquire the other 10' which the curb cuts on 13th St. indicate they intended to have. Acquiring 10' off of my property would not solve the problem since the result would be a dog-legged alley with telephone poles running right down the middle. (a very definite hazard to public health, safety and convenience).

Wayne E. McKay

37-67

OWNERSHIP LIST

19 notices mailed 10-10-67

LOT	STREET	ADDITION	PROPERTY OWNER
1	Bitting	Morgan	✓ E. E. McKay 369 McLean Blvd. NW 03
3 N 18'	"	"	"
3 S 7'	"	"	✓ William E. Rupp Florence M. Rupp 03 1349 Bitting
5	"	"	"
7	"	"	"
9	"	"	"
11	"	"	✓ Leona M. Delap 03 1343 Bitting
13	"	"	"
15	"	"	✓ Lince Christensen Flossie Christensen 11 1701 S. Topeka
17	"	"	"
19	"	"	✓ K. F. Allred Monona Allred 03 1337 Bitting
2	Carlos	"	██████████ Rose Mary Lubbers 03 1342½ Woodland
4	"	"	"
6	"	"	X George Dallas Potts <u>Address Unknown</u>
146	Burns	Riverside Grove	✓ Pauline M. Madison 03 916 W. 13th St.
145	Woodland	"	✓ Nettie E. Warrell 03 902 W. 13th St.
147	"	"	"
149	"	"	✓ Anna B. Phipps 03 1401 Woodland
151	"	"	"
153	"	"	✓ N. A. Harms 03 1415 Woodland
155	"	"	"

continuec -2-

2 E $\frac{1}{2}$	Woodland	Richs	Charles T. Whitney Isobel N. Whitney 937 Buffum 03
4 E $\frac{1}{2}$	"	"	"
6 E 69.95' of S 13.12'	"	"	"
6 E 42.35' of N 11.88'	"	"	"
8 E 42.35' of S 11.12'	"	"	"
E 25.25' of N 13.88' of 8	"	"	"
10 E 25.25'	"	"	"
12 E 25.25' of S 3.75'	"	"	"
12 E 26.5' of N 21.25'	"	"	"
2 W $\frac{1}{2}$	"	"	Joseph C. Short Ruth Montgomery Short 1019 W. 50th St. North 04
4 W $\frac{1}{2}$	"	"	"
6 S 13.12' ex E 69.95'	"	"	Kessler Bros. Inc. 1905 SW Boulevard 13
6 N 11.88' ex E 42.35'	"	"	"
8 S 11.12' ex E 42.35'	"	"	"
8 N 13.88' ex E 25.25'	"	"	"
10 ex E 25.25'	"	"	"
12 ex S 3 $\frac{1}{2}$ ' of E 25.25' & ex N 21.25' of E 26.5'	"	"	"
1, 3 & 5 ex that part dedeed for street	Jeanette q	Richs	Kessler Bros. Inc. 1905 SW Boulevard 13
7	"	"	"
9	"	"	"
11	"	"	"

continued -3-

Beg 350' S of SE/c Bitting Avenue & 13th St. in NW $\frac{1}{4}$ 17-27-1E; th E 150'; th N 200'; th E 75'; th N 150'; th W 225' to beg ex beg at intersection S ln of 13th & E ln of Bitting; th E 65' th SWrly to pt 111' S & 17' E of beg th SWrly to pt on E ln Bitting 180' S of beg th N al E ln Bitting to beg.

Milford H. Pierpoint
2174 N. Riverside Blvd. 03

Beg 200' W of SW/c Bitting & 13th St. in NW $\frac{1}{4}$ 17-27-1E; th S 175'; th W 50'; th N 175'; th E 50' to beg.

S. S. McDonald
2914 Wedgwood Drive 04

Beg 150' W of SW/c Bitting & 13th in NW $\frac{1}{4}$ 17-27-1E; th S 175'; th W 50'; th N 175'; th E 50' to beg.

Floyd O. Moore
Sarah N. Moore
Clyde E. Moore
819 West 13th St. 03

W 50' of Beg 150' W of SW/c Bitting & 13th St. in NW $\frac{1}{4}$ 17-27-1E; th S 175'; th W 150'; th N 175'; th E 150' to beg.

Myrtle Marie Diller
Address Unknown
1424 ~~Cherry~~ 03
City

We hereby certify the foregoing to be a true and correct List of Property Owners within a two hundred foot radius of Lot 1 and the North 18 feet of Lot 3, on Bitting Avenue, in Morgan Addition, in Sedgwick County, Kansas, as shown by the records in the Office of the Register of Deeds of Sedgwick County, Kansas, on this the 26th day of September, A. D., 1967 at 7:00 A. M.

THE SECURITY ABSTRACT AND TITLE CO., INC.

By

Lucille Schroeder

Vice President

Order No. 147367



Map No. 5448
 Sec. 8
 Twp. 27
 Range 1E

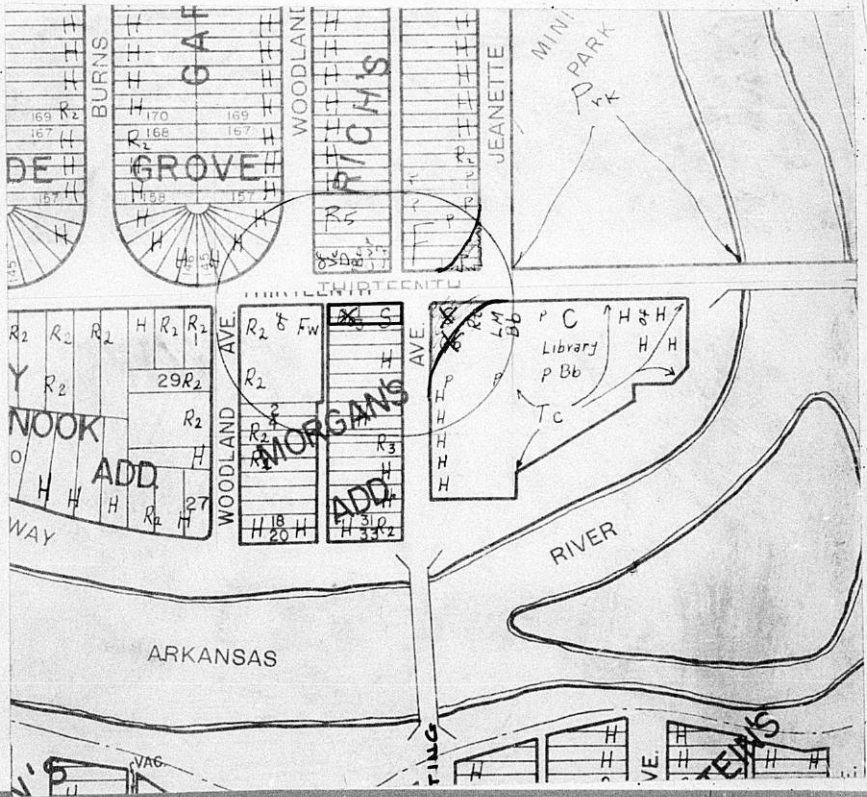
BZA 37-67
 SCZ- _____
 CU- _____
 Filed _____

AREA DATA:

1. Acres: 0.13 (43 ft. by 135 ft.)
2. Adjoining Zoning: E LC S LC W LC N LC
3. Land Use: East DEVELOP Cafe South HAC Single family
 West FLOPST North Mixed commercial
4. Sketch Plan Land Use is for: RESIDENTIAL
5. Present Land Use is for: BEER SERV. STAT.
6. Area (is) (~~is not~~) platted.

PHOTO DATA:

Taken by _____ Date _____ Time _____



is on permit

OK for Final

SECRETARY'S REPORT
CASE NO. BZA 37-67

APPLICANT: E. E. McKay, 369 Northwest McLean, Wichita, Kansas

AGENT: Wayne E. McKay, 369 Northwest McLean, Wichita, Kansas

REQUEST: Variance pursuant to Section 2.12.590. 2, Code of the City of Wichita, to reduce the required 10 foot rear yard setback to 5 feet,

GENERAL LOCATION: Southwest corner of 13th and Bitting

ZONING: Subject property is zoned "LC" as is that to the north, south east and west.

LAND USE: Subject property is occupied by a service station, to the north are mixed commercial uses, to the west is a florist shop, to the east a cafe and to the south a single family residence.

JURISDICTION:

The Board has jurisdiction to consider the variance request under the provisions outlined in Section 2.12.590. 2, Code of the City of Wichita. The Board may grant the request when all five of the following conditions are found to exist:

1. That the variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner or the applicant.
2. That the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.
3. That the strict application of the provisions of Title 28 of which variance is requested will constitute unnecessary hardship upon the property owner represented in the application.
4. That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare; and
5. That granting the variance desired will not be opposed to the general spirit and intent of Title 28 (zoning ordinance.)

BZA Case No. 37-67

for Lynn

COMMENTS BY THE SECRETARY

The applicant is requesting a variance of the required rear yard setback from 10 feet to 5 feet in order to expand an existing service station. Subject property consists of one 25 foot lot and 18 feet of another 25 foot lot ~~and 18 feet of another 25 foot lot~~ adjacent thereto which face Bitting Avenue and, therefore, the rear yard is adjacent to the west property line. A half-alley (10 feet in width) was platted adjacent to the west property line, however, the area immediately to the west has never been platted and the other half of the alley is not dedicated.

UNIQUENESS

It is the opinion of the Secretary that this is a unique situation in that even though the lots are platted toward Bitting which requires the rear yard setback adjacent to the west property line, the natural orientation of the existing service station and proposed development is toward 13th Street. It is commercially zoned and developed on the west side of the alley and therefore the 10 foot rear yard setback serves no practical purpose and in the opinion of the Secretary could be reduced to 5 feet which is equivalent to a sideyard.

ADJACENT PROPERTY

It is the opinion of the Secretary that the granting of the variance would not adversely affect the rights of the adjacent property owners inasmuch as there will be 28 feet between the proposed development and the existing commercial structures to the west.

NELSON assured the Commission and those in opposition that there is no doubt but that what is proposed will be carried out if the permit is issued. The plan will be submitted to the Planning staff and Commission and they will have full knowledge of the development. There would be full cooperation with other City or County offices in the development of this tract.

The Chairman declared a short recess.

The Commission reconvened at 3:40 with the same persons present and discussion was continued on the above application.

KRATZER felt that in view of the opposition expressed to this application and that expressed to previous applications of a similar nature, it is apparent that a new approach to mobile home parks should be undertaken. He pointed out that the Resolution provides only that the terms of the Mobile Home Resolution or Code should be complied with, which is enforced by the County Zoning Administrator and the Health Department. Apparently there is no other restriction regarding the development or operation of such parks. He pointed out that objections which have been expressed today and in the past are because of the possible devaluing of surrounding property by such mobile home development. He suggested that a more comprehensive approach be developed similar to the CUP in order that a proper type of program can be established for the protection of surrounding property values to ease the concern - something to assure a buffer, etc. It was his suggestion that a study be initiated to develop proper rules and regulations for the actual physical development of a desirable mobile home park, other than the conditions of the Mobile Home Code in the City and County. Conditions to approval should be spelled out in more detail.

HILL noted that the density factor is what the majority of the people object to also.

LAKIN said that letters have been sent to outlying Planning Commissions in the county asking for their comments on the subject of mobile homes because of the general concern with respect to the same throughout the County. A summary of such replies is anticipated. With respect to the present Mobile Home Code, LAKIN said that it was developed in 1960 after numerous meetings with various individuals and associations interested in mobile home living, development, manufacture or selling, but that such Code was primarily concerned with health and environmental aspects. He pointed out that the main deficiency in the Code is genuine authority to

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HARDSHIP

It is the opinion of the Secretary that an unnecessary hardship would be placed upon the applicant if the variance were not granted inasmuch as a setback would be required which does not serve any practical purpose and if required would result in an uneconomical use of land.

PUBLIC INTEREST

It is the opinion of the Secretary that the granting of the variance would not adversely affect the public interest.

SPIRIT AND INTEREST

It is the opinion of the Secretary that inasmuch as the first four conditions can be found to exist that the request is not opposed to the general spirit and intent of Title 28.

RECOMMENDATION

It is the opinion of the Secretary that all five conditions necessary to the granting of the variance of 10 feet to 5 feet can be found to exist and, therefore, it is recommended that the variance be approved.

LAKIN continued that a new statute in force in July of this year allows the city to annex a tract of land any size, platted or unplatted, when it abuts the city limits if the owner thereof agrees to annexation, and sewer and water is available from the City. It was his feeling that this would still place subject property in a position for annexation and it probably would be annexed upon sufficient development.

MC MASTER said that under the statute cited the city could require it but a governing body cannot arbitrarily deny utilities to an area, particularly if the people were willing to pay for the services.

MC MASTER asked NELSON if the developers actually desired to plat the property and NELSON said that if it is necessary to plat in order to be able to obtain the necessary permit, they would be willing to plat, but he did not consider it necessary to plat in order to guarantee easements, streets, setbacks, etc., as that could be handled through separate legal instruments.

MC MASTER pointed out that the very argument in favor of platting can be carried out by restrictive covenants which run with the land and it was his feeling that the Commission could establish such requirements, in which case he would not be opposed. He emphasized the fact that the platting requirement is what concerns him and that if that requirement is made he would be opposed to the application.

MC MASTER pointed out also that on the basis of 450 to 500 units on 68 acres, with 4 people to a family, results in approximately 36 people to an acre, which he considered too high a density, and much more than would be permitted under normal residential development.

HOMER HUFF, 11700 East First, was opposed, as it was his feeling it would devalue his property, but at the same time taxes would not be reduced in view of the upward trend in taxes generally.

DE VOE TREADWELL, 11129 East Kellogg, a dealer in mobile homes, spoke with respect to the demand for mobile homes as well as the need for a desirable place to locate them in a community-type development rather than scattered throughout the area on the rear of other residential lots.

Form 223-021

PAYMENT NOTICE

City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

Bids & Elev.	Elec.	Elev. Insp.	Exam. Fees
Hse. Mvr.	Hse. Moving	Licse.	Mech.
Oil Well	Pav. Cuts	Plan	Pibg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

BZA	DESCRIPTION	AMOUNT

Name: Wayne C. McKee

Address: 369 N.W. McClellan Blvd.

Type: _____ Due Date: _____

Comments: R-71-C

Date: Sept. 26, 1967 BY: Harold Brewer

*

This BZA. Case
Has a Large Drawing
On 35mm Microfilm
Roll # 1