

BZA 39-73 - Arthur Lankin requests an EXCEPTION to permit the establishment of a new and used car sales operation on the SS of Kellogg Dr. in an area E of Lightner Dr.

POSTED
11-30-73

ACTION

DATE 12.18.73

DZA COMMITTEE Referred indefinitely

M.A.P.C.

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

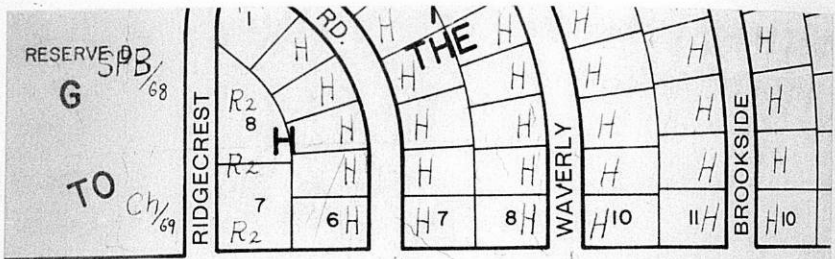
Closed - see memo to file dated 12-6-76
led

Map No. 5846
 Sec. 25
 Twp. 27
 Range 1E

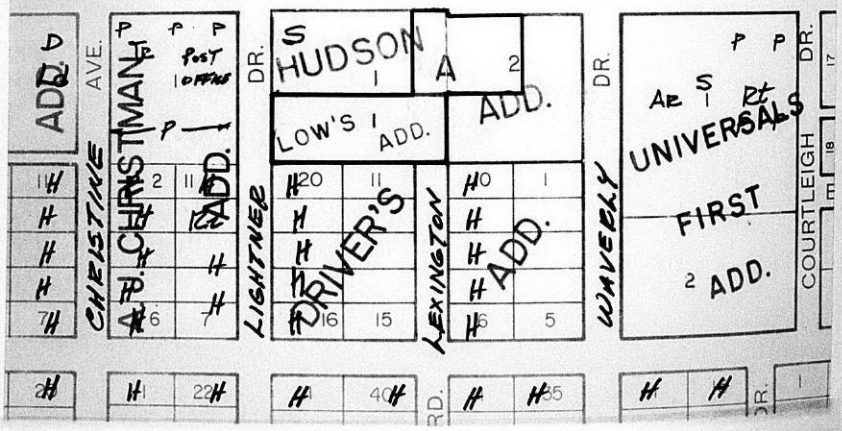
BZA- 39-73
 SCZ- _____
 CU- _____
 Filed _____

AREA DATA:
 1. Acres: 1.27 (260 (IRREGULAR) ft. by 140 ft.)
 2. Adjoining Zoning: E LC S A W LC N LC & AR
 3. Land Use: East VALET CARWASH South SINGLE FAM
 West PARKING LOT North SERVICE STAT.
 4. Sketch Plan Land Use is for: _____
 5. Present Land Use if for: PARKING LOT
 6. Area (is) (is not) platted. _____

PHOTO DATA:
 Taken by _____ Date _____ Time _____



KELLOGG



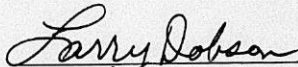
WICHITA-SEDGWICK COUNTY

DATE
December 6, 1976

METROPOLITAN AREA PLANNING DEPARTMENT

TO File BZA 39-73
FROM Larry Dobson, Assistant Secretary
SUBJECT To close file BZA 39-73

Inasmuch as the ownership of this property has changed, and there has been no expressed interest by the parties involved to re-open the case, BZA 39-73 is now considered closed.


Larry Dobson
Assistant Secretary

LD:bh

SECRETARY'S REPORT

CASE NO. BZA 39-73

APPLICANT: Arthur Lankin, P.O. Box 18088, Wichita, Kansas.

AGENT: Sidney J. Brick, Suite 840, 200 West Douglas, Wichita, Kansas, 67202.

REQUEST: Exception pursuant to Section 2.12.590.C, Code of the City of Wichita to permit the establishment of a new and used car sales operation.

GENERAL LOCATION: On the South side of Kellogg Drive in an area East of Lightner Drive.

LAND USE:

ZONING:

JURISDICTION:

The Board has jurisdiction to consider this request under the provisions outlined under Section _____, Code of the City of Wichita. The Board may grant the exception provided the conditions set out in Section _____ can be complied with.

COMMENTS BY THE SECRETARY:

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

December 6, 1973

NOTICE TO ADJOINING PROPERTY OWNERS:

Case No. BZA 39-73

An application has been filed by Arthur Lankin, P.O. Box 18088, Wichita, Kansas, pursuant to Section 2.12.590.C, Code of the City of Wichita, requesting an exception to permit the establishment of a new and used car sales operation on property zoned the "IC" Light Commercial District and legally described as follows:

Lot 1, Low's Addition and the East 60 feet of Lot 1 and the West 140 feet of the North 132 feet of Lot 2, Block A, Hudson's Addition to Wichita, Sedgwick County, Kansas. Generally located on the South side of Kelloqq Drive in an area East of Lightner Drive.

This application has been assigned Case No. BZA 39-73, and was scheduled to be considered by the Board of Zoning Appeals at its meeting of December 18, 1973. However, the applicant has requested that consideration of Case No. BZA 39-73 be deferred indefinitely. Adjoining property owners will be notified at such time as this case is rescheduled for public hearing.

If you have any questions concerning this matter, please call the Metropolitan Area Planning Department at 262-0611, Extension 205.

Jack H. Galbraith
Secretary

22 notices sent 12.6.73

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

December 3, 1973

NOTICE TO ADJOINING PROPERTY OWNERS:

Case No. BZA 39-73

An application has been filed by Arthur Lankin, P.O. Box 18088, Wichita, Kansas, pursuant to Section 2.12.590.C, Code of the City of Wichita, requesting an exception to permit the establishment of a new and used car sales operation on property zoned the "LC" Light Commercial District and legally described as follows:

Lot 1, Low's Addition and the East 60 feet of Lot 1 and the West 140 feet of the North 132 feet of Lot 2, Block A, Hudson's Addition to Wichita, Sedgwick County, Kansas Generally located on the South side of Kellogg Drive in an area East of Lightner Drive.

This application has been assigned Case No. BZA 39-73, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, December 18, 1973, at 1:30 p.m. in Room 401 City Building Annex, 104 South Main Street, Wichita, Kansas. If you desire, you may write to the Board of Zoning Appeals at 104 South Main to express your opinion on this matter. You are also welcome to speak or be represented by a spokesman at the Board of Zoning Appeals meeting when this matter will be considered.

If additional information is desired so that you may be fully informed on this matter, please call the Metropolitan Area Planning Department at 262-0611, Extension 205.

Jack H. Galbraith
Secretary

12-3-73 - 22 Notices sent to Property Owners and 10 to Planning Commissioners

BOARD OF ZONING APPEALS

CASE NO. 39-73

CITY OF WICHITA, KANSAS

FILED _____

APPLICATION FOR EXCEPTION

I. Name of Applicant Arthur Lankin

Mailing Address P. O. Box 18088 ⁶⁷²⁰¹ Phone 684-6521

Name of Authorized Agent Sidney J. Brick

Mailing Address Suite 840, 200 W. Douglas ⁶⁷²⁰² Phone 267-5277

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

II. Application is made for an exception as provided in Section 2.12.590.C, Code of the City of Wichita, Kansas, to permit the establishment of use for new and used car sales _____ on property zoned

light commercial, located at 524 S. Lightner

_____ and legally described as: Lot 1,

Low's Addition and the East 60 feet of Lot 1 and

Block A,

the west 140 feet of the North 132 feet of Lot 2, /Hudson's

Addition to the City of Wichita, _____, 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. 24-606); 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 ARTHUR LANKIN

Authorized Agent *Sidney J. Brick*

Sidney J. Brick

OFFICE USE ONLY: Received in the office of the Secretary, Board of Zoning Appeals, 2:00 (a.m. p.m.), November 14, 1973, together with appropriate fee of \$50.00

Signed *Martha McMurtry*

November 16, 1973

Board of Zoning Appeals
City of Wichita, Kansas

The applicant is the owner of Lot 1, Low's Addition to the City of Wichita, and requests the Board of Zoning Appeals to grant an exception and authorize the use of said property for new and used car sales.

The Board of Zoning Appeals has the requisite jurisdiction and authority to consider and grant the exception under Section 28.04.183.2 of the Zoning Ordinances of the City of Wichita.

In support of his request, applicant states that the property is zone light commercial and it falls within the category of zoned property for which a new and used car sales exception may be granted.

Applicant is also the owner of the property north of and adjoining the property for which an exception is requested, described as the East 60 feet of Lot 1 and the West 140 feet of the North 132 feet of Lot 2, Hudson Addition, which is zoned light commercial and which has previously been granted an exception to permit that property to be used for new and used car sales. The two lots have a common border sixty feet long, and the two tracts will be used as a single tract for new and used car sales. Consequently, Lot 1, Low's addition will be contiguous to a major street as designated in the pattern for thoroughfares, namely Kellogg Street.

ARTHUR LANKIN

By *Sidney J. Brick*
Sidney J. Brick
Applicant


STATEMENT OF OWNERSHIP

STATE OF KANSAS)
) SS
 SEDGWICK COUNTY)

The undersigned duly bonded and qualified abstractor 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:

Property lying within a radius of 200 ft of:
 Lot 1, Low's Addition to Wichita, Kansas.


 Fidelity
 Title
 Company,
 inc.

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.)

Lot 1, on Lightner Drive, in Low's Addition	✓	Byron G. Stout, Jr. Almina G. Stout, ux jt. 150 S. Old Manor 67218
Lot 1, except E 60 ft., Hudson Addition.	✓	Hudson Oil Company, P. O. Box 3999, Kansas City, Kans. 66108
E 60 ft Lot 1 & W 140 ft of N 132 ft of Lot 2, Hudson Addition.	✓	Arthur Lankin 3/4 int. Wendell Bell 1/4 int. 953 S. Greenwich Rd. 67206
Lot 2, except W 140 ft of N 132 ft & except E 100 ft of N 132.15, Hudson Addition.	✓	Daniel M. Carney Lindy Andeel P. O. Box 8225, 67201
E 130 ft of N 132.15 ft of Lot 2, Hudson Add.	✓	Daniel M. Carney Lindy Andeel P. O. Box 8225, 67201
Lots 1, 2 & 3, Driver's Addition.	✓	Daniel M. Carney Lindy Andeel P. O. Box 8225, 67201
Lot 7, Driver's Addition.	✓	Edward D. Schmidt Otilie H. Schmidt, ux 548 Lexington Rd. 67218
Lot 8, Driver's Addition.	✓	Dwight E. Bauer Mary Frances Bauer, ux 542 Lexington Rd. 67218



Lot 9, Driver's Addition.	✓ Ray E. & Loretta L. Grunder, 536 Lexington Rd. 67218 ux
Lot 10, Driver's Addition.	✓ Walter & Ellen Louise Smith, 530 Lexington Rd. 67218 ux
Lot 11, Driver's Addition.	✓ Darol J. & Lois W. Moseley, ux 531 Lexington Rd. 67218
Lot 12, Driver's Addition.	✓ Earl M. Peters Bertha Juanita Peters, ux 537 Lexington Rd. 67218
Lot 13, Driver's Addition.	✓ Lilas L. & Betty L. Daniels, 543 Lexington Rd. 67218 ux
Lot 14, Driver's Addition.	✓ Raymond W. & Clara M. Way, ux 549 Lexington Rd. 67218
Lot 17, Driver's Addition.	✓ Herbert E. & Barbara Gugler, 548 S. Lightner Dr. 67218 ux
Lot 18, Driver's Addition.	✓ Guy L. & Berneice Bounous, ux 542 S. Lightner Dr. 67218
Lot 19, Driver's Addition.	✓ Walter W. Vorderstrasse Estella M. Vorderstrasse, ux 536 S. Lightner Dr. 67218
Lot 20, Driver's Addition.	✓ Bess Alice Thiele 4041 E. First St. 67208
Lot 1, exc N 10 ft & Lots 2 & 11, exc S 20 ft., A. J. Christman Addition.	D Byron C. Stout, Jr. Elmina G. Stout, ux 150 S. Old Manor 67218
N 10 ft Lot 1 & S 20 ft Lots 2 & 11, A. J. Christman Addition.	Sedgwick County, Kansas.
Lot 3, A. J. Christman Addition.	✓ O. C. Frey 400 N. Woodlawn Blvd. Apt 10-C 67208
Lot 8, A. J. Christman Addition.	✓ Evalyn Fildes, sgle. 547 Lightner Dr. 67218
Lot 9, A. J. Christman Addition.	✓ Marvin R. & Velma M. Fox, ux 541 S. Lightner Dr. 67218
Lot 10, A. J. Christman Addition.	✓ Violet L. Lake 537 S. Lightner Dr. 67218

Dated at Wichita, Kansas this 6th day
of November, 1973 at 7:00 A. M.

FIDELITY TITLE COMPANY, INC.

By Anita Mason
Asst. Sec. CFM

Tracer # 21776

FORM 223-021

PAYMENT NOTICE

City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

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

DESCRIPTION AMOUNT

Name

Address

Type

Due Date

Comments:

Date

By