

POSTED 8/27/84 \$

Case No. BZA 62-84 - Rare Free Nursing Centers, Inc. - requests an exception to permit a new and used car sales lot on property zoned the "LC" Light Commercial District and generally located on

ACTION

BZA 62-84 *Approved* 9-25-84  
DATE

RESOC. VOIDED

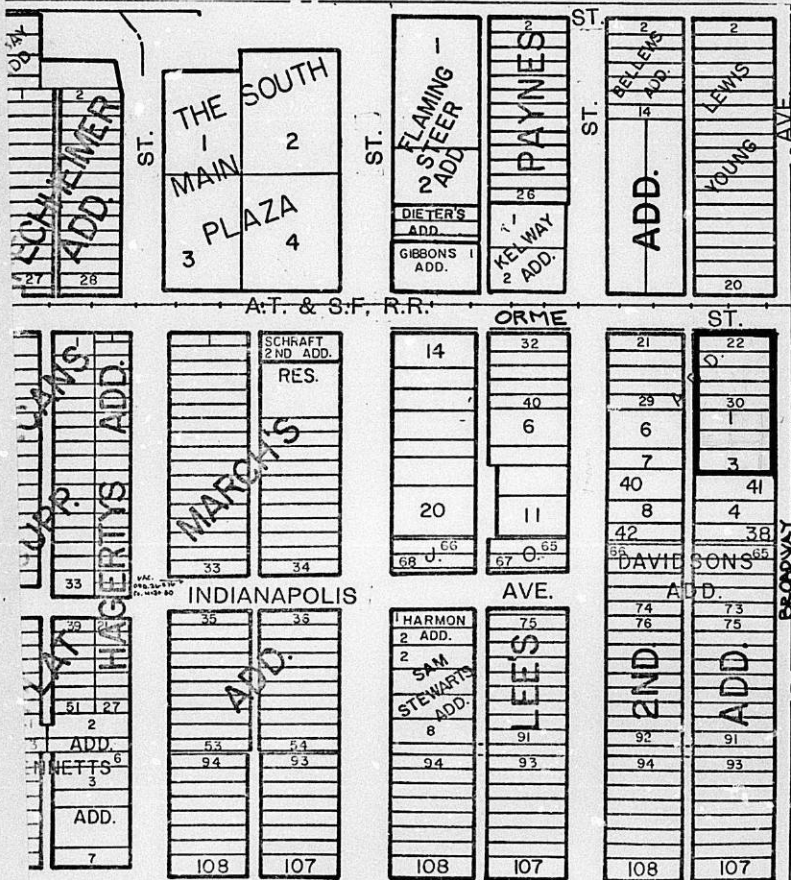
SEE 4-2-85 LETTER

Map No. 5446

BZA 62-84  
Filed AUG 27 1984

AREA DATA:

1. Acres: 140 ft. by 246.9 ft.)
2. Adjoining Zoning: E LC S LC W B N LC
3. Land Use: East BUILDINGS/PARKING South COM. BUILDINGS  
West ONE FAMILY UNITS North MOTEL/PARKING
4. Area (is) (is-not) platted.  
PARTIALLY.



LOS ANGELES - CHICAGO - LOGAN, OH  
HASTINGS, MINN.  
NORBORN, W. VA.  
ST. CROIX, ILL.  
U.S.A.  
**Standard**  
No. 2153C

RESOLUTION NO. BZA 62-84

VOIDED  
SEP 4-2-85  
LETTER

WHEREAS, Kare Free Nursing Centers, Inc., 803 South Broadway, Wichita, Kansas, requests an exception as provided in Section 2.12.590.C, Code of the City of Wichita to permit the establishment of an automobile sales lot on property zoned the "LC" Light Commercial District and legally described as follows:

Lots 22, 24, 26, 28 and 30, Lewis Young Addition to Wichita, Sedgwick County, Kansas, together with a 5 foot unplatted tract adjacent to Lot 22 on the north and a tract beginning at the southeast corner of Lot 30, Lewis Young Addition, thence south 110.6 feet; thence west 140 feet; thence north 110.6 feet; thence east 140 feet to a point of beginning in Section 29, Township 27 South, Range 1 East. Generally located on the southwest corner of South Broadway and Orme.

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 25, 1984, 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 an automobile sales lot on property zoned the "LC" Light Commercial District subject to the conditions outlined in Section 28.04.183.2, 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 an automobile sales lot on property zoned the "LC" Light Commercial District legally described as follows:

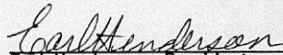
Lots 22, 24, 26, 28 and 30, Lewis Young Addition to Wichita, Sedgwick County, Kansas, together with a 5 foot unplatted tract adjacent to Lot 22 on the north and a tract beginning at the southeast corner of Lot 30, Lewis Young Addition, thence south 110.6 feet; thence west 140 feet; thence north 110.6 feet; thence east 140 feet to a point of beginning in Section 29, Township 27 South, Range 1 East. Generally located on the southwest corner of South Broadway and Orme.

subject to the following conditions:

1. The automobile sales lot shall not be conducted in conjunction with any use not directly related to such a business, nor shall the business include any body or fender work.
2. All motor repair work shall be conducted entirely within an enclosed building.
3. All storage and display areas shall be paved with concrete, asphalt or asphaltic concrete.
4. Off-street parking spaces shall be provided on the property as required by the zoning ordinance and in conformance to the standards established by the Traffic Engineers office. Parking spaces shall be marked and designated for customers and not used for display and storage of company vehicles.
5. No access to the property shall be permitted from the alley except for trash pickup and emergency at one location.

6. A six to eight foot screening fence of wood, metal or masonry shall be constructed along the entire west property line except that one solid gate is permitted for emergencies and trash service. The north six feet shall be reduced to a height of three feet so as not to create a visual obstruction at the alley.
7. All lights shall be shielded to direct light away from adjoining property. No string type lighting or banners shall be permitted.
8. Ground or pole signs shall not exceed the height, area or number permitted by the zoning regulations for the "LC" Light Commercial District.
9. No sound projecting devices or loudspeakers shall be used so as to be heard beyond the property lines.
10. No new buildings shall be located closer than 35 feet to Broadway right-of-way or closer than 35 feet to the right-of-way of Orme.
11. In accordance with the submitted site plan, the one house, proposed to remain, shall be removed upon the termination of occupancy by the present owner.
12. Prior to the release of the resolution, and within 60 days of approval by the Board, the applicant shall clear the structures known as 813 and 815 South Broadway and all accessory structures from the property and clear the property of all trash and debris.
13. The applicant shall replat the entire property into one lot. This plat shall be completed within 6 months or the resolution authorizing the exception will not be released without further action by the Board.
14. All requirements set forth above shall be complied with prior to occupancy of the property as an automobile sales lot.

ADOPTED AT WICHITA, KANSAS, this 25th day of September, 1984.

  
Earl Henderson, President

ATTEST:

  
Jack H. Calbraith, Secretary

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

September 5, 1984

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 62-84

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 Kare Free Nursing Centers, Inc., 803 South Broadway, 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 a new and used car sales lot on property zoned the "LC" Light Commercial District. A legal description of the applicant's property is as follows:

Lots 22, 24, 26, 28 and 30, Lewis Young Addition, together with the following tracts of land:

A tract of land described as: beginning at the NE corner of Lot 22, Lewis Young Addition, thence north 5 feet; thence west 140 feet; thence south 5 feet; thence east 140 feet to point of beginning in Section 29, Township 27 South, Range 1 East; and

A tract in the NE Quarter of Section 29; Township 27 South, Range 1 East, described as follows: beginning 716.6 feet south and 30 feet west of the NE corner of the said NE quarter; thence south 32.9 feet; thence west 140 feet; thence north 32.9 feet; thence east 140 feet to the place of beginning; and

A tract beginning 749.4 feet south and 30 feet west of the NE corner of the NE corner of Section 29, Township 27 South, Range 1 East; thence South 32.8 feet; thence west 140 feet; thence North 32.8 feet; thence East 140 feet to the place of beginning; and

A tract beginning 782 feet south and 30 feet west of the NE corner of Section 29, Township 27 South, Range 1 East; thence west 140 feet to alley; thence south 44.9 feet; thence east 140 feet; thence north to place of beginning. Generally located on the southwest corner of South Broadway and Orme.

This application has been assigned Case BZA 62-84. It will be considered by the Board of Zoning Appeals on September 25, 1984 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

April 2, 1985

Jack Caldwell  
% Kare Free Nursing Centers, Inc.  
803 South Broadway  
Wichita, Ks. 67214

Re: BZA 62-84 - Request for Exception

Dear Mr. Caldwell:

You were advised on September 27, 1984 of the action taken by the Board of Zoning Appeals on the requested exception for an automobile sales lot. In accordance with their action on September 25, 1984, you were required to replat the entire property within 6 months or the resolution will not be released.

Please be advised that the 6 months has expired and nothing has been done to comply with the replatting of the property, therefore your failure to comply with this requirement voids the Board's action and the case has become null and void.

If you have any questions on this matter, please give me a call.

Sincerely,

Glen E. Lytle  
Assistant Secretary

GEL:sad

cc: Dean Felt, 715 West 13th Street, Wichita 67203  
Monty Robson, Superintendent of Central Inspection (2)  
Don Gisick, City Clerk

September 27, 1984

Kare Free Nursing Centers, Inc.  
803 South Broadway  
Wichita, Ks. 67214

Re: BZA 62-84 - Request for Exception

Gentlemen:

At the regular meeting of the Board of Zoning Appeals on September 25, 1984, your request for an exception was considered. It was the action of the Board to approve your request subject to the following conditions:

1. The automobile sales lot shall not be conducted in conjunction with any use not directly related to such a business, nor shall the business include any body or fender work.
2. All motor repair work shall be conducted entirely within an enclosed building.
3. All storage and display areas shall be paved with concrete, asphalt or asphaltic concrete.
4. Off-street parking spaces shall be provided on the property as required by the zoning ordinance and in conformance to the standards established by the Traffic Engineers office. Parking spaces shall be marked and designated for customers and not used for display and storage of company vehicles.
5. No access to the property shall be permitted from the alley except for trash pickup and emergency at one location.
6. A six to eight foot screening fence of wood, metal or masonry shall be constructed along the entire west property line except that one solid gate is permitted for emergencies and trash service. The north six feet shall be reduced to a height of three feet so as not to create a visual obstruction at the alley.

7. All lights shall be shielded to direct light away from adjoining property. No string type lighting or banners shall be permitted.
8. Ground or pole signs shall not exceed the height, area or number permitted by the zoning regulations for the "LC" Light Commercial District.
9. No sound projecting devices or loudspeakers shall be used so as to be heard beyond the property lines.
10. No new buildings shall be located closer than 35 feet to Broadway right-of-way or closer than 35 feet to the right-of-way of Orme.
11. In accordance with the submitted site plan, the one house, proposed to remain, shall be removed upon the termination of occupancy by the present owner.
12. Prior to the release of the resolution, and within 60 days of approval by the Board, the applicant shall clear the structures known as 813 and 815 South Broadway and all accessory structures from the property and clear the property of all trash and debris.
13. The applicant shall replat the entire property into one lot. This plat shall be completed within 6 months or the resolution authorizing the exception will not be released without further action by the Board.
14. All requirements set forth above shall be complied with prior to occupancy of the property as an automobile sales lot.

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 12 above.

If you have any questions, please call our office.

Sincerely yours,

Jack H. Galbraith  
Secretary

GEL:sad

cc: Dean W. Felt, 715 W. 13th Street, Wichita 67203  
Robert Feldner, Superintendent of Central Inspection (2)  
Don Gisick, City Clerk

THE CITY OF WICHITA

OFFICE OF Citizen Participation      DATE    September 18, 1984

TO      Glen Lytle, Special Assistant for Zoning

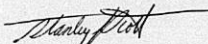
FROM    Stanley J. Scott, CP Coordinator

SUBJECT    BZA 62-84: Southwest corner of  
            South Broadway and Orme

On Tuesday, September 11, CPO Neighborhood Council "L" considered the captioned case, a request for a zoning exception to permit a new and used car sales lot on property zoned "LC" Light Commercial District. The Council voted 5-0 to recommend approval of the requested exception.

Dean Felt, agent for the applicant, was present to discuss the request and respond to questions from the Council. No area residents or property owners were present.

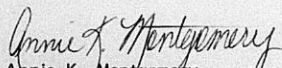
Please provide the Council's recommendation to the Board of Zoning Appeals for its consideration when BZA 62-84 is considered.



Stanley J. Scott  
CP Coordinator

SJS:dm

Noted:



Annie K. Montgomery  
CRS Director

**RECEIVED**  
SEP 20 1984  
METROPOLITAN PLANNING  
ROUTE  \_\_\_\_\_  
 \_\_\_\_\_

THE WICHITA-SEDGWICK COUNTY DEPARTMENT OF COMMUNITY HEALTH

OFFICE OF Environmental Health

DATE September 14, 1984

TO Glen Lytle, Special Assistant for Zoning

FROM Jack A. Brown, Chief, Environmental Quality

SUBJECT 803, 805, 807, 815, 817 S. Broadway

Staff advises me that a case regarding the above subject property was previously initiated and the owner has until September 14, 1984, to clear the property. We will proceed at that time if compliance with our order is not achieved by authorizing Operations and Maintenance to "abate the nuisance" on the property and charge the costs of the cleanup to the owner of record. Due to the procedures involved, cleanup by this method could not be realized for at least 30 days.

  
Jack A. Brown, Chief  
Environmental Quality

JAB/jk

Attachment

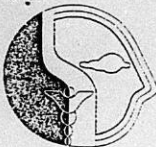
cc: John M. Davis

RECEIVED

SEP 17 1984

METROPOLITAN PLANNING

ROUTE



CERTIFIED MAIL

August 31, 1984

Jack Caldwell  
5602 N. Sullivan  
Wichita, KS 67204

RE: 803, 805, 807 813, 817 S. Broadway

Representatives of this department have made evaluations of your property legally described as: (Key #'s A-08721, A-08722, A-05918, A-05919, A-05920) Lot 22 & Surplus & N 5 Ft Lot 24; S 20 Ft Lot 24 - All Lot 26; Lots 28-30; Lawrence Ave., Lewis Youngs Add.; Beg 716.4 Ft S & 30 Ft W NE Cor NE1/4 S 32.9 Ft W 140 Ft N 32.9 Ft E to Beg, Sec 29-27-1E; Beg 749.3 Ft S & 30 Ft W NE Cor NE1/4 S 32.7 Ft W 140 Ft N 32.7 Ft E to Beg, Sec 29-27-1E; Wichita Township, Sedg. Co., KS. These evaluations show that several public health nuisances exist on the property and this department is requesting that the following conditions be corrected:

1. All trash, bulky waste and miscellaneous debris must be removed from the property.
2. All salvage must be removed from the property or stored correctly.
3. Tall grass and weeds must be cut.
4. All trash containers must have fly-tight lids, and trash must be removed from the premises weekly by a licensed trash hauler.
5. Open structure must be boarded up and secured to prevent entry, or razed to the ground and building debris removed.

We are directing your attention to the necessity of abating these nuisances and requesting that the above-mentioned items be corrected by September 14, 1984 at which time a re-evaluation will be made by this department. If the improvements have not been made at that time and you have not requested a hearing within ten days from the receipt of this letter to modify or show cause why action should not be taken, this department will have no alternative but to refer the matter to the Department of Public Works with instructions to proceed with the necessary work, the cost of which will be charged against the real property. This action is provided for in the authority established by Section 7.40.050 of the Code of the City of Wichita, Kansas, entitled, "Abatement of Nuisances". In addition to, or in lieu of nuisance abatement action, direct court action may be initiated by this department as an alternative.

We earnestly seek your cooperation in this public health matter. If you have any questions or desire a hearing in this matter, please contact me at this office, 268-8351.

*DR*

Dan Rogers  
Public Health Sanitarian

DR/1  
Wichita-Sedgwick County Department of Community Health  
103-062, 3900 East North Street - Wichita, Kansas 67214 (616) 268-8401

# RE: AGENDA ITEM NO. 5

## SECRETARY'S REPORT CASE NO. BZA 62-84

APPLICANT: Kare Free Nursing Centers, Inc., 803 South Broadway, Wichita, Kansas.

AGENT: Dean W. Felt, 715 West 13th Street, Wichita, Kansas.

REQUEST: Exception pursuant to Section 28.04.183.2, Code of the City of Wichita to permit the establishment of an automobile sales lot in the "LC" Light Commercial District.

GENERAL LOCATION: On the southwest corner of Orme and Broadway.

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

LAND USE: Subject property is occupied by a number of dwellings and accessory structures. To the north, south and east is commercial development. To the west is residential.

### 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 28.04.183.2 can be complied with.

### COMMENTS BY THE SECRETARY:

The applicant is requesting an exception to permit the development of an automobile sales lot in the "LC" Light Commercial District. At the present time the property is occupied by 5 dwellings and several accessory buildings that are to be removed. One dwelling near the center of the property is to remain until such time the owner vacates the residence, which is indicated by the applicant's site plan as phase II. It is somewhat questionable as to the appropriateness to allow the partial development of the site as an automobile sales lot completely surrounding an existing residence on the site. The property included in the application area consists of five platted lots and four unplatted tracts of land that have been assembled. Prior to the release of the resolution and before the issuance of any construction permits, the applicant should replat the entire property into one lot.

Central Inspection has cited the applicant over the past several years for the condition of the dwellings on the property. They indicate that the applicant has not complied with their notices to correct the housing code violations and has continued to rent most of the properties until recently. In fact, it now appears that at least two of the dwellings are vacant and open which could be considered dangerous or unsafe to the neighborhood. It is also the Secretary's understanding that the Health Department has had complaints about the trash and debris around the dwellings.

It should be noted that the property at the northeast corner of Broadway and Orme is located in the "C" Commercial District and the property has been converted to an automobile sales lot. The conversion of this property to commercial use will eliminate residences from the entire block on the west side of Broadway except for the one to remain on the application area. The majority of the east side of Broadway has also been converted to office and commercial uses. In fact, the proposed use if properly paved and screened along the west, could be beneficial to the residences along Market Street that are now affected by the poor condition of the property.

A large portion of this property has been included in a previous BZA application for a self-service car wash that is still open as the resolution has not been released due to the applicant failing to comply with the conditions of approval. Any action to approve this application should null and void the previous Case No. BZA 2-83. It is also the Secretary's opinion that a reasonable time should be established for the cleanup and improvement of the property or the action shall become null and void.

RECOMMENDATION:

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

1. The automobile sales lot shall not be conducted in conjunction with any use not directly related to such a business, nor shall the business include any body or fender work.
  2. All motor repair work shall be conducted entirely within an enclosed building.
  3. All storage and display areas shall be paved with concrete, asphalt or asphaltic concrete.
  4. Off-street parking spaces shall be provided on the property as required by the zoning ordinance and in conformance to the standards established by the Traffic Engineers office. Parking spaces shall be marked and designated for customers and not used for display and storage of company vehicles.
  5. No access to the property shall be permitted from the alley.
  6. A six to eight foot screening fence of wood, metal or masonry shall be constructed along the entire west property line. The north six feet shall be reduced to a height of three feet so as not to create a site obstruction at the alley.
  7. All lights shall be shielded to direct light away from adjoining property. No string type lighting or banners shall be permitted.
  8. Ground or pole signs shall not exceed the height, area or number permitted by the zoning regulations for the "LC" Light Commercial District.
  9. No sound projecting devices or loudspeakers shall be used so as to be heard beyond the property lines.
  10. No new buildings shall be located closer than 35 feet to Broadway right-of-way or closer than 35 feet to the right-of-way of Orme.
  11. Prior to the release of the resolution, and within 60 days of approval by the Board, the applicant shall clear the structures known as 813 and 815 South Broadway and all accessory structures from the property and clear the property of all trash and debris.
  12. The applicant shall replat the entire property into one lot. This plat shall be completed within 6 months or the resolution authorizing the exception will not be released without further action by the Board.
  13. All requirements set forth above shall be complied with prior to occupancy of the property as an automobile sales lot.
-

BZA CASE NO. 62-84

<u>2</u>	NOTICES SENT TO APPLICANT/AGENT
<u>10</u>	LEGAL ADVERTISEMENT SENT TO MARC
<u>1</u>	NOTICES SENT TO CPO
<u>21</u>	NOTICES SENT TO ADJOINING PROPERTY OWNERS
<u>24</u>	TOTAL NOTICES SENT <u>9-5-84</u>

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

September 5, 1984

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 62-84

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Pursuant to Section 2.12.590.C, of the Code of the City of Wichita, the applicant is requesting an exception to permit a new and used car sales lot on property zoned the "LC" Light Commercial District. A legal description of the applicant's property is as follows:

Lots 22, 24, 26, 28 and 30, Lewis Young Addition, together with the following tracts of land:

A tract of land described as: beginning at the NE corner of Lot 22, Lewis Young Addition, thence north 5 feet; thence west 140 feet; thence south 5 feet; thence east 140 feet to point of beginning in Section 29, Township 27 South, Range 1 East; and

A tract in the NE Quarter of Section 29; Township 27 South, Range 1 East, described as follows: beginning 716.6 feet south and 30 feet west of the NE corner of the said NE quarter; thence south 32.9 feet; thence west 140 feet; thence north 32.9 feet; thence east 140 feet to the place of beginning; and

A tract beginning 749.4 feet south and 30 feet west of the NE corner of the NE corner of Section 29, Township 27 South, Range 1 East; thence South 32.8 feet; thence west 140 feet; thence North 32.8 feet; thence East 140 feet to the place of beginning; and

A tract beginning 782 feet south and 30 feet west of the NE corner of Section 29, Township 27 South, Range 1 East; thence west 140 feet to alley; thence south 44.9 feet; thence east 140 feet; thence north to place of beginning. Generally located on the southwest corner of South Broadway and Orme.

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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

CASE NO. 62-84

CITY OF WICHITA, KANSAS

FILED 8/27/84

APPLICATION FOR EXCEPTION

I. Name of Applicant KARE FREE NURSING CENTERS, INC.

Mailing Address 803 S. Broadway, Wichita, 67214 Phone 264-5678

Name of Authorized Agent DEAN W. FELT

Mailing Address 715 W. 13th Street, Wichita, 67203 Phone 264-3248

Relationship of applicant to property is that of OWNER / LESSEE <sup>To be deleted</sup>  
(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  
new and used car sales lot.

on property zoned "L.C."

located at the southwest corner of S. Broadway @ Orme Street.

and legally described as: Lot no. 22 along with 5 ft along the north  
side of said Lot no. 22; Lots no. 24, 26, 28 & 30 in Lewis Young Addn;

and an unplatted tract of land approx. 110.6 ft north & south along  
Broadway & 140 ft east & west along the south line of said lot no. 30  
stated above, in the City of Wichita.

*OK  
for  
legal*

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 Jack Caldwell  
KARE FREE NURSING CENTERS, INC.  
Jack Caldwell, President

Authorized Agent Dean W. Felt  
Dean W. Felt

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals,  
4:15 (a.m./p.m.), August 27, 1984, together with  
appropriate fee of 200

Signed G. Lynn Shiskey

STATEMENT OF OWNERSHIP

STATE OF KANSAS )  
 ) SS  
SEDGWICK COUNTY )

The undersigned duly bonded and qualified abstractor within and for the County and State aforesaid, does hereby certify:

That we have examined the records in the office of the Register of Deeds of Sedgwick County, Kansas, with reference to the ownership of the following property in Sedgwick County, Kansas viz:

See Schedule "A" Attached for Legal description.

Record Owners within 200 feet of:



And from such examination find that the owners thereof are as set opposite the description of the property below, viz: (Addresses as given are furnished as a service and not certified.)

DESCRIPTIONS

RECORD OWNERS

Lots 22, 24, 26, 28 and 30, LEWIS YOUNG ADDITION,

Karefree Nursing Centers Inc.  
%Jean Oliver Moore  
107 N. Market, #412  
Wichita, Kansas 67202  
*Returned 7-10-84*

A tract of land described as:  
Beginning at the Northeast corner of Lot 22, Lewis Young Addition, thence North 5 feet; thence West 140 feet; thence South 5 feet; thence East 140 feet to point of beginning in Section 29, Township 27 South, Range 1 East,

Karefree Nursing Centers, Inc.  
%Jean Oliver Moore  
107 N. Market, #412  
Wichita, Kansas 67202

A tract in the Northeast Quarter of Section 29, Township 27 South, Range 1 East, described as follows:  
Beginning 716.6 feet South and 30 feet West of the Northeast corner of the said Northeast Quarter; thence South 32.9 feet; thence West 140 feet; thence North 32.9 feet; thence East 140 feet to the place of beginning.

Myrtle McCandless  
807 S. Broadway  
Wichita, Kansas 67211

Fidelity  Title  
COMPANY, INC.

SCHEDULE "A"

Lots 22, 24, 26, 28 and 30, Lewis  
Young Addition,  
AND

Unplatted tract described as:  
Beginning at the Northeast corner  
of Lot 22, Lewis Young Addition,  
North 5 feet, West 140 feet, South  
5 feet, East 140 feet to the point  
of beginning.

AND

A tract in the Northeast Quarter of  
Section 29, Township 27 South, Range  
1 East, described as: Beginning  
716.6 feet South and 30 feet West of  
the Northeast corner of the said North-  
east Quarter; thence South 32.9 feet;  
thence West 140 feet; thence North  
32.9 feet; thence East 140 feet to the  
place of beginning.

AND

A tract beginning 749.4 feet South and  
30 feet West of the Northeast Corner of  
the Northeast Quarter of Section 29,  
Township 27 South, Range 1 East; thence  
South 32.8 feet; thence West 140 feet;  
thence North 32.8 feet; thence East 140  
feet to the place of beginning.

AND

A tract beginning 782 feet South and 30  
feet West of of the Northeast corner of  
Section 29, Township 27 South, Range 1  
East; thence West 140 feet to ally;  
thence South 44.9 feet; thence East 140  
feet; thence North to place of beginning.



*Fidelity  
Title  
Company,  
inc.*



STATEMENT OF OWNERSHIP

STATE OF KANSAS )  
 ) SS  
SEDGWICK COUNTY )

The undersigned duly bonded and qualified abstractor within and for the County and State aforesaid, does hereby certify:

That we have examined the records in the office of the Register of Deeds of Sedgwick County, Kansas, with reference to the ownership of the following property in Sedgwick County, Kansas viz:

Record Owners within 200 feet of:  
Lots 22, 24, 26, 28 and 30, LEWIS  
YOUNG ADDITION, and an unplatted  
tract of land approximately 110.6  
feet in the Northeast Quarter of  
Section 29, Township 27 South,  
Range 1 East, and an unplatted  
tract of land approximately 5 feet  
in the Northeast Quarter of Section  
29, Township 27 South, Range 1 East,  
all in Sedgwick County, Kansas.



And from such examination find that the owners thereof are as set opposite the description of the property below, viz: (Addresses as given are furnished as a service and not certified.)

DESCRIPTIONS

RECORD OWNERS

Lots 22, 24, 26, 28 and 30, LEWIS  
YOUNG ADDITION,

Karefree Nursing Centers Inc.  
%Jean Oliver Moore  
107 N. Market, #412  
Wichita, Kansas 67202

A tract of land described as:  
Beginning at the Northeast corner  
of Lot 22, Lewis Young Addition,  
thence North 5 feet; thence West  
140 feet; thence South 5 feet;  
thence East 140 feet to point of  
beginning in Section 29, Township  
27 South, Range 1 East,

Karefree Nursing Centers Inc.  
%Jean Oliver Moore  
107 N. Market, #412  
Wichita, Kansas 67202

A tract in the Northeast Quarter of  
Section 29, Township 27 South, Range  
1 East, described as follows: Beginning  
716.6 feet South and 30 feet West of the  
Northeast corner of the said Northeast  
Quarter; thence South 32.9 feet; thence  
West 140 feet; thence North 32.9 feet;  
thence East 140 feet to the place of  
beginning.

Myrtle McCandless  
807 S. Broadway  
Wichita, Kansas 67211

Fidelity  Title  
COMPANY, INC.

DESCRIPTIONS

RECORD OWNERS

A tract beginning 749. 4 feet South and 30 feet West of the Northeast corner of the Northeast corner of Section 29, Township 27 South, Range 1 East; thence South 32.8 feet; thence West 140 feet; thence North 32.8 feet; thence East 140 feet to the place of beginning.

Myrtle McCandless  
D 807 S. Broadway  
Wichita, Kansas 67211

A tract beginning 782 feet South and 30 feet West of the Northeast corner of Section 29, Township 27 South, Range 1 East; thence West 140 feet to alley; thence South 44.9 feet; thence East 140 feet; thence North to place of beginning.

Myrtle McCandless  
D 807 S. Broadway  
Wichita, Kansas 67211

A tract in the Northeast Quarter of Section 29, Township 27 South, Range 1 East, described as follows:  
Beginning 826.9 feet South of the Northeast corner of said Section 29, thence West 170 feet; thence South 38 feet; thence East 170 feet; thence North 38 feet to place of beginning, EXCEPT the East 30 feet for street.

James C. & Naomi J. Morrison  
1312 N. West  
Wichita, Kansas 67203



A tract in the Northeast Quarter of Section 29, Township 27 South, Range 1 East, described as: Beginning at a point 864.9 feet South and 30 feet West of the Northeast corner of said Section 29; thence South 83.5 feet; thence West 140 feet; thence North 83.5 feet; thence East 140 feet to the place of beginning.

James C. & Naomi J. Morrison  
D 1312 N. West  
Wichita, Kansas 67203

Lots 65, 67, 69, 71 and 73, on Broadway J. O. DAVIDSON'S ADDITION and

Kenneth F. & Sarah B. Beck  
1062 Lawrence Lane  
Wichita, Kansas 67206

A tract in the Northeast Quarter of Section 29, Township 27 South, Range 1 East, described as beginning 948.4 feet South and 30 feet West of the Northeast corner of said Northeast Quarter; thence South to the Northeast corner of Lot 65, J. O. Davidson's Addition; thence West 140 feet; thence North to a point West of beginning; thence East to beginning.

A tract of land beginning at a point 716.5 feet South and 190 feet West of the Northeast corner of the Northeast Quarter of Section 29, Township 27 South, Range 1 East; thence South 30.7 feet; thence West 140 feet, more or less, to the East line of Market Street; thence North 30.7 feet; thence East to the place of beginning.

Robert C. & Cleo J. Kimzey  
812 S. Market  
Wichita, Kansas 67211



DESCRIPTIONS

RECORD OWNERS

A tract beginning at a point 747.2 feet South and 190 feet West of the Northeast corner of the Northeast Quarter of Section 29, Township 27 South, Range 1 East; thence South 35.2 feet; thence West 140 feet, more or less, to the East line of Market Street; thence North 35.2 feet; thence East to the place of beginning.

Ronald E. & Mildred Prince  
818 S. Market  
Wichita, Kansas 67211

Beginning 782 feet South and 330 feet West of the Northeast corner of the Northeast Quarter of Section 29, Township 27 South, Range 1 East; thence South 32 9/10 feet; thence East 140 feet; thence North 32 9/10 feet; thence West 140 feet to place of beginning.

Ronald E. & Mildred M. Prince  
818 S. Market  
Wichita, Kansas 67211

Beginning 814.9 feet South and 190 feet West of the Northeast corner of Section 29, Township 27 South, Range 1 East; thence West 140 feet; thence South 53 feet; thence East 140 feet; thence North 53 feet to beginning,

Donald G. & Rosemary Ridpath  
624 S. Maize Road  
Wichita, Kansas 67209

**Fidelity  
Title  
Company,  
inc.**

Tract in the Northeast Quarter of Section 29, Township 27 South, Range 1 East, described as follows:

Property Development Investments,  
LTD I  
Property Development Investments  
Inc.  
1321 S. Gordon  
Wichita, Kansas 67213

Beginning at a point 867.9 feet South and 190 feet West of the Northeast corner of said Section 29; thence West 140 feet; thence South 43 feet; thence East 140 feet; thence North 43 feet to place of beginning.

Beginning 190 feet West and 910.9 feet South of the Northeast corner of the Northeast Quarter of Section 29, Township 27 South, Range 1 East, thence South 40.1 feet to the Northeast corner of Lot 66, Market Street, in J. O. Davidsons Addition; thence West 140 feet along the North line of said Lot 66 to the East line of Market Street; thence North along the East line of Market Street, 40.1 feet to a point opposite the place of beginning, thence East to beginning.

~~Glenda F. Hurt  
ADDRESS UNKNOWN~~

Lot 21 and the North 14 feet of Lot 23, EXCEPT the West 89 feet, on Market Street, LEWIS YOUNG ADDITION, AND

David & Patricia R. Hudson  
213 E. Orme Street  
Wichita, Kansas 67211



A tract described as: Beginning at a point 5 feet North and 89 feet East of the Northwest corner of Lot 21, Lewis Young Addition; thence East 5 feet; thence South 5 feet; thence West 51 feet; thence North 5 feet to the point of beginning, Northeast Quarter, Section 29, Township 27 South, Range 1 East,

DESCRIPTIONS

RECORD OWNERS

Lot 23, EXCEPT the North 14 feet of the East 51 feet and EXCEPT the North 9 feet of the West 89 feet and all of Lot 25, LEWIS YOUNG ADDITION,

Patrick Lloyd & Thelma K. McCune  
✓ 804 S. Market  
Wichita, Kansas 67211

ADD. The North 9 feet of the West 89 feet of Lot 23, on Market Street, LEWIS YOUNG an unplatted tract, described as: Beginning at the Northwest corner of Lot 21, Market Street, Lewis Young Addition; thence North 5 feet; thence East 89 feet; thence South 5 feet; thence West 89 feet to the point of beginning.

A. S. & Mildred Kelly  
✓ 800 S. Market  
Wichita, Kansas 67211

Lots 27 and 29 on Market Street, LEWIS YOUNG ADDITION,

Mary Alice Hatch  
✓ 808 S. Market  
Wichita, Kansas 67211

Lots 15, 16, 17, 18, 19 and 20 on Lawrence now Broadway, LEWIS YOUNG ADDITION, AND

James & Katy Chang  
~~ADDRESS UNKNOWN~~

  
Fidelity  
Title  
Company  
inc.

A tract of land commencing 200 feet South of the Northwest corner of Lot 3, on Market Street, in Payne's Addition; thence South 110 feet to the North line of Orme Street; thence East along the North line of Orme Street a distance of 141.17 feet to the West line of the alley between Broadway and Market, running from Orme Street to Kellogg Street; thence North along the West line of said alley a distance of 110 feet; thence West parallel with the North line of Orme Street a distance of 141.17 feet more or less to the West line of said Lot 3 and the place of commencement.

A tract in Lot 3, Market Street, PAYNE'S ADDITION, and in the Northeast Quarter of Section 29, Township 27 South, Range 1 East, described as follows: Beginning 160 feet South of the Northwest corner of said Lot 3; thence South 40 feet; thence East 141.05 feet to the West line of alley running between Lawrence Avenue and Market Street, from Kellogg to Orme Street; thence North 40 feet along the West line of said alley; thence West 141.06 feet to beginning.

Thelma Abbott  
✓ 726 S. Market  
Wichita, Kansas 67211



Lots 66, 68 and 70 on Market Street, J. O. DAVIDSON'S ADDITION,

Shirley A. Fulgroat  
✓ 2116 S. Seneca  
Wichita, Kansas 67203

DESCRIPTIONS

RECORD OWNERS

Lots 30, 32 and the West 95 feet of Lots 34 and 36, Block 1, Broadway, ORME & PHILLIPS ADDITION, AND

✓ Burris C. & Phyllis C. Crawford  
805 N. Mission  
Wichita, Kansas 67206

The North 8 feet lying South of the West 95 feet of Lot 34 and 36, Block 1, ORME & PHILLIPS ADDITION,

The East 45 feet of Lot 34 and 36, Block 1, ORME & PHILLIPS ADDITION,

✓ Joseph & Marilyn Olden  
12540 E. Mt. Vernon  
Wichita, Kansas 67207

Beginning 100 feet North of the Southwest corner of School Reserve in ORME & PHILLIPS ADDITION; thence North 80 feet; thence East 140 feet; thence South 80 feet; thence West 140 feet to place of beginning.

✓ Jack B. & Melba L. Courtney  
641 N. Woodlawn  
Wichita, Kansas 67208

The North 50 feet of the South 100 feet of the West half of School Reserve, EXCEPT the East 10 feet for alley, Block 2, ORME & PHILLIPS ADDITION,

Steve Marks  
801 S. Broadway  
Wichita, Kansas 67211  
*Returned 9-10-84*

  
**Fidelity**  
**Title**  
**Company,**  
**inc.**

The South 50 feet of the West 140 feet of School Reserve, Block 2, ORME & PHILLIPS ADDITION, and half of the vacated alley adjoining said property on the South,

✓ Fran-Mar Investments,  
Incorporated  
% Edgar Wm. Dwire  
700 N. Market  
Wichita, Kansas 67214  
*Returned 9-11-84*

Lots 56, 58, 60 and the North 8 1/3 feet of Lot 62, Block 2, ORME & PHILLIPS ADDITION,

✓ Kohn Chuck Mar & Yee Bak Fong Mar  
822 S. Broadway  
Wichita, Kansas 67211

South 16 2/3 feet of Lot 62 and all of Lot 64, Block 2, ORME & PHILLIPS ADDITION,

✓ Kohn Chuck Mar & Bak Fong Mar  
822 S. Broadway  
Wichita, Kansas 67211

Lots 66, 68, 70 and 72, Broadway, Block 2, ORME & PHILLIPS ADDITION,

✓ William Graham, Inc.  
% William L. Graham, Jr.  
211 N. Broadway  
Wichita, Kansas 67202

Dated at Wichita, Kansas, this 25th day of July, 1984 at 7:00 A.M.

FIDELITY TITLE COMPANY, INC.

*Medina S. Sutter*  
By  
Assistant Secretary

Tracer No. 67927



WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL - TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202



*BZA  
6-2-84*

RECEIVED

SEP 1 1984

METROPOLITAN PLANNING

ROUTE  sl



Fran-Mar Investments, Inc.  
% Edgar Wm. Dwire  
700 North Market  
Wichita, Ks. 67214



WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL - TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202



*BZA  
6-2-84*

RECEIVED

SEP 1 0 1984

METROPOLITAN PLANNING

ROUTE  sl



Kare Free Nursing Centers Inc.  
% Jean Oliver Moore  
107 N. Market, #412  
Wichita, Ks. 67202

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL - TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202



*BZA  
6-2-84*

RECEIVED

SEP 1 0 1984

METROPOLITAN PLANNING

ROUTE  sl



Steve Marks  
801 South Broadway  
Wichita, Ks. 67211

*1109  
sl*

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

FORM 021

PAYMENT NOTICE  
 City of Wichita

Eldg.	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
10/1/71	200.00
Planning	

NAME \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 FUND 7-5-46-71 DUE DATE 1/1/72  
 COMMENTS \_\_\_\_\_  
 DATE 1/27/72 BY [Signature]

\*

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

Roll # 2