

Case No. BZA 45-83 - Keith L. Anderson - requests an exception to permit the establishment of residential storage warehouses in the "LC" Light Commercial District and generally located on the south side of 13th between Custer and St. Paul.

*Parted
8-15-83
S.P.L.*

ACTION

BZA 45-83 **APPROVED** 9-27-83
DATE

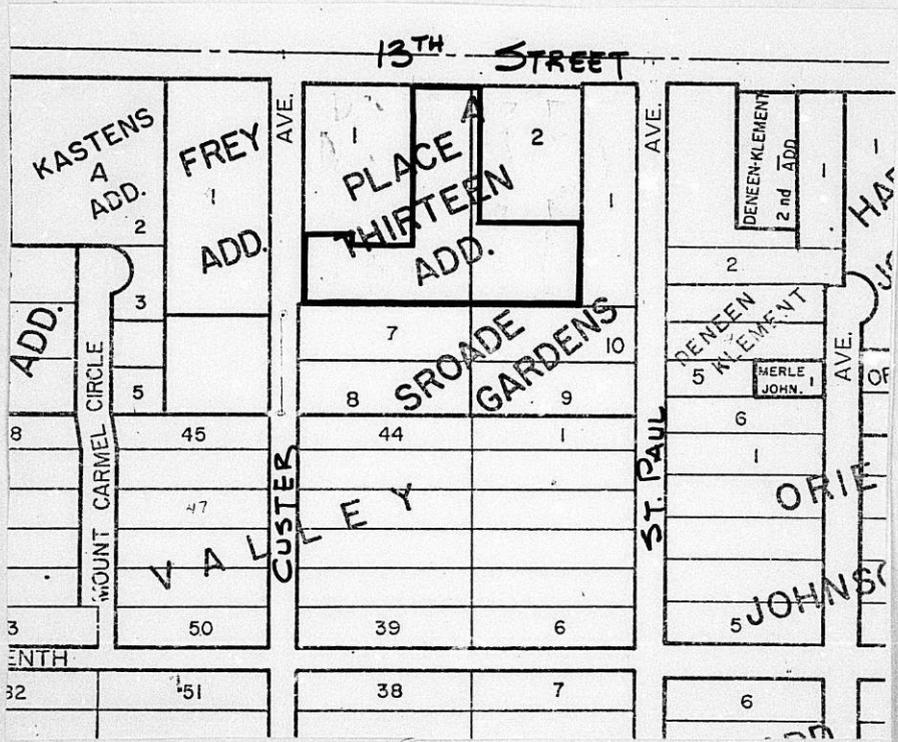
*700' Sec 11-8-83
Checked 11-29
Shot 12-1-83
Record 12-6*

Map No. 5248

BZA 45-83
Filed _____

AREA DATA:

1. Acres: _____ (_____ ft. by _____ ft.)
2. Adjoining Zoning: E LC & BB S AA W BB N LC
3. Land Use: East Off. & Comm. South Res.
West office North Comm.
4. Area (is) (~~is not~~) platted. but needs to be replatted.



LOS ANGELES-CHICAGO-LOGAN, OH
MCMERSON, TX-LOCUST GROVE, GA
U.S.A.

Standard.
No. 2153C

November 2, 1983

Mr. Keith L. Anderson
1125 South Rock Road
Wichita, Ks. 67207

Re: BZA 45-83 - Request for Exception

Dear Mr. Anderson:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on September 27, 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 45-83

WHEREAS, Keith L. Anderson, 1125 South Rock Road, Wichita, Kansas, requests an exception as provided in Section 2.12.590.C, Code of the City of Wichita, to permit the establishment of residential storage warehouses on property zoned the "LC" Light Commercial District and legally described as follows:

Lot 1, except the north 280 feet of the east 100 feet of the west 195 feet, and the north 260 feet of the west 95 feet; and Lot 2, except the east 184 feet of the north 240 feet; all in Block A, Place Thirteen Addition to Wichita, Sedgwick County, Kansas and being platted as Keith Addition to Wichita, Sedgwick County, Kansas. Generally located on the south side of 13th Street between Custer and St. Paul.

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 September 27, 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 "LC" Light Commercial 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 establishment of residential storage warehouses on property zoned the "LC" Light Commercial District legally described as follows:

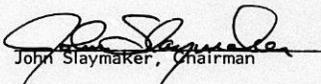
Lot 1, Keith Addition to Wichita, Sedgwick County, Kansas. Generally located on the south side of 13th Street between Custer and St. Paul.

subject to the following conditions:

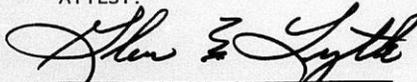
1. Prior to the release of the Resolution authorizing the construction of Residential Storage Warehouses, the applicant shall replat the area included in the application area.
2. A 15' landscaped yard shall be provided along the south property line that is adjacent to the "AA" Single-family Dwelling District.
3. A six to eight foot screening fence, constructed to prevent the passage of light and debris shall be erected along the south of the property 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 the 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 public ingress/egress shall be permitted to/from subject project. That access being from 13th Street. The access to Custer Avenue shall be locked and used by the Fire Department in emergencies only.
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. 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 27th day of September, 1983.


John Slaymaker, Chairman

ATTEST:


Glen E. Lytle, Assistant Secretary

September 30, 1983

Mr. Keith L. Anderson
1125 South Rock Road
Wichita, Ks. 67207

Re: BZA 45-83 - Request for Exception

Dear Mr. Anderson:

At the regular meeting of the Board of Zoning Appeals on September 27, 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, the applicant shall replat the area included in the application area.
2. A 15' landscaped yard shall be provided along the south property line that is adjacent to the "AA" Single-family Dwelling District.
3. A six to eight foot screening fence, constructed to prevent the passage of light and debris shall be erected along the south of the property 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 15' setback from the 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 public ingress/egress shall be permitted to/from subject project. That access being from 13th Street. The access to Custer Avenue shall be locked and used by the Fire Department in emergencies only.
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. All improvements as set forth herein shall be completed prior to the occupancy of the site for a Residential Storage Warehouse Facility.

Page 3

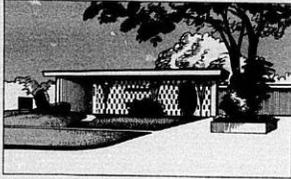
A Resolution setting forth the official action of the Board is being prepared and you will be mailed a copy as soon as you have complied with condition number one above.

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



GILLENWATER CHIROPRACTIC CENTER

E. M. GILLENWATER, JR., D.C., P.A.

(316) 943-3251 / 2909 West 13th Street / Wichita, Kansas 67203

Sept. 27, 1983

Board of Zoning Appeals
First Floor - City Hall
455 North Main
Wichita, Kansas 67202

Re: Board of Zoning Appeals
Case No. 45-83

Dear Sirs:

We are the owners of the doctors' office building and property at 2909 West 13th Street, the south 190 feet of which is adjacent to the property concerned in BZA 45-83. (We purchased this property from Betty M. Blanchat and the deed is in escrow.) The real estate taxes for this property are addressed to Dr. E. M. Gillenwater and Betty M. Blanchat and sent to 2909 West 13th Street. However, neither Mrs. Blanchat nor ourselves received any notice from the City of Wichita of the upcoming BZA 45-83 hearing.

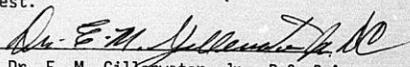
We understand that the storage units planned for this site require "C" zoning but the present zoning is Light Commercial. If BZA 45-83 is approved, the "C" zoning use would be the only such type on West 13th Street from Broadway west to the City limits.

We urge you to deny the request for the exception request by BZA 45-83.

The planned storage units will not be compatible with the other West 13th Street offices, light commercial and especially the residential adjacent to the south and west.

We appreciate your consideration of our request.

Signed


Dr. E. M. Gillenwater, Jr., D.C., P.A.

EMG/dm

THE CITY OF WICHITA

OFFICE OF CITIZEN PARTICIPATION

DATE September 27, 1983

TO Glen Lytle, Special Assistant for Zoning

FROM Dean Kruthof, Administrative Aide III

SUBJECT BZA 45-83, South side of 13th
Street between Custer and St. Paul

At its September 26th meeting, CPD Neighborhood Council Area "N" considered the captioned request for an exception to permit the establishment of residential storage warehouses on property zoned "LC" Light Commercial.

The applicant for the request, Keith L. Anderson, was invited to the meeting but was not in attendance. Charles Bartlett, 1421 N. St. Paul, was present in opposition to the request.

The Council voted, 5-0, to recommend that the requested exception be denied. The members noted that the area is currently undergoing redevelopment and the establishment of residential storage warehouses at the site would inhibit the development of other light commercial uses in the area.

Please provide the Board of Zoning Appeals with the Council's recommendation when this case is considered on September 27th.


Dean Kruthof
Administrative Aide III

DK:sm

SECRETARY'S REPORT
CASE NO. BZA 45-83

APPLICANT: Keith L. Anderson, 1125 South Rock Road,
Wichita, Kansas.

AGENT: None

REQUEST: Exception pursuant to Section 28.04.183.5
Code of the City of Wichita to permit the
construction of Residential Storage Ware-
houses in the "LC" Light Commercial District.

GENERAL LOCATION: On the south side of 13th Street between Custer
and St. Paul.

ZONING: Subject property is zoned the "LC" Light
Commercial District as are the properties to
the west, north and east. To the south is "AA"
One-family Dwelling District.

LAND USE: Subject property is vacant. Property to the
east is developed as offices and an electronic
game room. To the west are residential and
commercial uses. To the south are residential
properties. To the north commercial development.

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 "LC" Light Commercial District. The property is slightly 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 south, therefore the design of the facility must be compatible to the residential development and approved by the Superintendent of Central Inspection. The 15' setback adjacent to the residential district shall be maintained as a landscaped yard.

The applicant is a contract purchaser of the property included in the application. This applicant had submitted applications on two similar areas at this general location. Approximately one year ago, one was subsequently withdrawn after a legal opinion was rendered that disallowed the request because the property was slightly less than the two acre requirement. The second application was withdrawn because the applicant was unable to complete the purchase of the property that was included in the application area.

The applicant has now secured additional land to the west and has agreed to sell, that portion of the property needed for the game room parking, to the adjacent property owner. The property when originally platted was platted into two lots. Now with the shift of property lines, not in conformance of the previous lot split approval, the applicant has been advised he should replot his ownership. Any approval should include such a condition.

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 replat the area included in the application area.
2. A 15' landscaped yard shall be provided along the south property line that is adjacent to the "AA" Single-family Dwelling District.
3. A six to eight foot screening fence, constructed to prevent the passage of light and debris shall be erected along the south of the property 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 15' setback from the 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 public ingress/egress shall be permitted to/from subject project. That access being from 13th Street. The access to Custer Avenue shall be locked and used by the Fire Department in emergencies only.

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. All improvements as set forth herein shall be completed prior to the occupancy of the site for a Residential Storage Warehouse Facility.
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BZA CASE NO. 45-83

1 NOTICES SENT TO APPLICANT/AGENT

 LEGAL ADVERTISEMENT
NOTICES SENT TO MAPC

1 NOTICES SENT TO CPO

26 NOTICES SENT TO ADJOINING PROPERTY OWNERS

28 TOTAL NOTICES SENT 9-7-83

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

September 7, 1983

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA BZA 45-83

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 Keith L. Anderson, 1125 South Rock Road, Wichita, Kansas requesting an exception.

Pursuant to Section 2.12.590.C, of the Code of the City of Wichita, the applicant is requesting an exception to permit the establishment of residential storage warehouses on property zoned "LC" Light Commercial. A legal description of the applicant's property is as follows:

Lot 1, except the north 280 feet of the east 100 feet of the west 195 feet, and the north 260 feet of the west 95 feet; and Lot 2, except the east 184 feet of the north 240 feet; all in Block A, Place Thirteen Addition to Wichita, Sedgwick County, Kansas. Generally located on the south side of 13th Street between Custer and St. Paul.

This application has been assigned Case BZA 45-83. It will be considered by the Board of Zoning Appeals on September 27, 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
CITY OF WICHITA, KANSAS

CASE NO. 45-83
FILED 8-12-83

APPLICATION FOR EXCEPTION

I. Name of Applicant ✓ Keith L. Anderson
Mailing Address 1125 S Rock Rd Phone 681-1711
Name of Authorized Agent _____
Mailing Address _____ Phone _____
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 residential storage
warehouses

on property zoned the "LC" Light Commercial District.
located on the south side of 13th ^{between} and east Custer
and St. Paul.
and legally described as: ~~two commercial lots.~~
Lot 1, except the north 250 feet of the east 100 feet of the west 195 feet, and
the north 260 feet of the west 95 feet, and Lot 2, except the east 184 feet
of the north 240 feet; all in Block A, Phase I subdivision addition to
Wichita, Sedgewick County, Kansas, in the City of Wichita.

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

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

Applicant Keith L. Anderson

Authorized Agent _____

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals, 4:20 pm, August 12, 1983 together with appropriate fee of 200.00.

Signed [Signature]



ANDERSON INVESTMENT CO.
1125 SOUTH ROCK ROAD
WICHITA, KANSAS 67207
(316) 681-1711

Board of Zoning Appeals
City of Wichita
455 N. Main
Wichita, Ks.

C.P.O. COUNCIL N

RE: Application for Exception

Justification for granting the exception to permit construction of residential storage warehouses on property zoned "L.C." Light Commercial District.

1. Studies by appraisers and consultants show a definite need for this service at this location.
2. Surveys of area residents indicate a strong desire to have a facility closer to their dwelling. At present the closest North is 29th and Amidon, South, Maple near West and West Kellogg. These facilities cannot always provide available space to customers who need it quickly.
3. Self Service Storage has proven to be an asset to the neighborhood by providing space inside to store goods that otherwise is stored in yards and garages becoming unsightly and fire hazards.
4. Anderson Mini Storage is an experienced operator owning and managing Seven properties since 1975.
5. Anderson Mini Storage projects are designed as office buildings from the street with emphasis on extra set back space and deluxe landscaping.
6. Our properties are well maintained; buildings, lot and landscape.
7. As many existing trees on the West and South will be saved as possible.
8. Our business generates very little traffic, an average of 5-10 cars per day. Once a customer is in most transactions are handled by mail.
9. We operate the office from 9 A.M. - 6 P.M., 6 days a week with gates open from 7 A.M. to 10 P.M.

10. Night Lights are mounted in interior drives on the buildings.
11. The exterior of the buildings all around the perimeter are solid, no door openings face the neighbors.

In summary we feel we are providing a needed service for this neighborhood and in such a manner and quality that will improve property values and the quality of life for the adjoining property owners.

Sincerely,



KEITH L. ANDERSON
ANDERSON INVESTMENT

COMOTARA MINI STORAGE





ANDERSON INVESTMENT CO.

1125 SOUTH ROCK ROAD
WICHITA, KANSAS 67207
(316) 681-1711

June 15, 1983

Mr. Glen Lytle
MAPD, 10th Floor
455 North Main
Wichita, Kansas 67211

Dear Mr. Lytle:

We are proposing the attached revised site plan of the R.G. Storck Addition Mini Storage development for your consideration.

- A. All of the BZA requirements are included in this plan.
- B. The central set back is approximately the same.
- C. We would use ornamental fence front rather than chain link.
- D. The major difference is that our plan utilizes the entire perimeter for the solid exterior of the buildings which we propose to be stucco finish. This eliminates any view of doors from the neighborhood and the need for chain link fence around the site.
- E. The construction and site plan is nearly the same as 13th Street that was recently approved for mini storage.

In event you do not approve the revision, we will work with the site plan previously submitted by Mr. Sandlian per our agreement with Mr. Sandlian.

Thank you.

Sincerely,


Keith L. Anderson
ANDERSON INVESTMENT COMPANY

KLA:rr

CERTIFICATE OF OWNERSHIP

REALTY TITLE CO., INC., hereby certifies the following to be the true and correct property owners as shown by the last deed of record in the Office of the Register of Deeds, Sedgwick County, Kansas, of:

A 200-foot Radius of: [The south 130' of the West 95' of the east 100' of the west 195' of the south 110' of Lot 1, also, the east 100' of Lot 1, and all of Lot 2, except the east 184' of the north 240', all in Block A, Place Thirteen Addition, Sedgwick County, Kansas.

DESCRIPTION	OWNERS AND ADDRESSES
<u>PLACE THIRTEEN ADDITION</u>	
<u>BLOCK A</u>	
East 100 feet of Lot 1 ^{and all of} Lot 2, except the east 150 feet of the north 200 feet	D Anderson Investment, Inc. 1125 S. Rock Road Wichita, Kansas 67207
The north 260 feet of the west 95 feet and the north 90 feet of the south 200 feet of the east 100 feet of the west 195 feet of Lot 1	✓ Max A. Calvin & Leon S. Talbott 2969 W. 13th Wichita, Kansas 67203
The south 130 feet of the west 95 feet and the east 100 feet of the west 195 feet of the south 110 feet of Lot 1	✓ H. Stan Chilton 300 S. Main Wichita, Kansas 67201
North 200 feet of the east 100 feet of the west 195 feet of Lot 1	✓ Grace Y. Olmstead 733 Litchfield Wichita, Kansas 67203
<u>SROADE GARDENS</u>	
Lot 1	✓ Dr. K.E. Blanchat & Betty M. Blanchat 1816 W. 13th Wichita, Kansas 67203
Lot 7	✓ Enid S. Garren & Jack L. Garren 1310 N. Custer Wichita, Kansas 67203
Lot 8	✓ Edward R. Toles & Donna V. Toles 1300 N. Custer Wichita, Kansas 67203
Lot 9, except the south 10.61 feet	✓ Donald F. Humfeld & Asela M. Humfeld 1301 N. St. Paul Wichita, Kansas 67203
The south 10.61 feet of Lot 9	✓ James F. Grantham & Delores Irene Grantham 1225 N. St. Paul Wichita, Kansas 67203
Lot 10	✓ Melvin M. Hammer 2801 N. St. Clair Wichita, Kansas 67204 <hr/> Crandell E. Hammer 2395 Somerset Wichita, Kansas 67204

<u>DESCRIPTION</u>	<u>OWNERS AND ADDRESSES</u>
<u>BEEDEE'S REPLAT</u>	
Lot 1	✓ Matthew Investment, Inc. 3108 W. 13th St. Wichita, Kansas 67203
Lots 2 & 3	✓ Richard R. Ayesh & Mildred M. Ayesh 2628 Benjamin Wichita, Kansas 67204
Lot 4	✓ Beedee Clay Co., a general partnership c/o Phillip F. Farha Box 18146 Wichita, Kansas 67218
<u>FARHA ADDITION</u> <u>BLOCK 1</u>	
The north 125 feet of Lot 5	✓ <i>1421 N. St. Paul</i> Kansas Counselors, Inc. c/o Charles Bartlett 1622 E. Central ⁰³ Wichita, Kansas 67214
Lot 5, except the north 125 feet thereof	✓ The Universal Motor Fuel, Inc. 520 S. Main <i>2824 N. Ohio</i> Wichita, Kansas 67209
<u>FREY ADDITION</u>	
Lot 1	✓ Kansas Childrens Service League 1365 N. Custer Wichita, Kansas 67203
<u>VALLEY ACRES</u>	
Lot 44	✓ Mary A. Thacker 1220 N. Custer Wichita, Kansas 67203
Lot 1	✓ James F. Grantham & Delores Irene Grantham 1225 N. St. Paul Wichita, Kansas 67203
<u>DENEEN KLEMENT ADDITION</u>	
Lot 2	✓ D. I. Deneen 1316 N. St. Paul Wichita, Kansas 67203
Lot 3	✓ Jeffrey W. Wright Sonya D. Wright 1312 St. Paul Wichita, Kansas 67203
Lot 4	✓ Selso Perez and Diane Perez 1308 N. St. Paul Wichita, Kansas 67203
Lot 5	✓ Glenna H. Coulter & Barbara Jean Norton & Dorlene Guy Overstake & Aldine M. Johnson 1304 N. St. Paul Wichita, Kansas 67203

DESCRIPTION RANGE LAND DESCRIPTIONS	OWNERS AND ADDRESSES
Beginning 247 feet south, of Northwest Corner of NE $\frac{1}{2}$, NE $\frac{1}{4}$, east 257 feet, south 83 feet, west 257 feet, north 83 feet to beginning of Section 13, Township 27 South, Range 1 West.	✓ Patricia A. Courtright 1320 N. St. Paul Wichita, Kansas 67203
Beginning NW/C of the NE/4 of the NE/4 of Sec. 13, Twp. 27S, Rge 1 W; th. East 164'; th. S 139'; th. West 164'; th. North to beginning.	✓ American Oil Co. P.O. Box # 2920 Shawnee Mission, Kansas 66201
Beg. 139' South of the NW/C of the NE/4 of the NE/4 of Sec. 13, Twp. 27S, Rge. 1W; th. East 164'; th. South 108'; th. W 164'; th. North to beg.	D American Oil Co. P.O. Box #2920 Shawnee Mission, Kansas 66201
Beg. 470' South of the NE/C of the NW/4 of NW/4 of the NE/4; thence south 86'; th. W 216'; th. North 86'; th. East 216' to beginning, except 25' for street of Section 13, Township 27S, Range 1 W.	✓ Charles O. Roach 1305 N. Custer Wichita, Kansas 67203
The south 86' of the east 216' of the NW/4 of the NW/4 of the NE/4, except the 25' for street, of Sec. 13, Twp. 27S, Rge. 1W.	3535 Sherwood Glen Developers, Inc. 5535 W. 13th Wichita, Kansas 67203 Returned 9-19-83 Recent 9-19-83

Dated this 3rd day of August, 1983, at 7:00 o'clock A.M.

REALTY TITLE CO., INC.

By Judy Cachard
Judy Cachard

P 12883

Void.

RESOLUTION NO. BZA ⁴⁵⁻⁸³ 21-83

*Shirley
Baker
for reference*

WHEREAS, Keith L. Anderson, 1125 South Rock Road, 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 "LC" Light Commercial District and legally described as follows:

The north 190' of the east 100' of the west 195' of Lot 1, Block A, Place Thirteen Addition to Wichita, Sedgwick County, Kansas; and the east 100' of Lot 1, and all of Lot 2, except the east 184' of the north 240' thereof, Block A, Place Thirteen Addition to Wichita, Sedgwick County, Kansas. Generally located on the south side of 13th Street between St. Paul and Custer Streets.

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 May 31, 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 construction of residential storage warehouses on property zoned the "LC" Light Commercial 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 "LC" Light Commercial District legally described as follows:

The north 190' of the east 100' of the west 195' of Lot 1, Block A, Place Thirteen Addition to Wichita, Sedgwick County, Kansas; and the east 100' of Lot 1, and all of Lot 2, except the east 184' of the north 240' thereof, Block A, Place Thirteen Addition to Wichita, Sedgwick County, Kansas. Now platted as Lot 1, Keith Addition to Wichita, Sedgwick County, Kansas. Generally located on the south side of 13th Street between St. Paul and Custer Streets.

subject to the following conditions:

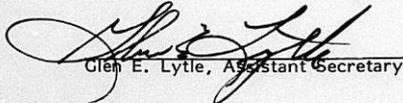
1. Prior to the release of the Resolution authorizing the construction of Residential Storage Warehouses, the applicant shall replat the area included in the application area which must be 2 acres or more.
2. A 15' landscaped yard shall be provided along the south property line that is adjacent to the "AA" Single-family Dwelling District.
3. A six to eight foot screening fence, constructed to prevent the passage of light and debris shall be erected along the south of the property 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 the 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 13th Street.
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. 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 31st day of May, 1983.


Tom Jacobb, Chairman

ATTEST:


Glen E. Lytle, Assistant Secretary

**MICROFILMED
FROM THE BEST
AVAILABLE COPY**

FORM 29-21 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 _____ BY _____

WICHITA - SEDGWICK COUNTY



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

POSTAGE WILL BE PAID BY ADDRESSEE
 RETURN TO SENDER

RECEIVED

SEP 19 1983

METROPOLITAN PLANNING
 ROUTE _____



B2A 45-83

3535
 67203

Sherwood Glen Developers, Inc.
 5535 West 13th
 Wichita, Ks. 67203



67212 →

RETURNED TO DEBITOR
 FOR ENDORSEMENT

12069

*

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

Roll # 2