

Posted
11-19-85
AEL

Case No. BZA 64-85 - Williamsburg Partnership requests an exception to permit the construction of an automatic car wash on property zoned the "LC" Light Commercial District & generally located at the southeast corner of Office

ACTION

B.Z.A. 64-85 Approved 12/17/85
DATE

5048 D

200'4500 1-15-86

Shot 1-16-86

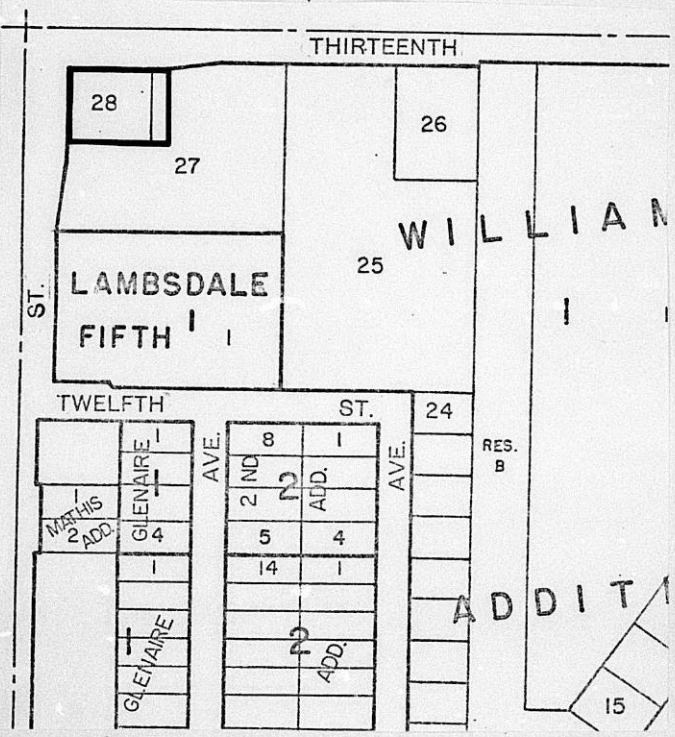
Record ✓

Map No. 5848 D

BZA 64-85
Filed

AREA DATA:

1. Acres: _____ (_____ ft. by _____ ft.)
2. Adjoining Zoning: E LC S LC W LC N LC
3. Land Use: East Vacant South Vacant
West Serv. Stat. North Comm.
4. Area (is) (is not) platted.



Spaulding
No. 2-153C
HASTINGS, MINN.
LOS ANGELES-CHICAGO-LOGAN, OH.
MEMPHIS-TX-ROCKY GROVE, GA.
U.S.A.

December 26, 1985

Professional Engineering Consultants
ATTN: Gary Wiley
1440 East English
Wichita, Kansas 67211

Re: BZA 64-85 - Request for Exception
On the southeast corner of Oliver and 13th Street

Dear Mr. Wiley:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on December 17, 1985.

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.

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

Sincerely,

Glen E. Lytle
Assistant Secretary

GEL:lw
Encl.

cc: Monty Robson, Superintendent of Central Inspection (2)
Don Gisick, City Clerk
Williamsburg Partnership, ATTN: William E. Morin, 1650
Georgetown, Suite 250, Wichita, KS 67218

RESOLUTION CASE NO. 64-85

WHEREAS, Williamsburg Partnership, Attn: William E. Morin, 1650 Georgetown, Suite 250, Wichita, Kansas, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit the construction of an automatic car wash on property zoned the "LC" Light Commercial District and legally described as follows:

Lot 28 and the west 30 feet of the north 130 feet of Lot 27, Block 1, Williamsburg Addition to Wichita, Sedgwick County, Kansas. Generally located at the southeast corner of Oliver and 13th Street.

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 December 17, 1985, 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 grant an exception to permit the construction of an automatic car wash on property zoned the "LC" Light Commercial District, subject to the conditions outlined in Section 28.04.183.5, Code of the City of Wichita.

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita, that this application be approved to permit the construction of an automatic car wash on property zoned the "LC" Light Commercial District and legally described as follows:

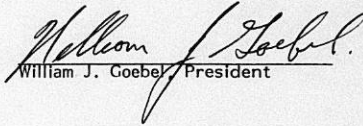
Lot 28 and the west 30 feet of the north 130 feet of Lot 27, Block 1, Williamsburg Addition to Wichita, Sedgwick County, Kansas. Generally located at the southeast corner of Oliver and 13th Street.

subject to the following conditions:

1. The automatic car wash facility shall provide not less than three holding spaces for each 20 lineal feet of car washing aisle and not less than two drying spaces.
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 parking spaces shall be provided for the facility as required by the zoning ordinance.
7. All parking spaces and drying spaces shall have adequate guards or curbs to prevent the extension of overhanging of vehicles beyond property lines or parking spaces.
8. All circulation drives adjacent to public right-of-way shall be provided with adequate guards to prevent vehicles from driving over the adjacent sidewalks.

9. 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 and the installation of the mud trap at a location under roof or at a grade satisfactory to the Superintendent of Sewer Maintenance.
10. 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.
11. All of the above conditions of approval must be complied with within 180 days of the release of the Resolution or the Resolution shall become null and void.

ADOPTED AT WICHITA, KANSAS, this 17th day of December, 1985.


William J. Goebel, President

ATTEST:


Glen E. Lytle, Assistant Secretary

December 23, 1985

Williamsburg Partnership
c/o William E. Morin
1650 Georgetown, Suite 250
Wichita, Kansas 67218

RE: DP-135 and BZA 64-85. Southeast corner of 13th and Oliver

Dear Mr. Morin:

On December 17, 1985, the Board of City Commissioners approved an amendment to the Lamsdale Commercial C.U.P. which would permit a car wash on proposed Parcel 1-A, subject to approval by the Board of Zoning Appeals (BZA). On that same date, the BZA approved an "exception" to the land use regulations which would permit an automobile car wash at this location.

Attached is an unsigned copy of the resolution of the Board of Zoning Appeals setting forth the conditions of approval of the exception. As soon as the President and Assistant Secretary of the BZA return from Christmas vacation and sign the resolution, we will send you a signed copy for your files.

Sincerely,

Louise Olivarez
Senior Planner

LO/lw

Attachment

cc: Richard Linn, Professional Engineering Consultants, 1440 E. English,
Wichita, KS 67211

THE CITY OF WICHITA

OFFICE OF Citizen Participation DATE December 12, 1985

TO Glen Lytle, Special Assistant for Zoning

FROM Barry L. Carroll, Administrative Aide III

SUBJECT BZA 64-85: Southeast corner of
Oliver and 13th Street

On Tuesday, December 10, 1985, CPO Council "I" considered the above captioned case, a request for an "exception" to permit the construction of an automatic car wash on property zoned the "LC" Light Commercial District. Council members were provided the notice to adjoining property owners, a map of the area, and MAPD staff comments. After extensive discussion, the Council voted 7-1 (Kitchen) to recommend denial of the request.

On November 18, agent Gary Wiley, presented this same request but as part of the DP-135, Parcel 1 "Lambdale Commercial Community Plan". The request was at that time, also recommended for denial, 7-1 (Kitchen). There were several area residents present at that meeting to express opposition. (See minutes, November 19, 1985).

Essentially, the Council's opinion of this request has not change. The Council's main problem with the request is the probability of increased traffic congestion, auto accidents and its negative impact upon the neighborhood.

Please provide the Council's recommendation to the Board of Zoning Appeals when Case BZA 64-85 is considered.

Barry L. Carroll
Barry L. Carroll
Administrative Aide III

BLC:dm

Noted:

Annie K. Montgomery
Annie K. Montgomery
CRS Director

RE: AGENDA ITEM NO 3

SECRETARY'S REPORT
CASE NO. BZA 64-85

APPLICANT: Williamsburg Partnership, Attn: William E. Morin, 1650 Georgetown, Suite 250, Wichita, KS 67218

AGENT: Professional Engineering Consultants, Attn: Gary Wiley, 1440 E. English, Wichita, KS 67211

REQUEST: Exception pursuant to Section 28.04.183.4 Code of the City of Wichita to permit the establishment of an automatic car wash facility.

GENERAL LOCATION: On the southeast corner of Oliver and 13th Street.

ZONING: Subject property is zoned the "LC" Light Commercial District as are the properties in all directions.

LAND USE: Subject property is being redeveloped as a self-serve service station and convenience store with an automatic car wash facility. Properties to the north and west are commercial. Property to the east is undeveloped. Property to the south is partially vacant with a post office further to the south.

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 in order to construct an automatic car wash on the property in conjunction with the development of the corner with a self-serve gasoline station and convenience store. This requires the approval of the Board for the automatic car wash facility in the "LC" Light Commercial District. The property is a portion of a Community Unit Plan that has recently been recommended by the Planning Commission to include this use subject to BZA approval. The Board of City Commissioners will consider this amendment on December 17, 1985.

The applicant's site plan indicates that adequate holding spaces can be provided so that on-site circulation can be maintained so as to not interfere with on-street traffic in the area.

The intersection of 13th and Oliver has recently been reconstructed to include turning lanes. Access to the site shall be from one driveway approach from each street and additional vehicular access from the adjacent property to the south.

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. The automatic car wash facility shall provide not less than three holding spaces for each 20 lineal feet of car washing aisle and not less than two drying spaces.

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 parking spaces shall be provided for the facility as required by the zoning ordinance.
7. All parking spaces and drying spaces shall have adequate guards or curbs to prevent the extension of overhanging of vehicles beyond property lines or parking spaces.
8. All circulation drives adjacent to public right-of-way shall be provided with adequate guards to prevent vehicles from driving over the adjacent sidewalks.
9. 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 and the installation of the mud trap at a location under roof or at a grade satisfactory to the Superintendent of Sewer Maintenance.
10. 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.
11. All of the above conditions of approval must be complied with within 180 days of the release of the Resolution or the Resolution shall become null and void.

BZA CASE NO. 64-85

| | |
|-----------|---|
| <u>2</u> | NOTICES SENT TO APPLICANT/AGENT |
| <u>15</u> | LEGAL ADVERTISEMENT SENT TO MAPC & BZA |
| <u>1</u> | NOTICES SENT TO CPO |
| <u>27</u> | NOTICES SENT TO ADJOINING PROPERTY OWNERS |
| <u>30</u> | TOTAL NOTICES SENT <u>12/2/85</u> |

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

November 25, 1985

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 64-85

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 Williamsburg Partnership, 1650 Georgetown, Suite 250, 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 construction of an automatic car wash on property zoned the "LC" Light Commercial. A legal description of the applicant's property is as follows:

Lot 28 and the west 30 feet of the north 130 feet of Lot 27, Block 1, Williamsburg Addition to Wichita, Sedgwick County, Kansas. Generally located at the southeast corner of Oliver and 13th Street.

This application has been assigned Case No. BZA 64-85. It will be considered by the Board of Zoning Appeals on December 17, 1985 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

BOARD OF ZONING APPEALS

CASE NO. 64-85

CITY OF WICHITA, KANSAS

FILED _____

APPLICATION FOR EXCEPTION

I. Name of Applicant Williamsburg Partnership Attn: William E. Morin
Mailing Address 1650 Georgetown Suite 250 Phone 681-2171
67218
Name of Authorized Agent P.E.C., P.A. Attn: Gary Wiley
Mailing Address 1440 E. English 67211 Phone 262-2691
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 Service Station with detached Car Wash *with automatic facility*

_____ on property zoned "L.C."
located the southeast corner of 13th and Oliver and legally described as: lot 28 and the west 30 feet of the north 130 feet of lot 27, block 1, Williamsburg

_____, in the City of Wichita.

- III. The applicant herein, or his authorized agent, acknowledges:
- That he has received an instruction sheet concerning the filing and hearing of this matter;
 - That he has been advised of the fee requirements established by Section 2.12.580 of the Code of the City of Wichita (Ordinance No. 39-285); and that the appropriate fee is herewith tendered;
 - That all documents are attached hereto as noted in paragraphs 2, 3, and 4 of the instructions;
 - That he has been advised of his right to bring action in the District Court of Sedgwick County to appeal the decision of the Board.

Applicant Williamsburg Partnership

Authorized Agent *Gary Wiley*
Gary Wiley

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals, 5:30 (~~10~~ p.m.), Nov. 14, 1985, together with appropriate fee of 400.00.

Signed *[Signature]*

OWNERSHIP LIST

| <u>Lot</u> | <u>Block</u> | <u>Addition</u> | <u>Property Owner</u> |
|--|--------------|-------------------------|---|
| ✓ Lots 1, 2, 3, and 4, Block 1, and that part of Lot 5, Block 1, described as beg. at the NE/c of Lot 5; th. South along the East side of said Lot 5 to the SE/c thereof; th. in a NW'ly direction to a point on the North line of Lot 5, 25 feet West of the NE/c of said Lot 5; th. East along the North line of said Lot 5, to the p.o.b. | | Country Club Heights | ✓ Swiss Construction, Inc. 901 S. 160th St. East Wichita, KS 67230 |
| ✓ Lot 5 except above described tract and all of Lots 6, 7, 8 and 9, Block 1. | | " | ✓ Richard Ayesh 322 Laura Wichita, KS 67211 |
| ✓ Lots 12, 13 and 14, Block 1. | | " | Same As Above |
| Lots 15 and 16 | Block 1 | " | ✓ Dean L. Bussart Rebecca P. Bussart 1011 Patricia Wichita, KS 67208 |
| Lots 17 and 18 | Block 1 | " | ✓ Lydia Pond 1319 N. Oliver Wichita, KS 67208 |
| Lots 19 and 20 | Block 1 | " | ✓ Valeta L. Wather 7814 E. Douglas Wichita, KS 67206 AND Irma C. Trickel Address Unknown |
| Lots 21 and 22 | Block 1 | " | ✓ Steven M. Monroe 1307 N. Oliver Wichita, KS 67208 |
| Lots 23 and 24 | Block 1 | " | Shirley M. Starr Address Unknown |
| Lots 25 and 26 | Block 1 | " | ✓ Sandra B. Nance 1302 N. Dellrose Wichita, KS 67208 |
| Lots 27 and 28 | Block 1 | " | Webster Thomas Bourn, Jr. Elsie L. Bourn Address Unknown |
| Lots 29 and 30 | Block 1 | " | ✓ Dale E. Virden Martha Jo Virden 1312 N. Dellrose Wichita, KS 67208 |

| <u>Lot</u> | <u>Block</u> | <u>Addition</u> | <u>Property Owner</u> |
|----------------------------|--------------|----------------------|---|
| Lots 31 and 32 | Block 1 | Country Club Heights | Ray J. Waldo Dolores M. Waldo 1316 N. Dellrose Wichita, KS 67208 |
| Lots 33 and 34 | Block 1 | " | John Lawrence Bennett Lana Elaine Bennett 1322 N. Dellrose Wichita, KS 67208 |
| Lots 35 and 36 | Block 1 | " | Clarence P. Keil Delores Ellen Keil 1328 N. Dellrose Wichita, KS 67208 |
| Lots 37 and 38 | Block 1 | " | Virgil Howard Goodson Bethie Weese Goodson 1332 N. Dellrose Wichita, KS 67208 |
| Lots 39 and 40 | Block 1 | " | Robert Rawlin Stevens Dorothy Eleanor Stevens 1338 N. Dellrose Wichita, KS 67208 |
| Lots 41, 42, 43 and 44. | Block 1 | " | Richard Ayesh 322 Laura Wichita, KS 67211 |
| Lots 45, 46, 47 and 48. | Block 1 | " | Swiss Construction, Inc. 901 S. 160th St. East Wichita, KS 67230 |
| Lots 1, 2, 3 and 4. | Block 2 | " | W. A. Michaelis Jr. Peggy Lou Michaelis 211 N. Broadway Wichita, KS 67202 |
| Lots 5, 6, 7 and 8. | Block 2 | " | Charles T. Schoenhofe 7811 Pagent Lane Wichita, KS 67206 |
| Lots 9 and 10 | Block 2 | " | Charles T. Schoenhofe Peggy J. Schoenhofer 7811 Pagent Lane Wichita, KS 67206 |
| Lots 11 and 12 | Block 2 | " | Dennis W. Woodworth Vickie L. Woodworth 1333 N. Dellrose Wichita, KS 67208 |
| Lots 13 and 14 | Block 2 | " | Paul A. Haun L. Marie Haun 1329 N. Dellrose Wichita, KS 67208 |
| Lots 15 and 16 | Block 2 | " | Dean Raymond Wheeler Norma Ruth Wheeler 1323 N. Dellrose Wichita, KS 67208 |

| Lot | Block | Addition | Property Owner |
|---|----------|----------------------|---|
| Lots 17 and 18 | Block 2 | Country Club Heights | Curtis Newman Jr. Mary B. Newman 1317 N. Dellrose Wichita, KS 67208 |
| Lots 19 and 20 | Block 2 | " | Ray L. Anderson Betty Anderson 1311 N. Dellrose Wichita, KS 67208 |
| Lots 21 and 22 | Block 2 | " | Fay E. Jordan Athen Jordan 1707 N. Glendale Wichita, KS 67208 |
| Lots 23 | Block 2 | " | Richard P. Mihalik Jean E. Mihalik 1301 N. Dellrose Wichita, KS 67208 |
| Lots 1 and 2 | Block 8 | " | Sam L. Rockmore Mercy D. Rockmore 5103 E. Murdock Wichita, KS 67208 |
| Lots 3 and 4 | Block 8 | " | Richard Heinrich Voigt 1255 N. Oliver Wichita, KS 67208 |
| ** Lots 45 and 46 | Block 8 | " | Luther McDonald Betty Ruth McDonald 1252 N. Dellrose Wichita, KS 67208 |
| Lots 47 and 48 | Block 8 | " | Roy E. Wood Orleva M. Wood 1258 N. Dellrose Wichita, KS 67208 |
| North 60 feet of the South 70 feet of Lot 1. | Block 12 | University Heights | Donald J. Consolver Erin S. Consolver 1439 Harding Wichita, KS 67208 |
| South 10 feet of Lot 1 and all of Lots 2 and 3. | Block 12 | " | Mary Rogene Wright 1433 Harding Wichita, KS 67208 |
| Lots 4 and 5 and the North 10 feet of Lot 6. | Block 12 | " | John C. Enslow Jr. Anna M. Enslow 1700 University Wichita, KS 67213 |
| South 15 feet of Lot 6 and all of Lot 7 and the North 20 feet of Lot 8. | Block 12 | " | Hubert M. King Betty Mae King 1421 Harding Wichita, KS 67208 |
| **Lots 5 and 6 | Block 8 | " | Dennis W. Lebbin Carol A. Lebbin 1422 N. Armour Wichita, KS 67206 |

| Lot | Block | Addition | Property Owner |
|--|----------|--------------------|---|
| South 5 feet of Lot 8, all of Lots 9 & 10, and the North 5 feet of Lot 11. | Block 12 | University Heights | Mary E. Albright 1415 Harding Wichita, KS 67208 |
| South 20 feet of Lot 11, all of Lot 12 & the North 15 feet of Lot 13. | Block 12 | " | Jesse L. Graham Ina L. Graham 1403 Harding Wichita, KS 67208 |
| South 10 feet of Lot 13 & all of Lots 14 & 15 | Block 12 | " | Same As Above |
| Y Lots 16 and 17 & the South 10 feet of Lot 18. | Block 12 | " | Kenneth R. Danel Lola Pauline Danel 1402 N. Glendale Wichita, KS 67208 |
| North 15 feet Lot 18, all of Lot 19 & the South 20 feet of Lot 20. | Block 12 | " | Ernest C. McGuire Cora I. McGuire Address Unknown |
| North 5 feet of Lot 20, all Lots 21 & 22, the South 5 feet of Lot 23. | Block 12 | " | Adele A. DeThampl Address Unknown |
| North 20 feet of Lot 23, all of Lot 24 & the South 15 feet of Lot 25. | Block 12 | " | Paul B. Tinius Regena E. Cooper 1420 N. Glendale Wichita, KS 67218 |
| North 10 feet of Lot 25 & all of Lots 26 & 27. | Block 12 | " | Mark Stewart Gietzen Address Unknown |
| Lots 28 & 29 & the South 10 feet of Lot 30. | Block 12 | " | David J. Ekeler Cheryl K. Ekeler 1432 N. Glendale Wichita, KS 67208 |
| Lot 30 except the South 10 feet. | | | Dorothy Lundstedt Walter Palmer 2371 Payne Wichita, KS 67204 |
| Lots 1-24, inclusive | Block 13 | " | Willard C. Foster Maxine E. Foster P.O. Box 4545 McAllen, TX 78501 |

| <u>Lot</u> | <u>Block</u> | <u>Addition</u> | <u>Property Owner</u> |
|--|--------------|---------------------------|--|
| Beginning at a point on front line 10 feet E'ly of the SW/c of Lot 34, Block 14, th. E'ly along front line of Lots 34, 33, 32 and 31, to a point 7.5 feet E'ly of the SW/c of Lot 31, th. NW'ly to a point on the rear line of said Lot 31, 5.39' E'ly of the NW/c of said Lot 31, th. W'ly along rear lines of Lots 31, 32, 33, and 34, 57.17 feet to a point 7.65 feet E'ly of the NW/c of Lot 34, th. SE'ly to p.o.b. | | University Heights | Oliver C. Thurow Lucille A. Thurow 1521 Northeast Parkway Wichita, KS 67208 |
| Beginning at a point on the front line of the middle of Lot 37, th. E'ly along the front line of Lots 37, 36, 35 and 34 a distance of 72.5 feet to a point 10 feet E'ly of the SW/c of Lot 34, th. N'ly to a point on the rear line of Lot 34, which is 7.62 feet E'ly of the NW/c of said Lot 34, th. W'ly along the rear line of Lots 34, 35, 36 and 37, 57.77 feet to the middle of Lot 37, th. S'ly to the p.o.b., Block 14. | | " | Dale K. James Alice J. James 1017 N. Dellrose Wichita, KS 67208 |
| Lot 37 except the East 12 1/2 feet and all of Lots 38 and 39, Block 14. | | " | George D. Shike Buena Mae Shike 1509 Northeast Parkway Wichita, KS 67208 |
| Lots 40, 41 & 42 | Block 14 | " | Ronald F. Davis M. Corinne Davis 1122 Patricia Wichita, KS 67208 |
| Lot 11 | Block 3 | University Heights 2nd | A. Gregory Chaney Gwendolyn D. Chaney 1420 N. Harding Wichita, KS 67208 |
| Lot 12 | Block 3 | " | Wallace H. Paddock Carole J. Paddock Mark W. Paddock 1408 N. Harding Wichita, KS 67208 |
| Lot 13 | Block 3 | " | John W. Smith Virlea B. Smith 1414 N. Harding Wichita, KS 67208 |
| Lot 14 | Block 3 | " | Joseph E. Pecchioni Loretta F. Pecchioni 1420 N. Harding Wichita, KS 67208 |

| <u>Lot</u> | <u>Block</u> | <u>Addition</u> | <u>Property Owner</u> |
|---|--------------|---------------------------|---|
| Lot 15 | Block 3 | University Heights 2nd | Dale V. Sharp Helen L. Sharp 1426 N. Harding Wichita, KS 67208 |
| Lot 16 | Block 3 | " | Brad Allen Rishel Hannah G. Clark Risher 1432 N. Harding Wichita, KS 67208 |
| X Reserve C | | Ken-Mar Addition | W. A. Michaelis Jr. Peggy Lou Michaelis 211 N. Broadway Wichita, KS 67202 |
| X Lot 1 | Block 1 | Lambsdale Fifth | United States Postal Service 1314 N. Oliver Wichita, KS 67208 |
| X Lots 1, 22, 23, 24, 25, 26, 27, and 28. | Block 1 | Williamsburg Addition | Williamsburg Partner- ship 1650 Georgetown, Suit Wichita, KS 67218 25 |
| Reserve B | | " | Same As Above |
| Lot 1 | Block 1 | Glennaire 2nd Addition | Theopolis Dwayne Barnes Brenda K. Barnes 1261 N. Glendale Wichita, KS 67208 |
| Lot 2 | Block 1 | " | Calvin L. Ervin V. Marion Ervin 1255 N. Glendale Wichita, KS 67208 |
| Lot 3 | Block 1 | " | David W. Newton Margaret V. Newton 1249 N. Glendale Wichita, KS 67208 |
| Lot 1 | Block 2 | " | William E. Horn Nivion C. Horn 1261 Harding Wichita, KS 67208 |
| Lot 2 | Block 2 | " | Terry L. Schmidt 1255 Harding Wichita, KS 67208 |
| Lot 3 | Block 2 | " | Pearlie V. Wells (n/k/a Pearlie Smith) 1249 Harding Wichita, KS 67208 |
| Lot 6 | Block 2 | " | Russell Martin Faye E. Martin 6207 E. 8th Wichita, KS 67208 |
| Lot 7 | Block 2 | " | Joyce Ann McCulloch 1256 N. Glendale Wichita, KS 67208 |

| Lot | Block | Addition | Property Owner |
|-------|---------|------------------------|---|
| Lot 8 | Block 2 | Glennaire 2nd Addition | Ortwin Alvin Runge Norma L. Runge 1262 N. Glendale Wichita, KS 67208 |
| Lot 1 | | Mathis Addition | Stanton L. Bradley Kay Bradley 1240 N. Oliver Wichita, KS 67208 |

Tract Description

A tract in the NW $\frac{1}{4}$ of Sec. 13, Twp. 27, Rge. 1 East described as: Beginning 690 feet South and 40 feet East of the NW/c of the NW $\frac{1}{4}$ of Sec. 13; th. East 140 feet; th. South 109 feet; th. West 140 feet; th. North 109 feet to p.o.b.

Richard D. Myers
Janet M. Myers
1244 N. Oliver
Wichita, KS 67208

A tract in the NW $\frac{1}{4}$ of Sec. 13, Twp. 27, Rge. 1 East beginning at the NW/c of Lot 1, Mathis Addition; th. North 5 feet along the East side of Oliver Street; th. East 140 feet; th. South 5 feet to the NE/c of Lot 1; th. West to beginning.

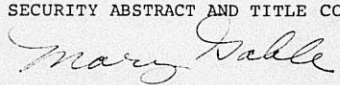
Robert Lawrence
Dorothy Lawrence
2215 Greenfield
Wichita, KS 67217

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 500 foot radius of:

Lots 27 and 28, Block 1, Williamsburg, an Addition to Wichita, 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 17th day of October, 1985, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By 
Sr. Vice-President

Order No: 352158
nj

7, R.I.E.

WI
53

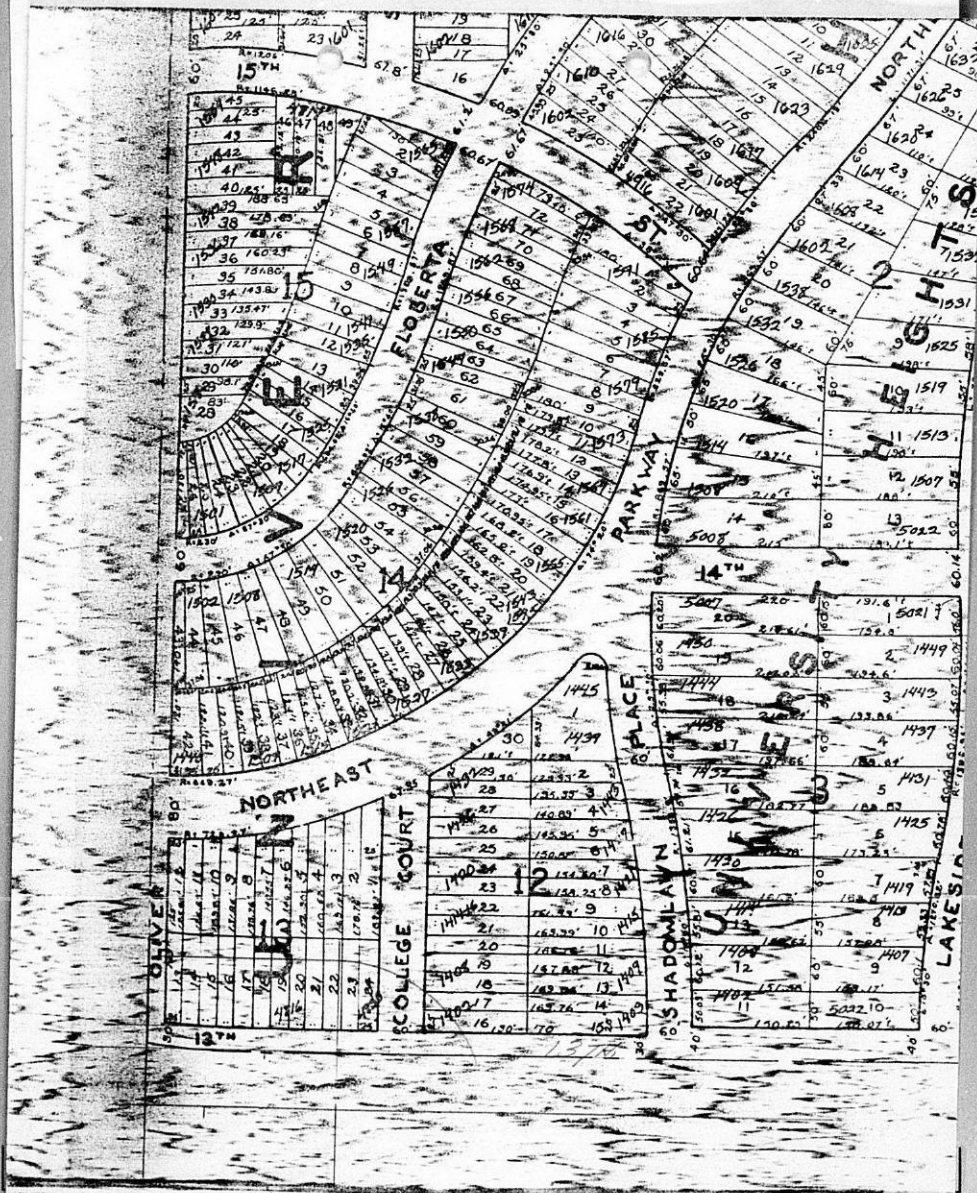
| 156-25 156-25 | | 48 156-25 156-25 | | 48 156-5 156-5 | |
|---------------|----|------------------|----|----------------|----|
| 60 | 0 | 60 | 0 | 60 | 0 |
| 2357 | 1 | 2357 | 1 | 2357 | 1 |
| 3 | 2 | 3 | 2 | 3 | 2 |
| 4 | 3 | 4 | 3 | 4 | 3 |
| 5 | 4 | 5 | 4 | 5 | 4 |
| 6 | 5 | 6 | 5 | 6 | 5 |
| 7 | 6 | 7 | 6 | 7 | 6 |
| 8 | 7 | 8 | 7 | 8 | 7 |
| 9 | 8 | 9 | 8 | 9 | 8 |
| 10 | 9 | 10 | 9 | 10 | 9 |
| 11 | 10 | 11 | 10 | 11 | 10 |
| 12 | 11 | 12 | 11 | 12 | 11 |
| 13 | 12 | 13 | 12 | 13 | 12 |
| 14 | 13 | 14 | 13 | 14 | 13 |
| 15 | 14 | 15 | 14 | 15 | 14 |
| 16 | 15 | 16 | 15 | 16 | 15 |
| 17 | 16 | 17 | 16 | 17 | 16 |
| 18 | 17 | 18 | 17 | 18 | 17 |
| 19 | 18 | 19 | 18 | 19 | 18 |
| 20 | 19 | 20 | 19 | 20 | 19 |
| 21 | 20 | 21 | 20 | 21 | 20 |
| 22 | 21 | 22 | 21 | 22 | 21 |
| 23 | 22 | 23 | 22 | 23 | 22 |
| 24 | 23 | 24 | 23 | 24 | 23 |
| 25 | 24 | 25 | 24 | 25 | 24 |

| 48 156-25 156-25 | | 48 156-25 156-25 | | 48 156-5 156-5 | |
|------------------|----|------------------|----|----------------|----|
| 60 | 0 | 60 | 0 | 60 | 0 |
| 2357 | 1 | 2357 | 1 | 2357 | 1 |
| 3 | 2 | 3 | 2 | 3 | 2 |
| 4 | 3 | 4 | 3 | 4 | 3 |
| 5 | 4 | 5 | 4 | 5 | 4 |
| 6 | 5 | 6 | 5 | 6 | 5 |
| 7 | 6 | 7 | 6 | 7 | 6 |
| 8 | 7 | 8 | 7 | 8 | 7 |
| 9 | 8 | 9 | 8 | 9 | 8 |
| 10 | 9 | 10 | 9 | 10 | 9 |
| 11 | 10 | 11 | 10 | 11 | 10 |
| 12 | 11 | 12 | 11 | 12 | 11 |
| 13 | 12 | 13 | 12 | 13 | 12 |
| 14 | 13 | 14 | 13 | 14 | 13 |
| 15 | 14 | 15 | 14 | 15 | 14 |
| 16 | 15 | 16 | 15 | 16 | 15 |
| 17 | 16 | 17 | 16 | 17 | 16 |
| 18 | 17 | 18 | 17 | 18 | 17 |
| 19 | 18 | 19 | 18 | 19 | 18 |
| 20 | 19 | 20 | 19 | 20 | 19 |
| 21 | 20 | 21 | 20 | 21 | 20 |
| 22 | 21 | 22 | 21 | 22 | 21 |
| 23 | 22 | 23 | 22 | 23 | 22 |
| 24 | 23 | 24 | 23 | 24 | 23 |
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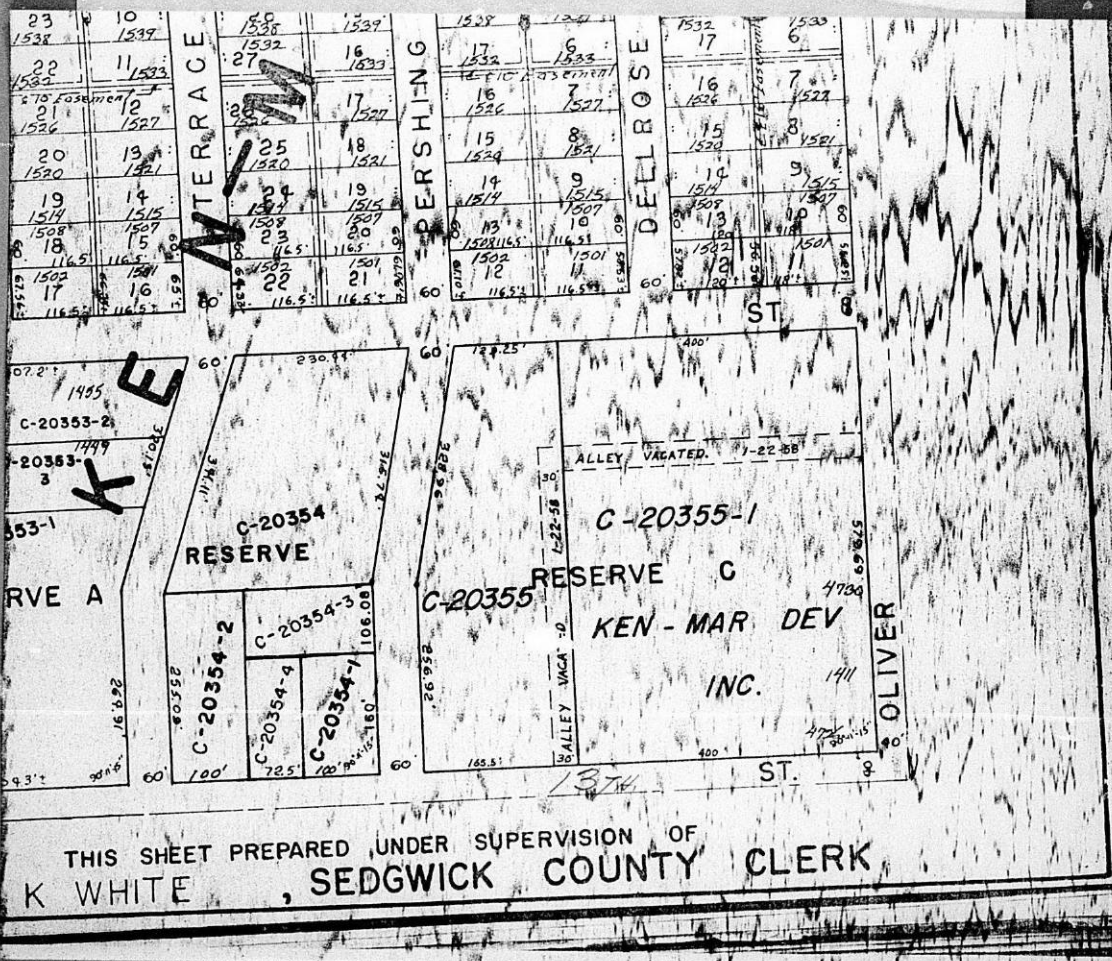
| 40 156-25 156-25 | | 40 156-25 156-25 | | 40 156-5 156-5 | |
|------------------|---|------------------|---|----------------|---|
| 60 | 0 | 60 | 0 | 60 | 0 |
| 2157 | 1 | 2157 | 1 | 2157 | 1 |
| 2 | 2 | 2 | 2 | 2 | 2 |

County of...

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WICHITA - SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688



RECEIVED

DEC 05 1985

METROPOLITAN PLANNING

ROUTE 124

Willard C Foster
Maxine E Foster
P O Box 4545
Wichita KS 678501

*not 4350
Ruth*

UNDELIVERABLE AS ADDRESSEE

124

64-85

Important! Notice of Meeting Enclosed

WICHITA - SEDGWICK COUNTY

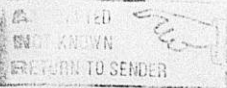
METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688



Dorothy Lundstedt
Walter Palmer
2371 Payne
Wichita KS 67204

*215
PO*



Important! Notice of Meeting Enclosed

64-85

FORM 29-021

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 BZA EXCEPT. | 400 ⁰⁰ |

NAME PROF ENGR. CONSULT.
 ADDRESS 1440 E. ENGLISH
 FUND 753-40710-003 DUE DATE _____
 COMMENTS _____

DATE Nov. 14, 1985 BY [Signature]

*

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

Roll # 2