

DR 74-3 - STORAGE OR BALING OF  
SCRAP METALS - 2315 South Meade

ACTION

DATE

COMMITTEE

M.A.P.C.

B.C.C./B. CO. C. *Permit*

*2-18-74*

*3-12-74*

*not approved*

POSTED  
2-18-74  
C

ACTION

COMMITTEE	DATE
M.A.P.C. <i>not approved</i>	<u>2-18-74</u>
B.C.C./B. CO. C. <i>Demid</i>	<u>3-19-74</u>

DR 74-3 - STORAGE OR HAULING OF  
SCRAP METALS - 2315 South Meade

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

September 9, 1974

TO Robert Feilner, Superintendent of Central Inspection  
FROM Jack H. Galbraith, Chief Planner *JHG*  
SUBJECT Zoning Ordinance Violations

We have recently had several calls on certain Zoning and Departmental Review Cases which have involved denial of applications by the Board of City Commissioners, yet the violations continue unabated. These cases are:

Z-1485 - Frank Solomon, et.al. requests zone change from "A" and "LC" to "C" at the southwest corner of Poplar and Douglas.

This case involved a violation discovered by your staff of an air conditioning and heating business operating in the "LC" District ("C" Commercial required). The applicant applied for "C" zoning, but the request was denied by the Board of City Commissioners on February 20, 1973. Several area residents have complained that the business is still in operation at this location in violation of the Zoning Ordinance.

DR 74-5 - Request for a used building material yard permit in "E" Light Industrial District by Lee McCoy.

The applicant requested a permit for a used building material yard located at 918 North Washington which he had been operating in violation of the ordinance. The request for permit was denied by the Board of City Commissioners on March 19, 1974, but one of the adjacent property owners had complained that Mr. McCoy continues to store material at this location and has recently been observed adding to the storage at this location.

DR 74-3 - Request for a storage or bailing of scrap metals (salvage yard) permit at 2315 South Meade by Richard E. Sinclair.

A request by the applicant to permit a bailing and storage of scrap metals at 2315 South Meade was denied by the Board of City Commissioners on March 19, 1974, but the operation continues unabated.

Memo to Robert Feldner  
September 9, 1974  
Page Two

Z-1568 - Opal F. Williams requests zone change from "A" to "RB" at the southeast corner of Ellis and Skinner.

The applicant had been utilizing a converted duplex as four dwelling units with a fifth unit in a separate structure on the rear of the property. On November 13, 1973 the Board of City Commissioners approved "RB" zoning for subject property subject to conformance of the approved parking plan. The applicant was also informed that the fifth residence would not be allowed as the "RB" District only permits four dwelling units on one lot. We have recently driven by the residence and apparently no effort has been made to develop off-street parking as contained in the parking plan approved by the Division of Traffic Engineering in association with this case. We could not tell whether or not there is still a dwelling unit in the accessory structure.

Z-1580 - Clear Lake, Inc. requests zone change from "LC" to "C" on the south side of 21st Street in an area west of Amidon.

The applicant requested a spot of "C" zoning to allow outside storage and sale of garden items and tools. The ordinance was amended on February 5, 1974, by the Board of City Commissioners to allow outdoor storage in the "LC" District under specified conditions. The zone change request was then withdrawn. However, the applicant has never complied with the conditions of the amended Section 28.04.090.1 of the City Code and has never submitted a Design Plan as required by Paragraph b.

Since all of these cases originated from what I assume were violations found by your staff, I would appreciate it if you could check into these matters and advise us of their status and what has been done to see that there is compliance with the ordinance. Perhaps it would be helpful if we could discuss methods of improving coordination between our offices in order to insure that case denials and conditions of approval by the Board of Zoning Appeals are always complied with. I have attached copies of correspondence related to the above cases for your information.

JHG:MM:js  
Attachment

cc: Ray Bruggeman, Director of Public Works  
John Dekker, Director of Law  
Robert A. Lakin, Director of Planning

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF CITY COMMISSIONERSREQUEST FOR SPECIAL PERMIT

CASE NO. DR 74-3

CONSIDERED BY MAPC: 2-28-74

REQUEST FOR: Special Permit for Auto Wrecking and Salvage Yard

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

To obtain license for existing use.

GENERAL LOCATION: West side of Meade in an area  
between Blake and Pawnee

LEGAL DESCRIPTION:

Lots 63, 65, 67, 69 and 71, Meade Avenue, Shearman and  
Beatties Subdivision of Reserves A & B, Rock Island  
3rd Addition to Wichita, Sedgwick County, Kansas

APPLICANT: Richard E. Sinclair, 2564 South Washington 67211

COUNSEL FOR APPLICANT: Carl Kelly, Attorney

PROTESTORS (LIST COUNSEL) IF ANY: James R. Schaefer, attorney for  
Charles Laurie, adjacent property  
owner, spoke in opposition.SURROUNDING ZONING: To the north, east, and south  
is "E" zoning; west is "A"LAND USE: Subject property is a storage yard for automobiles and  
associated parts; north is parking and general industrial;  
east is railroad; south is light manufacturing; west is  
PLANNING COMMISSION RECOMMENDATION: (single-family.That a special permit not be granted. Gragert moved,  
Hill seconded and it carried unanimously.

- 
- ACTION
1. Approve the recommendation of the Metropolitan Area Planning Commission; or
  2. Take such action as the City Commission desires.

EXCERPT FROM PLANNING COMMISSION MINUTES OF FEBRUARY 28, 1974:

16. Case No. DR 74-3 - Richard E. Sinclair requests approval of a scrap processor's operation for the baling of scrap metals at 2315 South Meade, legally described as Lots 63, 65, 67, 69, and 71, Meade Avenue, Shearman & Beatties Subdivision of Reserves A & B, Rock Island 3rd Addition. Generally located on the west side of Meade in an area between Blake and Pawnee.

GALBRAITH pointed out the area on the map and reviewed the following staff report:

Comments

1. On December 18, 1973, the applicant applied for a scrap processor's license for property located at 2315 South Meade and described as Lots 63, 65, 67, 69 and 71, Meade Avenue, Shearman and Beatties Subdivision of Reserves A and B, Rock Island 3rd Addition to Wichita, Sedgwick County, Kansas. Inasmuch as the property was located in the "E" Light Industrial District and not an outright permitted use, the application was not approved by the Office of Central Inspection.
2. In accordance with Section 28.04.184 of the Zoning Ordinance, storage or baling of scrap metals "may be authorized in the "E" Light Industrial Districts by the governing body under a special permit provided that such operation is not on a main thoroughfare, and in the opinion of the governing body will not adversely affect the character of the neighborhood, is enclosed by a metal or wood fence not less than eight feet in height and having cracks and openings not in excess of five percent of the area of such fence, subject to any other requirements which may be specified by the governing body, and that all waste paper, rags or materials that can be scattered by the wind shall be kept in a building suitable for that purpose, and provided further, that the Board of Commissioners may impose such additional special conditions to protect the health, safety and welfare of the neighborhood as the Board of Commissioners may deem proper, including (but not limited to), the posting of a performance bond."
3. On January 8, 1974, the Board of City Commissioners considered the applicant's request and referred the application to the Planning Commission for recommendation after a public hearing in accordance with City Commission policy.
4. It should be pointed out that subject property is presently being utilized illegally for the storage of non-operational motor vehicles and auto parts. It should also be pointed out that as a result of a complaint by the Health Department the applicant was ordered to appear in Municipal Court to answer charges of being in violation of the City Code, in that non-operational vehicles were being stored on the premises in excess of 90 days. Action of the Court was to set the case aside until March 22, 1974, to allow the applicant time to comply with the provisions of the City Code.
5. Although the application for a scrap processor's license indicates the business name of the property as Sinclair's Metal Reclaimers, there appears to be no office on the premises. Also, the Office of Central Inspection advises that in field checking the site on several occasions, it appeared to be unattended.
6. It should be pointed out that both the Office of Central Inspection and the Health Department have received numerous complaints from property owners in the area regarding the unkept appearance of the property, potential health hazard and parking of vehicles on public right-of-way.

7. Because of the single-family homes to the west and the light manufacturing activities to the north, south and east, this is not an area where the storage of unoperational vehicles and auto parts would appear to be in character with the neighborhood.
8. Should the Planning Commission, however, consider this an appropriate use and recommend that the City Commission grant the special permit, the following should be considered as conditions of approval:
  - a. A solid or semi-solid wall, to prevent the passage of debris or light, constructed of wood or metal, (not including woven wire), at least 8 feet in height, shall be constructed around the perimeter of the site. The plans for subject wall shall be submitted to the Planning Department and Superintendent of Central Inspection for approval prior to construction.
  - b. The height of wrecked vehicles and scrap metal piles shall be limited to 8 feet.
  - c. Used parts and salvage materials are to be piled and stored in an orderly manner, such as would be provided by racks or bins, and area to be elevated to a minimum height of 18" to reduce rodent potential.
  - d. The applicant shall maintain at all times an active program for the eradication and control of rodents.
  - e. The applicant shall control weeds within the storage area and adjacent to and along the outside perimeter of the wall or fence.
  - f. Entrance gates are to be provided with breakaway locking devices to permit access by the Fire Department.
  - g. Consideration should be given to requiring a setback from Meade as well as additional street right-of-way for this substandard street.
  - h. The Superintendent of Central Inspection shall be responsible for the enforcement of these conditions. The City Commission may revoke the special permit after public hearing for any of the following reasons:

Failure to comply with the conditions within 90 days after the approval of the special permit.

Abandonment of the area for six months.

Failure to comply with the conditions of approval.

GALBRAITH said the staff would recommend denial of this request.

MOTION: That the Planning Commission recommend to the City Commission that a special permit not be granted. Gragert moved and Hill seconded.

CARL KELLY, attorney representing the applicant, said there has not been any previous court history on this matter, but the Health Department has taken issue with the manner in which the applicant was using other property, and this is basically a continuance of the same type of thing.

KELLY said the use of the premises is not to be changed; it is private property and the applicant does not intend to sell anything from the premises. He merely uses the property and has since 1961 to take motors out of cars and put them in trucks owned by himself and for his own use. In addition, he has reclaimed parts of motors. He does, on occasion, cut up cars, but has a location in the County for this activity, and he does not do any cutting or baling of scrap materials. KELLY said the applicant intends to use the property for his own use to work on automobiles, and there is

not really any section of the City Code which specifically fits the use, but the Health Department and Central Inspection have indicated the special permit method is the one most applicable. The City Code is meant to apply to operations such as Boge Iron and Metal and Glickman's, which is not what this applicant is trying to do.

KELLY said the applicant is willing to build a fence on three sides, the exception being next to the railroad track. KELLY also stated that his client has not been denied anything so far as applying for a license - that the Code provides that before a license for this type of activity can be issued, approval must be obtained from the City Commission and that is what they are attempting to obtain at this time.

GARDENHIRE said that when she viewed the property as a member of the Zoning Committee, she noticed old cars with 1961 license plates with shrubbery growing up through the tops, and it appeared there had been no attempt made toward fencing or complying with the Health Code so far as proper storage above ground. KELLY agreed that old cars are never attractive, but that when the fence is constructed they will not be visible from the street.

HENNESSY asked if perhaps a decision on this case should be deferred until the case in Municipal Court is settled so as not to possibly weaken the case for anybody. KELLY said a decision in the Court is being held up pending the outcome of this request.

GARDENHIRE asked what the structures on the premises were being used for. KELLY said the applicant has two or three tons of electric motors, salvage copper wire, etc.

JAMES R. SCHAEFER, attorney for Charles Laurie, who owns a business immediately to the south and has since 1947, spoke in opposition.

VOTE ON MOTION: Carried unanimously.

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March 1, 1974

Mr. Carl Kelly, Attorney  
805 South Main  
Wichita, Kansas 67213

Re: DR 74-3 - Request for storage  
or baling of metal scraps  
(auto salvage) - Generally  
located on the west side of  
Meade in an area between  
Pawnee and Blake

Dear Mr. Kelly:

At the regular meeting of the Metropolitan Area Planning Commission on February 28, 1974, the above-captioned application was considered. It was the action of the Commission to recommend to the Board of City Commissioners that a special permit not be granted in this case.

This matter will be forwarded to the Board of City Commissioners for consideration at their regular meeting on March 19, 1974, the meeting to start at 9:00 a.m. in Room 201 City Building, 204 South Main.

If you have any questions, please call.

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:ber

cc: Richard Sinclair, 2564 South Washington 67211  
James Schaefer, Attorney, Brown Building 67202  
Robert Feldner, Superintendent of Central Inspection  
Joe Donnelly, Maintenance Inspection Supervisor  
James Aiken, Director, Environmental Health  
Ted Dittman, Environmentalist

2-92

THE WICHITA-SEDGWICK COUNTY DEPARTMENT OF COMMUNITY HEALTH

OFFICE OF Environmental Health

DATE February 25, 1974

TO Jack Galbraith, Chief Planner

FROM Ted Dittman, Environmentalist TD

SUBJECT Richard Sinclair, 2315 South Mead

The file in our office on the above subject goes back to June, 1963 and still the problem exists. After talking to Mr. Sinclair, being threatened with bodily harm and sending a certified letter asking him to clean up the above property of all junk vehicles I filed charges on him October 2, 1973. He was found guilty and allowed to appeal the case so he could file for a scrap metal business. The Board of City Commissioners referred the request to the Metropolitan Area Planning Commission for review and recommendation.

If a permit is issued, a solid fence should be erected not less than eight feet in height. Also any metal should be stacked 18 inches above the ground to prevent rodent harborage. If any of the wooden buildings on the property do not pass inspection, I would suggest demolishing them. Also, weeds and grass must be controlled.

Based on past performances, I would suggest not approving a permit.

TD:pp

cc James F. Aiken, Jr.



WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: Feb. 28, 1974

Case No. DR 74-3

Request: Special permit for storage  
or baling of metal scraps  
(auto salvage)

Location: West side of Meade in an area  
between Blake and Pawnee

Reason: To obtain license for existing use.

Acres: 0.34

Size: 120 ft. by 125 ft.

	<u>Land Use</u>	<u>Zoning</u>
Existing	Storage yard for automobile & associated parts	"E"
North	Parking & general industrial	"E"
East	Railroad	"E"
South	Light manufacturing	"E"
West	Single-family	"A"

Inadequate right-of-way for Meade.

Platted: Yes

Comments:

1. On December 18, 1973, the applicant applied for a scrap processors license for property located at 2315 South Meade and described as Lots 63, 65, 67, 69 and 71, Meade Avenue, Shearman and Beatties Subdivision of Reserves A and B, Rock Island 3rd Addition to Wichita, Sedgwick County, Kansas. Inasmuch as the property was located in the "E" Light Industrial District and not an outright permitted use, the application was not approved by the Office of Central Inspection.
2. In accordance with Section 28.04.184 of the Zoning Ordinance, storage or baling of scrap metals "may be authorized in the "E" Light Industrial Districts by the governing body under a special permit, provided that such operation is not on a main thoroughfare, and in the opinion of the governing body will not adversely affect the character of the neighborhood, is enclosed by a metal or wood fence not less than eight feet in height and having cracks and openings not in excess of five percent of the area of such fence, subject to any other requirements which may be specified by the governing body, and that all waste paper, rags or materials that can be scattered by the wind shall be kept in a building suitable for that purpose, and provided further, that the Board of Commissioners

may impose such additional special conditions to protect the health, safety and welfare of the neighborhood as the Board of Commissioners may deem proper, including (but not limited to), the posting of a performance bond."

3. On January 8, 1974, the Board of City Commissioners considered the applicant's request and referred the application to the Planning Commission for recommendation after a public hearing in accordance with City Commission policy.
4. It should be pointed out that subject property is presently being utilized illegally for the storage of non-operational motor vehicles and auto parts. It should also be pointed out that as a result of a complaint by the Health Department the applicant was ordered to appear in Municipal Court to answer charges of being in violation of the City Code in that non-operational vehicles were being stored on the premises in excess of 90 days. Action of the Court was to set the case aside until March 22, 1974, to allow the applicant time to comply with the provisions of the City Code.
5. Although the application for a scrap processors license indicates the business name of the property as Sinclair's Metal Reclaimers, there appears to be no office on the premises. Also, the Office of Central Inspection advises that in field checking the site on several occasions, it appeared to be unattended.
6. It should be pointed out that both the Office of Central Inspection and the Health Department have received numerous complaints from property owners in the area regarding the unkept appearance of the property, potential health hazard and parking of vehicles on public right-of-way.
7. Because of the single-family homes to the west and the light manufacturing activities to the north, south and east, this is not an area where the storage of unoperational vehicles and auto parts would appear to be in character with the neighborhood.
8. Should the Planning Commission, however, consider this an appropriate use and recommend that the City Commission grant the special permit, the following should be considered as conditions of approval:
  - a. A solid or semi-solid wall, to prevent the passage of debris or light, constructed of wood or metal, (not including woven wire), at least 8 feet in height, shall be constructed around the perimeter of the site. The plans for subject wall shall be submitted to the Planning Department and Superintendent of Central Inspection for approval prior to construction.
  - b. The height of wrecked vehicles and scrap metal piles shall be limited to 8 feet.

Page 3 - Case No. DR 74-3  
February 28, 1974

- c. Used parts and salvage materials are to be piled and stored in an orderly manner, such as would be provided by racks or bins, and area to be elevated to a minimum height of 18" to reduce rodent potential.
- d. The applicant shall maintain at all times an active program for the eradication and control of rodents.
- e. The applicant shall control weeds within the storage area and adjacent to and along the outside perimeter of the wall or fence.
- f. Entrance gates are to be provided with breakaway locking devices to permit access by the Fire Department.
- g. Consideration should be given to requiring a setback from Meade as well as additional street right-of-way for this substandard street.
- h. The Superintendent of Central Inspection shall be responsible for the enforcement of these conditions. The City Commission may revoke the special permit after public hearing for any of the following reasons:

Failure to comply with the conditions within 90 days after the approval of the special permit.

Abandonment of the area for six months.

Failure to comply with the conditions of approval.

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DR 74-3 - 16 NOTICES TO ADJOINING PROPERTY OWNERS MAILED 2-15-74 for MAPC 2-28-74

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING COMMISSION  
CITY BUILDING ANNEX, 104 South Main  
Wichita, Kansas 67202

NOTICE TO ADJOINING PROPERTY OWNERS:

February 15, 1974

Our notice to you on February 13, 1974 failed to include a lot owned by Mr. Richard E. Sinclair. Therefore, the correct legal for the area that is desired for a special permit for the operation of a storage or baling of metal scraps business as provided in Section 28.04.184 of the City Zoning Ordinance is as follows:

Lots 63, 65, 67, 69 and 71, Mead Avenue, Shearman and Beatties Subdivision of Reserves A & B, Rock Island 3rd Addition to Wichita, Sedgwick County, Kansas.  
Generally located on the west side of Mead in an area between Pawnee and Blake.

As the original notice stated, this matter will be considered by the Wichita-Sedgwick County Metropolitan Area Planning Commission in Room 401, City Building Annex, 104 South Main, Wichita, Kansas, at its meeting beginning at 1:30 p.m., on February 28, 1974. You may appear either in person, or by agent or attorney if you so desire.

Jack H. Galbraith  
Chief Planner

DR 74-3 - 16 NOTICES TO ADJOINING PROPERTY OWNERS MAILED 2-14-74 for MAPC 2028-74

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING COMMISSION  
CITY BUILDING ANNEX, 104 South Main  
Wichita, Kansas 67202

NOTICE TO ADJOINING PROPERTY OWNERS:

February 13, 1974

The Wichita-Sedgwick County Metropolitan Area Planning Commission in Room 401, City Building Annex, 104 South Main, Wichita, Kansas, at its meeting beginning at 1:30 p.m., on February 28, 1974, will consider a referral from the Board of City Commissioners as to whether or not Mr. Richard E. Sinclair should be granted a special permit for the operation of a storage or baling of metal scraps business as provided in Section 28.04.184 of the City Zoning Ordinance, on the following described property:

Lots 65, 67, 69 and 71, Mead Avenue, Shearman and Beatties Subdivision of Reserves A & B, Rock Island 3rd Addition to Wichita, Sedgwick County, Kansas. Generally located on the west side of Mead in an area between Pawnee and Blake.

You may appear either in person, or by agent or attorney if you so desire.

Jack H. Galbraith  
Chief Planner

February 13, 1974

Mr. Carl N. Kelly  
Attorney at Law  
805 South Main  
Wichita, Kansas 67213

Re: DR 74-3 - Request for storage  
or bailing of metal scraps  
generally located on the west  
side of Mead in an area between  
Pawnee and Blake.

Dear Mr. Kelly:

This is to acknowledge receipt of your letter and abstractor's  
certificate associated with the above captioned request located  
at 2315 South Mead.

Please be advised that this matter has been scheduled to be  
considered by the Metropolitan Area Planning Commission at  
their meeting of February 28, 1974, to begin at 1:30 p.m. in  
Room 401, City Building Annex, 104 South Main, Wichita, Kansas.

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:GLS:js

cc: Mr. Ralph Wulz, City Manager  
Mr. Robert Feldner, Superintendent of Central Inspection  
Mr. Richard Sinclair, 2564 S. Washington, 67211  
Mr. Joe Donnelly, Central Inspection

**KELLY, RILEY & MOUNTAIN**

ATTORNEYS AT LAW

805 SOUTH MAIN  
WICHITA, KANSAS 67213

CARL N. KELLY  
DON W. RILEY  
R. KEITH MOUNTAIN

TELEPHONE  
(316) 262-3741

February 11, 1974

Mr. Jack H. Galbraith, Chief Planner  
Wichita, Sedgwick County  
Metropolitan Area Planning Department  
City Annex Building  
104 South Main Street  
Wichita, Kansas 67202

Re: DR 74-3 - Request for storage or bailing of  
metal scraps

Dear Mr. Galbraith:

I enclose herewith a current abstractor's certificate listing the names, mailing addresses, and zip codes of the owners of all adjacent property within a 200-foot radius and including the property owned by Mr. Richard E. Sinclair.

Please schedule this matter for the next Planning Commission meeting, and advise this office of the date of the same.

Thanking you for your cooperation in this matter, I remain,

Very truly yours,

KELLY, RILEY & MOUNTAIN

*Carl N. Kelly*

Carl N. Kelly

CNK:sjp

Enclosure



O W N E R S H I P   L I S T

Lot	Street	Addition	Property Owner
49 & 51	Mead	Shearman and Beatties Sub.	✓ Dewey Gunzelman 2141 S. Mead 67211
53&55	Same	Same	✓ Francis H. Martin 6508 East Parkview 67219
57,59, 61	Same	Same	✓ Val G. Gottschalk and Josephine A. Gottschalk 613 S. Kessler 67209
63,65, 67,69,71	Same	Same	✓ Richard E. Sinclair Doris L. Sinclair 2564 S. Washington 67211
73,75,77, 79,81,83	Same	Same	✓ Charles F. Laurie and Vanda V. Laurie 4555 Laura 67217
85,87	Same	Same	✓ Harry J. Regas & Grace 2349 S. Mead 67211
even lots 52 thru 86 on Mead		Same	✓ Dewey Gunzelman Jr. 2141 S. Mead 67211
50,52, 54	Santa Fe	Rock Island 3rd Addition	✓ D. Carl Grigg & Mary 144 Colorado 67209
56,58	Same	Same	✓ Irvin E. Darge & Ferne 107 a South West St. 67209
60,62, 64,66	Same	Same	✓ Paul E. Keely & Rose D. 549 E. Mulvane Mulvane, Ks. 67110
68,70, 72	Same	Same	<i>returned</i> <i>returned</i> ✓ Harrison W. Williams and Martha E. Williams 2540 E. 27th St. No. 67219 Apt. C
74,76	Same	Same	✓ Golda B. Smith 2334 S. Santa Fe 67211
78,80	Same	Same	✓ Ralph E. Digel 620 W. 24th St. No. 67204
82,84	Same	Same	<i>returned</i> <i>returned</i> ✓ Harold F. Hamilton and Sylvia M. Hamilton 1620 West 24th St. No. 67204
86,88	Same	Same	✓ Forrest E. Warren 3436 Dunham Dr. 67210

The Security Abstract and Title Company, Inc.,  
hereby certifies the foregoing to be a true and correct list of  
property owners of:

*use for  
notice to  
property owners*

A 200 foot radius of: [Lots 65, 67, 69 and 71,  
Mead Avenue, Shearman & Beatties Subdivision  
of Reserves A & B, Rock Island 3rd Addition  
to Wichita, Sedgwick County, Kansas]

as shown by the records on file in the Office of the Register of  
Deeds of Sedgwick County, Kansas, on this 28th day of January, 1974  
at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By

*Mary Hable*

Vice President

Order No. 210164  
wh

WICHITA - SEDGWICK COUNTY



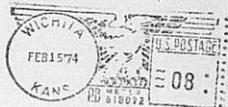
METROPOLITAN AREA PLANNING COMMISSION

CITY BUILDING ANNEX  
104 S. MAIN ST.  
WICHITA, KANSAS 67202



NOT DELIVERABLE AS ADDRESSED  
NO FORWARDING ORDER ON FILE  
NORTH

*Use Envelope*



Harrison W. Williams and  
Martha E. Williams  
2540 E. 27th St. North  
Apt. C  
Wichita, Kansas 67219



*Important! Notice of Hearing Enclosed*

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING COMMISSION

CITY BUILDING ANNEX  
104 S. MAIN ST.  
WICHITA, KANSAS 67202



NOT DELIVERABLE AS ADDRESSED  
NO FORWARDING ORDER ON FILE  
NORTH



Harrison W. Williams & Martha E. Williams  
2540 E. 27th St. No. Apt. C  
Wichita, KS 67219



*Important! Notice of Hearing Enclosed*

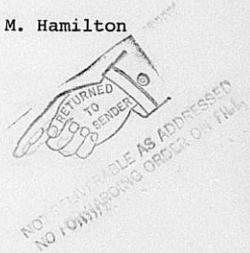
WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION  
CITY BUILDING ANNEX  
104 S. MAIN ST.  
WICHITA, KANSAS 67202



Harold F. Hamilton & Sylvia M. Hamilton  
1620 West 24th St. No.  
Wichita, KS 67204



*Important! Notice of Hearing Enclosed*

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION  
CITY BUILDING ANNEX  
104 S. MAIN ST.  
WICHITA, KANSAS 67202



NOT DELIVERABLE AS ADDRESSED  
NO FORWARDING ORDER ON FILE

DR

Harold F. Hamilton and  
Sylvia M. Hamilton  
1620 West 24th St. North  
Wichita, Kansas 67204

*Important! Notice of Hearing Enclosed*

January 15, 1974

Mr. Carl Kelly  
805 South Main  
Wichita, Kansas 67213

Re: DR 74-3 - Request for  
storage or baling of  
metal scraps

Dear Mr. Kelly:

The Board of City Commissioners, at their regular meeting of January 8, 1974, referred your request to operate a scrap metals business in the "E" Light Industrial District at 2315 South Mead to the Metropolitan Area Planning Commission for review and recommendation.

In accordance with Section 28.04.184 of the Zoning Ordinance, storage or baling of scrap metals "may be authorized in the "E" Light Industrial Districts by the governing body under a special permit, provided that such operation is not on a main thoroughfare or business street, and in the opinion of the governing body will not adversely affect the character of the neighborhood, is enclosed by a metal or wood fence not less than eight feet in height and having cracks and openings not in excess of five percent of the area of such fence, subject to any other requirements which may be specified by the governing body, and that all waste paper, rags or materials that can be scattered by the wind shall be kept in a building suitable for that purpose, and provided further, that the Board of Commissioners may impose such additional special conditions to protect the health, safety and welfare of the neighborhood as the Board of Commissioners may deem proper, including (but not limited to), the posting of a performance bond."

In accordance with the policy of the City Commission, the Planning Commission considers such requests at a public hearing at which time interested persons may speak either in favor or against such request. It is necessary that, prior to our being able to place your request on the Planning Commission agenda, you submit the legal description for the property you desire to

Page 2 - Mr. Carl Kelly  
January 15, 1974

use, plus a current abstractor's certificate listing the names, mailing addresses and zip codes of the owners of all adjacent property within a 200-foot radius and including the property for which the request is made. This list must be obtained from an abstract company.

It is necessary that we receive your legal description and the ownership list by January 30, 1974, so that this matter can be scheduled for the Planning Commission meeting of February 20, 1974. Please contact our office if you have any questions concerning this matter.

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:ber

cc: Ralph Wulz, City Manager  
Robert Feldner, Superintendent of Central Inspection  
Joe Donnelly, Central Inspection Division  
Richard E. Sinclair, 2315 South Mead 67213

THE CITY OF WICHITA  
OFFICE OF CITY MANAGER

DATE January 8, 1974



TO Robert A. Lakin, Director of Planning  
FROM Ralph Wulz, City Manager

SUBJECT Scrap Processor's License

Attached is a copy of an application for a scrap processor's license for Richard E. Sinclair, doing business as Sinclair's Metal Reclaimers, 2315 South Mead. On January 8, 1974, the City Commission referred this application to the Planning Commission for recommendation.

Mr. Sinclair is requesting the license under provisions of Section 28.04.184 of the City Code. Mr. Carl Kelly, 805 South Main, is the attorney for the applicant.

Please present this matter to the Planning Commission for its comment and recommendation.

Ralph Wulz  
City Manager

RW:kjh  
Attachment



Complete In Triplicate

CITY OF WICHITA  
TREASURER'S DIVISION  
LICENSE SECTION

Application for License as:

Pawnbroker

Date 12/18/73

Second Hand Dealer

Scrap Processor

Complete below if a single proprietorship. The same information must be supplied for each partner in a partnership or each principal stockholder in a corporation. If more space is needed, use the reverse side of the application.

Name of Applicant Richard E. Sinclair

Address of Applicant 2564 So Washington Wichita, Kansas

Date of Birth 2-20-18 Telephone No. 263-2528

Business Name: Sinclair's Metal Reclaimers

Business Address 2315 So Mead Telephone No. \_\_\_\_\_

What days of the week is the business open? Monday through Saturday

What are your hours of operation? Daylight till dark

I hereby certify that the statements made on this application are true and correct to best of my knowledge.

Richard E. Sinclair  
Signature of Applicant

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For Official Use Only

I have examined this application, it is complete and meets the requirements of the Code of the City of Wichita, Kansas :

Approved by: \_\_\_\_\_

Disapproved by: \_\_\_\_\_

Central Inspection

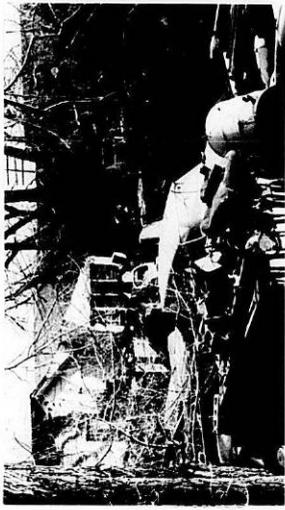
Zoning "E" NEETS Commission Approval as per 28.04.184

License No. \_\_\_\_\_ Issued \_\_\_\_\_ Day of \_\_\_\_\_, 19 \_\_\_\_\_

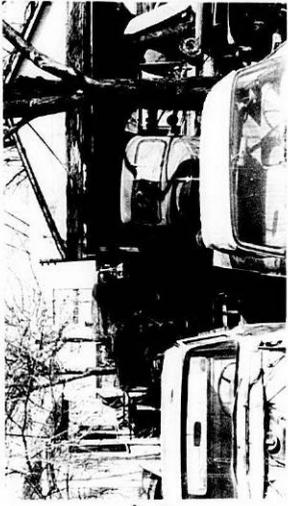
By \_\_\_\_\_



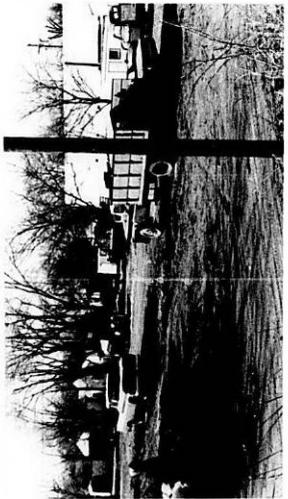
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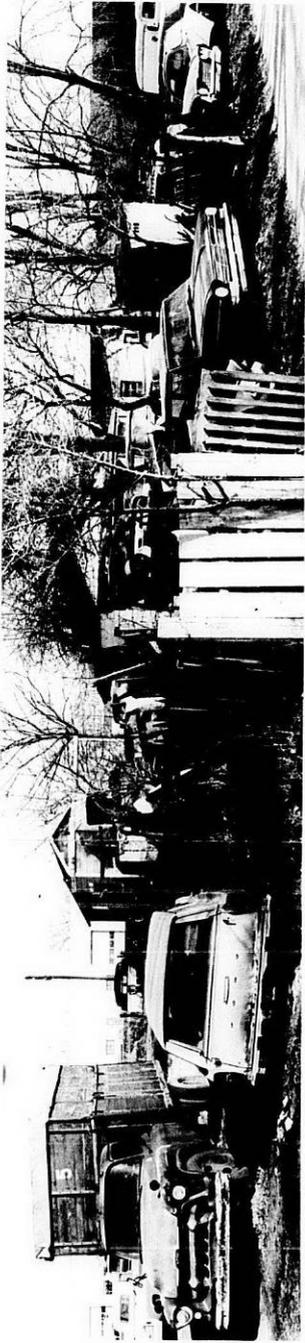
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