

Case No. BZA 47-86 - Elvin E. Leedy & Henry E. Voyles request an exception to permit the establishment of a 6-bay self-service car wash on property zoned "LC" Light Commercial & generally located on the N side of MacArthur Rd W of ...

POSTED  
10-23-86 GEL

5343B

200'4 Sec. 12-23-86  
Slot 1-30  
Record ✓

ACTION

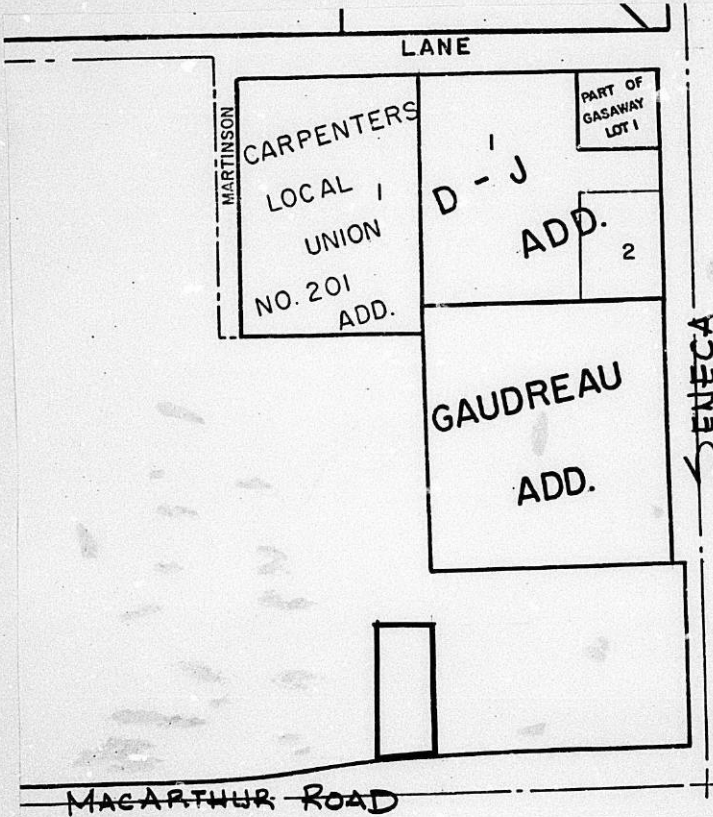
BZA 47-86 APPROVED 11/25/86

Map No. 5343 B

BZA 47-86  
Filed \_\_\_\_\_

AREA DATA:

1. Acres: \_\_\_\_\_ ( \_\_\_\_\_ ft. by \_\_\_\_\_ ft.)
2. Adjoining Zoning: E LC S LC W LC N LC
3. Land Use: East Vacant & K&E Subj. South Undev.  
West Res. North Vacant
4. Area  (is not) platted.



**Smith**  
No. 2153C  
HASTINGS, MN  
LOS ANGELES-CHICAGO-LOGAN, OH  
MCNENSON, TX-LOCUST GROVE, GA  
USA.

Since 1967

**S** SMITH CONSTRUCTION CO., INC.  
PO BOX 13213 WICHITA, KS 67213  
402-637-9181 316-942-7989

GARRETT ADDISON  
Vice President, Sales

**CHIEF**  
CHIEF INDUSTRIES, INC.

August 12, 1987

Garrett Addison  
Smith Construction Co., Inc.  
P. O. Box 13213  
Wichita, Kansas 67213

Re: BZA 47-86 - Request for Exception (On the north side of  
MacArthur and west of Seneca (1218 W. MacArthur)

Dear Mr. Addison:

Enclosed is a signed copy of the Resolution adopted by the Board of  
Zoning Appeals on November 25, 1986.

This Resolution reflects the official action of the Board to grant your  
request and sets out the conditions of approval. It is forwarded to you  
for your information and files. We were notified by the Register of Deeds  
that the plat of Leedy-Voyles Addition was recorded August 7, 1987.

If you have questions concerning this matter, please call our office.

Sincerely,

Jack H. Galbraith  
Secretary

GEL/lw

Enclosure

cc: Elvin E. Leedy, 1025 W. 41st St. South, Wichita, KS 67217  
Henry E. Voyles, 2404 W. 27th St. South, Wichita, KS 67213  
Bob Marsh, Marsh & Associates, 1214 Franklin, Wichita, KS 67203  
Monty Robson, Superintendent of Central Inspection (2)  
Dale Rea, Deputy City Clerk

RESOLUTION CASE NO. 47-86

WHEREAS, Elvin E. Leedy, 1025 W. 41st Street South, and Henry E. Voyles, 2404 W. 27th Street South, Wichita, Kansas, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit the establishment of a six-bay self-service car wash on property zoned the "LC" Light Commercial District and legally described as follows:

A tract beginning 466.69 feet West of the Southeast corner of the Southeast Quarter of Section 7, Township 28 South, Range 1 East of the 6th P. M., thence West along the South line, 102 feet; thence North parallel with the East line, 300 feet, thence East 102 feet; thence South parallel with the East line, 300 feet to the point of beginning, except right of way for street. Being platted as Leedy-Voyles Addition to Wichita, Sedgwick County, Kansas. Generally located on the north side of MacArthur Road and west of Seneca (1218 West MacArthur).

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 November 25, 1986, 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 a self service car wash on property zoned the "LC" Light Commercial District; subject to the conditions outlined in Section 28.04.183.4, 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 a six-bay self-service car wash on property zoned the "LC" Light Commercial District and legally described as follows:

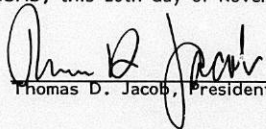
A tract beginning 466.69 feet West of the Southeast corner of the Southeast Quarter of Section 7, Township 28 South, Range 1 East of the 6th P. M., thence West along the South line, 102 feet; thence North parallel with the East line, 300 feet, thence East 102 feet; thence South parallel with the East line, 300 feet to the point of beginning, except right of way for street. Being platted as Leedy-Voyles Addition to Wichita, Sedgwick County, Kansas. Generally located on the north side of MacArthur Road and west of Seneca (1218 West MacArthur).

subject to the following conditions:

1. Prior to the release of the Resolution authorizing the issuance of any permits, the applicant shall complete the platting of the property.
2. All of the area to be used for circulation, holding spaces, parking spaces and all ingress and egress drives, including common access drives, shall be surfaced with asphalt, concrete or asphaltic concrete and be maintained in good condition.
3. All lights shall be shielded to reflect or direct light away from adjacent property. No string-type lighting or banners shall be permitted.
4. Signs shall be limited to that permitted by the zoning ordinance for the "LC" Light Commercial District.

5. No sound projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
6. Off-street holding spaces shall be provided on the property at the ratio of not less than four holding spaces for each self service car washing stall.
7. Off-street drying spaces shall be provided on the property at the ratio of not less than two parking spaces for each self service car washing stall.
8. One off-street parking space shall be provided for each two employees.
9. All parking spaces and drying spaces shall have adequate guards or curbs to prevent the extension of overhanging of vehicles beyond property lines, surfaced driveways and parking spaces.
10. All circulation drives adjacent to public right-of-way shall be provided with adequate guards to prevent vehicles from driving over the adjacent sidewalks.
11. Grades shall be established on the property to prevent the intrusion of surface drainage from entering the sanitary sewer. This shall include a roof over the car wash bays and the installation of the mud trap at a location under the roof or at a grade satisfactory to the Superintendent of Sewer Maintenance.
12. The area shall be properly policed through daily inspection by the owner or operator to insure proper maintenance and removal of trash or other debris.
13. The applicant shall provide adequate signs to indicate direction of circulation on the property so that the customers will comply with the approved plan. This should also include striping of the lot to indicate parking and drying spaces and arrows to indicate direction for travel in the holding spaces.
14. All of the above conditions of approval must be complied with within 180 days of the release of the the Resolution, or the Resolution shall become null and void.

ADOPTED AT WICHITA, KANSAS, this 25th day of November, 1986.

  
Thomas D. Jacob, President

ATTEST:


  
Glen E. Lytle, Assistant Secretary

7-15-87

Bob Marsh

Mgr. in Assoc. Architects  
1215 Franklin St. Sch. 2  
67203

Send copy  
of transmittal  
letter and  
resolution



**IMPORTANT MESSAGE**

FOR Shirley  
DATE 5-12-87 TIME 9:30 A.M.  
P.M.

**WHILE YOU WERE AWAY**

OF Jay Woodward

PHONE No. 4477/2394

TELEPHONED	<input checked="" type="checkbox"/>	PLEASE CALL	<input type="checkbox"/>
CALLED TO SEE YOU	<input type="checkbox"/>	WILL CALL AGAIN	<input type="checkbox"/>
WANTS TO SEE YOU	<input type="checkbox"/>	RETURNED YOUR CALL	<input type="checkbox"/>

MESSAGE No Permit issued -  
22A can plat by mistake -  
Plat not recorded -  
Please avoid after plat is  
recorded.  
SIGNED [Signature]

FORM 000-017

Garret  
Smith  
P. O.  
Wichit

Re:

Dear

At th  
1986,  
the E

*Leedy-Vogel  
Additional  
recorded 8-7-8*

2.

drives, shall be surfaced with concrete and be maintained in good condition.

3. All lights shall be shielded to reflect or direct light away from adjacent property. No string-type lighting or banners shall be permitted.
4. Signs shall be limited to that permitted by the zoning ordinance for the "LC" Light Commercial District.
5. No sound projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
6. Off-street holding spaces shall be provided on the property at the ratio of not less than four holding spaces for each self service car washing stall.
7. Off-street drying spaces shall be provided on the property at the ratio of not less than two parking spaces for each self service car washing stall.

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November 26, 1986

Garrett Addison  
Smith Construction Co., Inc.  
P. O. Box 13213  
Wichita, Kansas 67213

Re: BZA 47-86 - Request for Exception (On the north side of  
MacArthur and west of Seneca (1218 West MacArthur)

Dear Mr. Addison:

At the regular meeting of the Board of Zoning Appeals on November 25,  
1986, your request for an exception was considered. It was the action of  
the Board to grant the request subject to the following conditions:

- Lecky-Vogel  
Additions  
recorded 8-7-87*
- Prior to the release of the Resolution authorizing the issuance of  
any permits, the applicant shall complete the platting of the  
property.
2. All of the area to be used for circulation, holding spaces, parking  
spaces and all ingress and egress drives, including common access  
drives, shall be surfaced with asphalt, concrete or asphaltic  
concrete and be maintained in good condition.
  3. All lights shall be shielded to reflect or direct light away from  
adjacent property. No string-type lighting or banners shall be  
permitted.
  4. Signs shall be limited to that permitted by the zoning ordinance for  
the "LC" Light Commercial District.
  5. No sound projecting devices or loudspeakers shall be used so as to  
be heard outside of any structure.
  6. Off-street holding spaces shall be provided on the property at the  
ratio of not less than four holding spaces for each self service car  
washing stall.
  7. Off-street drying spaces shall be provided on the property at the  
ratio of not less than two parking spaces for each self service car  
washing stall.

8. One off-street parking space shall be provided for each two employees.
9. All parking spaces and drying spaces shall have adequate guards or curbs to prevent the extension of overhanging of vehicles beyond property lines, surfaced driveways and parking spaces.
10. All circulation drives adjacent to public right-of-way shall be provided with adequate guards to prevent vehicles from driving over the adjacent sidewalks.
11. Grades shall be established on the property to prevent the intrusion of surface drainage from entering the sanitary sewer. This shall include a roof over the car wash bays and the installation of the mud trap at a location under the roof or at a grade satisfactory to the Superintendent of Sewer Maintenance.
12. The area shall be properly policed through daily inspection by the owner or operator to insure proper maintenance and removal of trash or other debris.
13. The applicant shall provide adequate signs to indicate direction of circulation on the property so that the customers will comply with the approved plan. This should also include striping of the lot to indicate parking and drying spaces and arrows to indicate direction for travel in the holding spaces.
14. All of the above conditions of approval must be complied with within 180 days of the release of the the Resolution, or the Resolution shall become null and void.

I will be in a position to release the resolution authorizing this exception once the plat is completed and recorded. You have been advised by this department of the conditions that need to be complied with prior to the forwarding of the plat to the City Commission for final approval. Until such plat is completed and the resolution is released, no building permit should be issued.

If you have questions concerning this matter, please call our office.

Sincerely yours,

Glen E. Lytle  
Assistant Secretary

GEL:lw

cc: Elvin E. Leedy, 1025 W. 41st St. South, Wichita, KS 67217  
Henry E. Voyles, 2404 W. 27th St. South, Wichita, KS 67213  
Monty Robson, Superintendent of Central Inspection (2)  
Dale Rea, Deputy City Clerk

THE CITY OF WICHITA

OFFICE OF Citizen Participation      DATE    November 25, 1986

TO      Glen Lytle, Special Assistant for Zoning

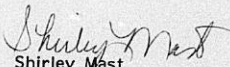
FROM    Shirley Mast, Administrative Aide III

SUBJECT    BZA 47-86: North side of  
             MacArthur and west of Seneca  
             1218 West MacArthur

CPO Council "C" considered the captioned case at its November 24 meeting and voted 6-0 to recommend that the exception to permit the establishment of a six-bay self-service car wash be approved.

The applicant, Elvin E. Leedy, was present to explain the request and respond to questions from the Council. No adjoining property owners or area residents were present concerning the case.

Please provide the Council's recommendation to the Board of Zoning Appeals when the case is considered at the November 25th meeting.

  
Shirley Mast  
Administrative Aide III

SM:dm  
Noted

 for AKM

Annie K. Montgomery  
CRS Director

SECRETARY'S REPORT  
CASE NO. BZA 47-86

APPLICANT: Elvin E. Leedy, 1025 West 41st Street South and Henry E. Voyles, 2404 West 27th Street South, Wichita, KS

AGENT: Smith Construction Co., Inc., P. O. Box 13213, Wichita, KS 67213

REQUEST: Exception pursuant to Section 28.04.183.4 Code of the City of Wichita to permit the establishment of a self service car wash.

GENERAL LOCATION: On the north side of MacArthur and west of Seneca (1218 West MacArthur).

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

LAND USE: Subject property is vacant as is the property to the north. To the east is a K G & E substation and vacant land. To the west is residential and to the south a mixture of commercial, residential and undeveloped land.

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 28.04.183.4 can be complied with.

COMMENTS BY THE SECRETARY:

The applicant is requesting an exception so that the property can be developed as a self-service car wash. The present plans indicate that there will be four self service car wash bays constructed at the present time and two additional bays in the future. There is adequate land to comply with the requirements of the ordinance of 7500 square feet per bay and the property is located, and has access from an arterial street (MacArthur).

Both ingress and egress will be provided by a 30-foot driveway approach located near the center of the property. The required holding spaces will be along the east side of the structure and exiting will be to the west with the drying spaces adjacent to the west property line. The site plan has been reviewed and approved by the Traffic Engineers office.

RECOMMENDATION:

Should the Board determine that the proposed use is appropriate at this location, then it is the recommendation of the Secretary that the exception be approved subject to the following conditions:

1. Prior to the release of the Resolution authorizing the issuance of any permits, the applicant shall complete the platting of the property.
2. All of the area to be used for circulation, holding spaces, parking spaces and all ingress and egress drives, including common access drives, shall be surfaced with asphalt, concrete or asphaltic concrete and be maintained in good condition.
3. All lights shall be shielded to reflect or direct light away from adjacent property. No string-type lighting or banners shall be permitted.
4. Signs shall be limited to that permitted by the zoning ordinance for the "LC" Light Commercial District.

5. No sound projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
6. Off-street holding spaces shall be provided on the property at the ratio of not less than four holding spaces for each self service car washing stall.
7. Off-street drying spaces shall be provided on the property at the ratio of not less than two parking spaces for each self service car washing stall.
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14. All of the above conditions of approval must be complied with within 180 days of the release of the the Resolution, or the Resolution shall become null and void.

BZA CASE NO. 47-86

3 NOTICES SENT TO APPLICANT/AGENT  
14 LEGAL ADVERTISEMENT SENT TO MAPC & BZA  
1 NOTICES SENT TO CPO  
5 NOTICES SENT TO ADJOINING PROPERTY OWNERS  
9 TOTAL NOTICES SENT 11/4/86

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

November 3, 1986

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 47-86

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 Elvin E. Leedy, 1025 W. 41st Street South, and Henry E. Voyles, 2404 W. 27th Street South, 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 a six-bay self-service car wash on property zoned the "MLC" Light Commercial District. A legal description of the applicant's property is as follows:

A tract beginning 466.69 feet West of the Southeast corner of the Southeast Quarter of Section 7, Township 28 South, Range 1 East of the 6th P. M., thence West along the South line, 102 feet; thence North parallel with the East line, 300 feet, thence East 102 feet; thence South parallel with the East line, 300 feet to the point of beginning, except right of way for street. Being platted as Leedy-Voyles Addition to Wichita, Sedgwick County, Kansas. Generally located on the north side of MacArthur Road and west of Seneca (1218 West MacArthur).

This application has been assigned Case No. BZA 47-86. It will be considered by the Board of Zoning Appeals on November 25, 1986 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.

Glen E. Lytle  
Assistant Secretary

WED  
11:00 AM

BOARD OF ZONING APPEALS CASE NO. \_\_\_\_\_

CITY OF WICHITA, KANSAS FILED \_\_\_\_\_

APPLICATION FOR EXCEPTION

I. Name of Applicant Elvin E. Leedy & Henry E. Voyles  
 Leedy Voyles Leedy- 522-3974  
 Mailing Address 1025 W. 41st S. 2404 W. 27th S Phone Voyles- 942-5895  
 Name of Authorized Agent SMITH CONSTRUCTION CO., INC.  
 Mailing Address P.O. Box 13213 W.K. 67213 Phone 942-0645  
 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 self service car wash

\_\_\_\_\_ on property zoned light commercial,  
 located 1218 W. Mac Arthur and legally  
 described as: see attached sheet

\_\_\_\_\_ and being replatted as Leedy-Voyles Addition, 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. 39-285); and that the appropriate fee is here-with 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 Elvin E. Leedy - Henry E. Voyles  
 Authorized Agent Samuel D. Smith, Jr.  
SMITH CONSTR. CO. INC.

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals, 11:30 a.m. (3:00 p.m.), Oct 1, 1986  
 together with appropriate fee of 400.00.

Signed [Signature]

BOARD OF ZONING APPEALS

CASE NO. \_\_\_\_\_

CITY OF WICHITA, KANSAS

FILED \_\_\_\_\_

A tract beginning 466.69 feet West of the Southeast corner of the Southeast Quarter of Section 7, Township 28 South, Range 1 East of the 6th P.M., thence West along the South line, 102 feet; thence North parallel with the East line, 300 feet, thence East 102 feet; thence South parallel with the East line, 300 feet to the point of beginning, except right of way for street.

OWNERSHIP LIST

Tract Description	Property Owner
Beginning at a point 625 feet East of the Southwest corner of the Southeast Quarter of the Southeast Quarter of Section 7, Township 28 South, Range 1 East 6th P.M., thence North 300 feet, thence West 130 feet, thence North 1020 feet, thence East 358.31 feet, thence South 1320 feet, thence West 228.31 feet to point of beginning, except that part platted as Revival Road Baptist Church Addition and except road R.O.W.	✓ Vernon E. Galyardt 8325 E. 61st St. N. Wichita, KS 67226
A tract beginning 466.69 feet West of the Southeast corner of the Southeast Quarter of Section 7, Township 28 South, Range 1 East of the 6th P.M., thence West along the South line, 102 feet; thence North parallel with the East line, 300 feet, thence East 102 feet; thence South parallel with the East line, 300 feet of the point of beginning, except right of way for street.	✓ Solar Systems, Inc. (Notice Of Interest) 555 N. Woodlawn, Ste. 1-207 Wichita, KS 67208
Beginning at the Southeast corner of Section 7, Township 28 South, Range 1 East of the 6th P.M., thence West 466.69 feet, thence North parallel to the East line of Section 7, 386.46 feet, thence East 466.69 feet, thence South 386.64 feet to point of beginning.	✓ Kansas Gas and Electric Co. 201 N. Market Wichita, KS 67202
Beginning 495 feet East of the Southeast corner of the Southeast Quarter of the Southeast Quarter of Section 7, Township 28 South, Range 1 East of the 6th P.M., thence North 300 feet, East 130 feet, South 300 feet, West 130 feet to beginning.	✓ Walter F. Loger Laura E. Loger 1310 W. MacArthur Wichita, KS 67216

Lot	Addition	Property Owner
The South 272.39 feet of Lot 1	Gaudreau Addition	✓ S & G Investment Group 230 S. Market Wichita, KS 67202

We hereby certify the foregoing to be a true and correct list of the property owners of the hereinbefore described tracts and lot within a 200 foot radius of:

A tract beginning 466.69 feet West of the Southeast corner of the Southeast Quarter of Section 7, Township 28 South, Range 1 East of the 6th P.M., thence West along the South line, 102 feet; thence North parallel with the East line, 300 feet, thence East 102 feet; thence South parallel with the East line, 300 feet of the point of beginning, except right of way for street.

as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 18th day of September, 1986, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

*Mary Gable*

By  
Sr. Vice President

Order No: 368160  
ns

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

November 3, 1986

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 47-86

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This application has been assigned Case No. BZA 47-86. It will be considered by the Board of Zoning Appeals on November 25, 1986 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.

Glen E. Lytle  
Assistant Secretary

WICHITA - SEDGWICK COUNTY

BOARD OF ZONING APPEALS  
CITY HALL - TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1088

PRESORTED  
FIRST-CLASS



RECEIVED

NOV 10 1986

METROPOLITAN PLANNING

ROUTE  \_\_\_\_\_  
 \_\_\_\_\_

Solar Systems, Inc.  
555 N. Woodlawn, Suite 1-207  
Wichita, KS 67208

SOL 55 14062171 RETURN TO SENDER  
SOLAR SYSTEMS INC  
1218 W MACARTHUR  
WICHITA KS 67217-2734  
RETURN TO SENDER

**MICROFILMED  
FROM THE BEST  
AVAILABLE COPY**

FORM 29-201 PAYMENT NOTICE  
City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Flec	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 Hall Fees	7400.00

NAME \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 FUND \_\_\_\_\_ DUE DATE \_\_\_\_\_  
 COMMENTS \_\_\_\_\_  
 DATE 11/17/86 BY [Signature]

WICHITA - SEDGWICK COUNTY  
 BOARD OF ZONING APPEALS  
 CITY HALL - TENTH FLOOR  
 455 NORTH MAIN STREET  
 WICHITA, KANSAS 67202-1688

**RECEIVED**

NOV 17 1986

METROPOLITAN PLANNING  
 ROUTE  \_\_\_\_\_  
 \_\_\_\_\_

Vernon E. Galvardt  
 8325 E. 61st St. North  
 Wichita, KS 67226

PRESORTED  
 FIRST-CLASS



NO SUCH  
 NUMBER  
 RETURN TO SENDER



47-86

BOARD OF ZONING APPEALS  
CITY OF WICHITA, KANSAS

CASE NO. \_\_\_\_\_  
FILED \_\_\_\_\_

A tract beginning 466.69 feet West of the Southeast corner of the Southeast Quarter of Section 7, Township 28 South, Range 1 East of the 6th P.M., thence West along the South line, 102 feet; thence North parallel with the East line, 300 feet, thence East 102 feet; thence South parallel with the East line, 300 feet to the point of beginning, except right of way for street. Being replatted as Leedy-Voyles Addition.

BOARD OF ZONING APPEALS

CASE NO. \_\_\_\_\_

CITY OF WICHITA, KANSAS

FILED \_\_\_\_\_

A tract beginning 466.69 feet West of the Southeast corner of the Southeast Quarter of Section 7, Township 28 South, Range 1 East of the 6th P.M., thence West along the South line, 102 feet; thence North parallel with the East line, 300 feet, thence East 102 feet; thence South parallel with the East line, 300 feet to the point of beginning, except right of way for street. Being replatted as Leedy-Voyles Addition.

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

Roll # 3