

Case No. BZA 50-83 - Keith L. Anderson-  
Requests an exception to permit the  
establishment of residential storage  
warehouses on property zoned the "LC"  
Light Commercial District and generally  
located on the north side of 21st Street  
and east of Pinecrest.

POSTED  
9-23-83  
SGL

ACTION

BZA 50-83 APPROVED

10/25/83  
DATE

DATE

WICHITA  
LAND  
\$8500

200'4 Sec. 38-84

Shot 3:00  
Record ✓

59-84

Posted  
9-23-83  
GEL

# ACTION

B.Z.A. 50-83 APPROVED 10/25/83  
DATE

Case No. BZA 50-83 - Keith L. Anderson -  
Requests an exception to permit the  
establishment of residential storage  
warehouses on property zoned the "LC"  
Light Commercial District and generally  
located on the north side of 21st Street  
and east of Pinecrest.

WICHITA LAND ~~ACT~~  
5850 C

200'4 Sec. 3-8-84

Shot 3-80

Record

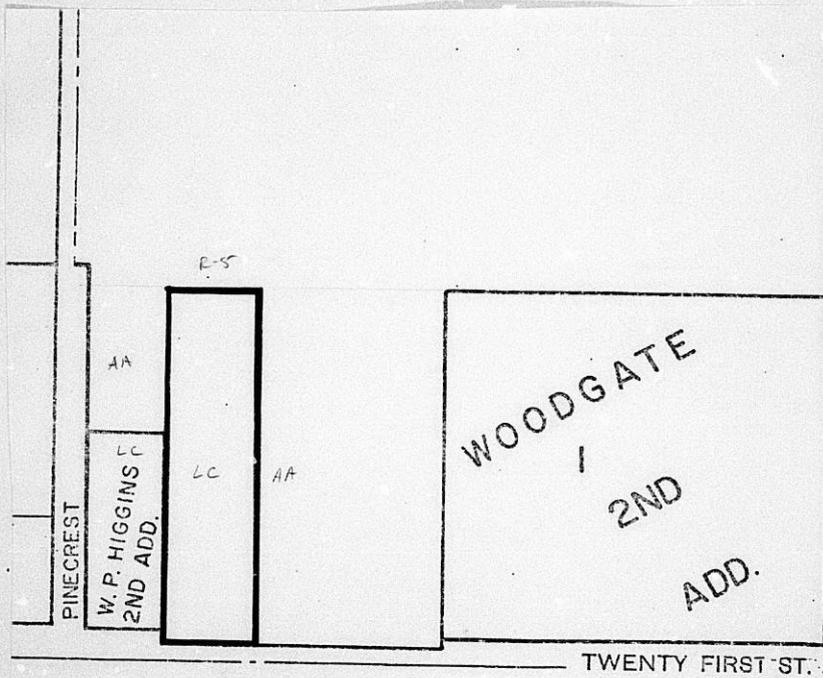
See 57-84

Map No. 5850

BZA 50-83  
Filed \_\_\_\_\_

AREA DATA:

1. Acres: \_\_\_\_\_ ( \_\_\_\_\_ ft. by \_\_\_\_\_ ft.)
2. Adjoining Zoning: E AA S BB W AA/LC N R-5
3. Land Use: East \_\_\_\_\_ South \_\_\_\_\_  
West \_\_\_\_\_ North \_\_\_\_\_
4. Area (~~is~~) (is not) platted.  
*but in process*



LOS ANGELES CHICAGO LOGAN, OH  
MCARESON, TX-LUCYUST GROVE, GA  
U.S.A.

**Shiloh**  
No. 2153C

HASTINGS, MN

January 31, 1984

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

Re: BZA 50-83 - Request for Exception

Dear Mr. Anderson:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on October 25, 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 50-83

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:

The east half of the west half of the south half of the west half of the southeast Quarter of Section 1, Township 27 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas; being platted as Lot 1, Wichita Land Addition to Wichita, Kansas. Generally located on the north side of 21st Street and east of Pinecrest.

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 October 25, 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:

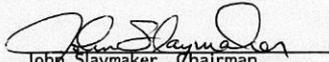
The east half of the west half of the south half of the west half of the southeast Quarter of Section 1, Township 27 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas; being platted as Lot 1, Wichita Land Addition to Wichita, Kansas. Generally located on the north side of 21st Street and east of Pinecrest.

subject to the following conditions:

1. Prior to the release of the Resolution authorizing the construction of Residential Storage Warehouses, the applicant shall complete the plat of Wichita Land Addition which is necessary to establish "LC" Light Commercial Zoning on the property. A total development plan of the entire parcel shall also be submitted for approval by the Secretary that is in conformance with the ordinance and all conditions established herein.
2. A 15' landscaped yard shall be provided along all property lines that are adjacent to any Residential zoning district.
3. A six to eight foot screening fence, constructed to prevent the passage of light and debris shall be erected along the east, north and west property lines at the required 15' setback line wherever the buildings do not provide the screening. Said fence shall be constructed of either brick, stone, architectural tile, masonry, wood or other similar material (not including woven wire).
4. The remainder of the property shall be fenced in some manner for security and control provisions, preferably of a material compatible with the design of the building, but at the option of the applicant.
5. Any side of the buildings providing access to storage areas shall maintain a 25' setback from 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 adjacent to 21st Street. 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 21st Street. Any access deemed necessary by the Fire Department other than 21st Street shall be provided by dedicated fire lane easements and any gates necessary for Fire Department use shall be kept locked and used only in emergencies.
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 25th day of October, 1983.

  
John Slaymaker, Chairman

ATTEST:

  
Glen E. Lytle, Assistant Secretary

October 26, 1983

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

Re: BZA 50-83 - Request for Exception

Dear Mr. Anderson:

At the regular meeting of the Board of Zoning Appeals on October 25, 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 complete the plat of Wichita Land Addition which is necessary to establish "LC" Light Commercial Zoning on the property. A total development plan of the entire parcel shall also be submitted for approval by the Secretary that is in conformance with the ordinance and all conditions established herein.
2. A 15' landscaped yard shall be provided along all property lines that are adjacent to any Residential zoning district.
3. A six to eight foot screening fence, constructed to prevent the passage of light and debris shall be erected along the east, north and west property lines at the required 15' setback line wherever the buildings do not provide the screening. Said fence shall be constructed of either brick, stone, architectural tile, masonry, wood or other similar material (not including woven wire).
4. The remainder of the property shall be fenced in some manner for security and control provisions, preferably of a material compatible with the design of the building, but at the option of the applicant.
5. Any side of the buildings providing access to storage areas shall maintain a 25' setback from 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 adjacent to 21st Street. 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 21st Street. Any access deemed necessary by the Fire Department other than 21st Street shall be provided by dedicated fire lane easements and any gates necessary for Fire Department use shall be kept locked and used only in emergencies.
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.

Page 3

19. All improvements as set forth herein shall be completed prior to the occupancy of the site for a Residential Storage Warehouse Facility.

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

**THE CITY OF WICHITA**  
**OFFICE OF CITIZEN PARTICIPATION**

**DATE** October 21, 1983

**RECEIVED**

**OCT 21 1983**

**TO** Glen Lytle, Special Assistant for Zoning  
**FROM** Dean Kruihof, Administrative Aide III

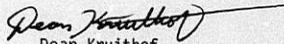
**METROPOLITAN PLANNING**  
**ROUTE**  \_\_\_\_\_  
 \_\_\_\_\_

**SUBJECT** BZA 50-83, North of 21st Street  
East of Pinecrest

At its October 18th, CPO Neighborhood Council Area "I" considered the captioned request for an exception to allow residential storage warehouses on property zoned "LC" Light Commercial. The applicant, Keith Anderson, was present to discuss the case. No area residents or property owners were present concerning the case.

The Council voted unanimously, 8-0, to recommend that the exception be approved subject to the BZA Secretary's recommendations.

Please provide the Council's recommendation to the Board of Zoning Appeals when it considers the case at its October 25th meeting.

  
Dean Kruihof  
Administrative Aide III

DK:sm

SECRETARY'S REPORT  
CASE NO. BZA 50-83

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  
establishment of residential storage ware-  
houses in the "LC" Light Commercial District.

GENERAL LOCATION: On the north side of 21st Street and east of  
Pinecrest.

ZONING: Subject property has been approved the "LC"  
Light Commercial. Property to the east is  
"AA" One-family residential. To the south is  
"BB" Office and to the west is "LC" and "AA".  
Property to the north has been approved for  
"R-5" General Residence District.

LAND USE: Subject property is vacant as are the pro-  
perties to the north and east. Commercial  
development to the west and offices to the  
south.

JURISDICTION:

The Board has jurisdiction to consider the 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 over 2 acres in size which meets the minimum requirement set forth in the zoning ordinance. The property is adjacent to residential zoning on the north and east, therefore the design of the facility must be compatible to residential development and approved by the Superintendent of Central Inspection. The 15' setback adjacent to the residential district shall be maintained as a landscaped yard. In addition, a portion of the property to the west is also residential, but used by the Telephone Company as a relay tower location.

The submitted site plan shows only part of the site being developed with residential storage warehouses and does not indicate what the remainder will be. This is partly due to the existing zoning on the Telephone Company property that is still zoned the "AA" One-family Dwelling District, and would require a 15 foot landscaped yard adjacent thereto as well as the north property line.

Prior to the release of the resolution authorizing the issuance of permits for the construction of the facility, a total development plan should be submitted in accordance with all regulations. If the applicant wishes to stage the construction and occupancy of the facility, some schedule should be set for the total completion of a minimum of 2 acres of residential storage warehouses. It will also be necessary to complete the plat which is required before the zoning would become effective.

RECOMMENDATION:

Should the Board determine that Residential Storage Warehouses are appropriate at this location, then it is the Secretary's recommendation that the application be approved subject to the following conditions:

1. Prior to the release of the Resolution authorizing the construction of Residential Storage Warehouses, the applicant shall complete the plat of Wichita Land Addition which is necessary to establish "LC" Light Commercial Zoning on the property. A total development plan of the entire parcel shall also be submitted for approval by the Secretary that is in conformance with the ordinance and all conditions established herein.
2. A 15' landscaped yard shall be provided along all property lines that are adjacent to any Residential zoning district.
3. A six to eight foot screening fence, constructed to prevent the passage of light and debris shall be erected along the east, north and west property lines at the required 15' setback line wherever the buildings do not provide the screening. Said fence shall be constructed of either brick, stone, architectural tile, masonry, wood or other similar material (not including woven wire).
4. The remainder of the property shall be fenced in some manner for security and control provisions, preferably of a material compatible with the design of the building, but at the option of the applicant.
5. Any side of the buildings providing access to storage areas shall maintain a 25' setback from 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.
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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 21st Street. Any access deemed necessary by the Fire Department other than 21st Street shall be provided by dedicated fire lane easements and any gates necessary for Fire Department use shall be kept locked and used only in emergencies.
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19. All improvements as set forth herein shall be completed prior to the occupancy of the site for a Residential Storage Warehouse Facility.

-----



**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.

RE: Application for Exception  
To Allow Residential Storage  
Warehouses N. Side of 21st  
150 E. of Pinecrest

Justification for granting the exception to permit construction of residential storage warehouses on property zoned "L.C." Light Commercial District. Pending Z2528 SD83-66

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 is 33rd & Hillside and 34th and N. Rock Road. 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. Adjacent to the west is a strip center consisting of food and bars and a Southwestern Bell tower. To the east is vacant land.
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.

-2-

9. We operate the office from 9 A.M. to 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

BZA CASE NO. 50-83

1 NOTICES SENT TO APPLICANT/AGENT

10 <sup>Legal Adv.</sup>  
~~NOTICES~~ SENT TO MAPC

1 NOTICES SENT TO CPO

11 NOTICES SENT TO ADJOINING PROPERTY OWNERS

13 TOTAL NOTICES SENT 10-5-83

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

October 5, 1983

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 50-83

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 on property zoned "LC" Light Commercial District. A legal description of the applicant's property is as follows:

The east half of the west half of the south half of the west half of the southeast Quarter of Section 1, Township 27 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas; being platted as Lot 1, Wichita Land Addition to Wichita, Kansas. Generally located on the north side of 21st Street and east of Pinecrest.

This application has been assigned Case BZA 50-83. It will be considered by the Board of Zoning Appeals on October 25, 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. 50-83  
FILED 9-15-83

APPLICATION FOR EXCEPTION

I. Name of Applicant KEITH L. ANDERSON  
Mailing Address 1125 So. 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 north side of 21st St. and east of Pinecrest  
and legally described as:

The east half of the west half of the south  
half of the west half of the southeast Quarter  
of the Southwest Quarter of Section 1,  
Township 27 South, Range 1 East of the 6th P.M., Wichita Land Adm.  
Sedgwick County, Kansas; being platted as Lot 1, in the City of Wichita.

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

- a. That he has received an instruction sheet concerning the filing and hearing of this matter;
- b. That he has been advised of the fee requirements established by Section 2.12.580 of the Code of the City of Wichita (Ordinance No. 36-596); and that the appropriate fee is herewith tendered;
- c. That all documents are attached hereto as noted in paragraphs 2, 3, and 4 of the instructions;
- d. That he has been advised of his right to bring action in the District Court of Sedgwick 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, 4:30 (~~4:30~~ p.m.), SEPT. 15, 1983, together with appropriate fee of \$200.00.

Signed A. Lytle



**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.

RE: Application for Exception  
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Warehouses N. Side of 21st  
150 E. of Pinecrest

Justification for granting the exception to permit construction of residential storage warehouses on property zoned "L.C." Light Commercial District. Pending Z2528 SDB3-66

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 is 33rd & Hillside and 34th and N. Rock Road. 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. Adjacent to the west is a strip center consisting of food and bars and a Southwestern Bell tower. To the east is vacant land.
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.

-2-

9. We operate the office from 9 A.M. to 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

O W N E R S H I P L I S T

Property Description

Property Owner

Lot 1, except the north 140 feet, &  
the north 140 feet of lot 1, W. P. Higgins  
2nd Addition

V. E. Lygrisse  
1945 Porter  
A-57-  
Wichita, Kansas  
67203  
*Returned 10-11-83*

The east half of the east half of the  
south half of the west half of the south-  
east Quarter of the Southwest Quarter  
of Section 1-27-1E

Caliendo Investment  
Corp.  
400 N. Woodlawn  
Wichita, Kansas  
67208

The east half of the west half of the south  
half of the west half of the Southeast  
Quarter of the Southwest Quarter, Section  
1-27-1E

Wichita Land Associates  
Inc.  
9323 E. Harry  
Wichita, Kansas  
67207

The south half of the Northwest Quarter of  
the Southeast Quarter of the Southwest  
Quarter, except the west 30 feet of the  
south 56.69 feet for street, Case 80C-1563  
Section 1-27-1E

Same as above

The west half of the east half of the south  
half of the west half of the Southeast  
Quarter of the Southwest Quarter  
Section 1-27-1E

Ralph M. Holmes  
P. O. Box 66  
Offerle, Kansas  
67563

~~Rev. Paul F. Holmes~~  
address unknown

The north 262.91 feet of the west  
half of the west half of the south  
half of the west half of the  
Southeast Quarter of the Southwest  
Quarter of Section 1-27-1E &  
a perpetual east described as  
the west 12 feet of the north 370.315  
feet of the south 400.315 feet of the  
west half of the west half of the  
south half of the southeast Quarter  
of the Southwest Quarter.

Southwestern Bell  
Telephone Co.  
154 N. Broadway  
Wichita, Kansas  
67202

Lot 5, University Gardens 2nd Addition

Arthur F. Reeves  
901 Hazeldine  
Albuquerque, New Mexico  
87106

Lot 6, University Gardens 2nd Addition

Wayne H. Wong  
Kim S. Wong  
6636 E. Murdock  
Wichita, Kansas  
67206

<u>Property Description</u>	<u>Property Owner</u>
Lot 3, University Gardens Addition	(Affidavit Interest) Monarch Shadow Northeast Investments Lake Partners Ltd. Ltd. 1000 Quail St. c/o Banner Dev. Co. Newport Beach, P. O. Box 1362 California, Wichita, Kansas 67201
Lots 13 & 14, Block 5, First Addition to Crestview Heights	Center Dev. Co. Inc. c/o Chandler S. Bethel PA 5107 E. 21st Wichita, Kansas 67208
Lots 1 & 2, Block 6, First Addition to Crestview Heights	Same as above
Lots 13 & 14, Block 6, First Addition to Crestview Heights	Same as above
Lot 1, Block 7, First Addition to Crestview Heights	Forbes Inc. 250 N. Rock Road Wichita, Kansas 67206  (Affidavit of Interest) Independent Investment Corp. 2146 N. Old Manor Wichita, Kansas 67208
Lot 2, Block 7, First Addition to Crestview Heights	Same as above

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

The east half of the west half of the south  
half of the west half of the southeast Quarter  
of the Southwest Quarter of Section 1,  
Township 27 South, Range 1 East of the 6th P.M.,  
Sedgwick County, Kansas

as shown by the last deed of record on file in the Office of the  
Register of Deeds, Sedgwick County, Kansas, on the 31st day of  
August, 1983, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE CO. INC.

By

*Mary Table*  
Vice President

Order No; 324658  
cf

**MICROFILMED**  
**FROM THE BEST**  
**AVAILABLE COPY**

FORM 2-8021      PAYMENT NOTICE  
 City of Wichita

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

Planning

DESCRIPTION	AMOUNT
City Hall East	200

NAME Keith A. Lygrisse  
 ADDRESS 1945 Porter Rd, Wichita, KS  
 FUND 5-40071-0      DUE DATE \_\_\_\_\_  
 COMMENTS \_\_\_\_\_  
 DATE 10/11/83      BY [Signature]

WICHITA - SEDGWICK COUNTY

**W S C**

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

UNDELIVERED  
 NOT KNOWN  
 RETURN TO SENDER

**RECEIVED**

OCT 11 1983

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

V. E. Lygrisse  
 1945 Porter A-57  
 Wichita, Ks. 67203

WICHITA, KS  
 OCT 11 1983

WICHITA  
 U.S. POSTAGE  
 OCT 9 '83  
 KANSAS  
 20

*[Handwritten signature]*

\*

This BZA. Case  
Has a Large Drawing  
On 35mm Microfilm  
Roll # 2