



**Wichita-Sedgwick County  
Metropolitan Area  
Planning Department**

December 2, 2025

Lucy Dome  
5739 E Central Ave.  
Wichita, KS, 67208

**RE: CON2025-00118** –A Conditional Use request in the City for Personal Improvement Service in the GO General Office District, generally located on the south side of East Central Avenue, within one-quarter mile east of North Edgemoor Drive (5739 East Central Ave).

Dear Applicant:

At its regular meeting on **November 13, 2025**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** of the request with the following conditions:

1. The applicant shall obtain all applicable permits including, but not limited to: building, health, and zoning. This will include turning in plans for review and approval by the MABCD for the proposed uses, if necessary.
2. The use of massage therapy shall obtain all required licenses per the Wichita City Code.
3. The site shall be operated in conformance with the approved site plan.
4. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

No protests were filed against this application. Therefore, the Planning Commission decision is final.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Philip Zevenbergen'.

Philip Zevenbergen, AICP  
Current Plans, Division Manager

CC: Brandon Johnson, Council Member District I  
Cameron Jackson, CSR, District I  
MABCD





**Wichita-Sedgwick County  
Metropolitan Area  
Planning Department**

November 14, 2025

Lucy Dome  
5739 E Central Ave.  
Wichita, KS, 67208

**RE: CON2025-00118** –A Conditional Use request in the City for Personal Improvement Service in the GO General Office District, generally located on the south side of East Central Avenue, within one-quarter mile east of North Edgemoor Drive (5739 East Central Ave).

Dear Applicant:

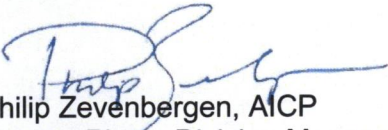
At its regular meeting on **November 13, 2025**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** of the request with the following conditions:

1. The applicant shall obtain all applicable permits including, but not limited to: building, health, and zoning. This will include turning in plans for review and approval by the MABCD for the proposed uses, if necessary.
2. The use of massage therapy shall obtain all required licenses per the Wichita City Code.
3. The site shall be operated in conformance with the approved site plan.
4. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

Property owners opposed to the application may file with the City Clerk a signed, written protest of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal protests.) To be effective, the protest must be filed by 5:00 p.m. on December 1, 2025. In order to be considered a "valid" petition, the signatures must reflect the correct and entire ownership of the property, the property must be at least partially located within 200 feet of the property for which the application was filed, and must be submitted to the City Clerk by **December 1, 2025, at 5:00 p.m.**

If no protest petitions are received, then the decision of the MAPC is final. Else, the Wichita City Council will meet on **Tuesday, December 16, 2025**, at 9:00 a.m. for final decision. The WCC meets at City Hall, 455 North Main Street, Wichita, KS 67202. Development application signs may now be removed from the property. If you have any questions concerning this matter, please contact our office.

Sincerely,

  
Philip Zevenbergen, AICP  
Current Plans, Division Manager



**CONDITIONAL USE RESOLUTION NO. CON2025-00118**

**WHEREAS**, Lucy Dome, Owner, pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code (herein referred to as Unified Zoning Code), requests a Conditional Use for Personal Improvement Service in the GO General Office District zoning located at 5739 East Central Avenue, legally described as:

Lot 1, EXCEPT the East 140 feet thereof, Atkisson Addition, Wichita, Sedgwick County, Kansas.

**WHEREAS**, proper notice as required by the Unified Zoning Code and by the policy of the Metropolitan Area Planning Commission (hereinafter referred to as MAPC) has been given; and

**WHEREAS**, the MAPC did, at the meeting of November 13, 2025, consider said application; and

**WHEREAS**, the MAPC has authority to permit a Conditional Use, subject to any special conditions deemed appropriate in order to assure full compliance with the criteria of the Unified Zoning Code.

**NOW, THEREFORE, BE IT RESOLVED** by the Metropolitan Area Planning Commission that this application be approved to allow a Conditional Use for Personal Improvement Service in the GO General Office District zoning located at 5739 East Central Avenue, legally described as:

Lot 1, EXCEPT the East 140 feet thereof, Atkisson Addition, Wichita, Sedgwick County, Kansas.

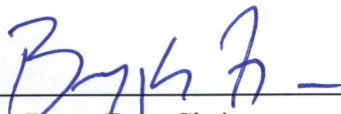
Approved subject to the following conditions:

1. The applicant shall obtain all applicable permits including, but not limited to: building, health, and zoning. This will include turning in plans for review and approval by the MABCD for the proposed uses, if necessary.
2. The use of massage therapy shall obtain all required licenses per the Wichita City Code.
3. The site shall be operated in conformance with the approved site plan.
4. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

Adopted this 2<sup>nd</sup> Day of December, 2025.

METROPOLITAN AREA PLANNING COMMISSION

ATTEST:

  
Bryan Frye, Chairman

  
Scott Wadle, Secretary



## AFFIDAVIT OF PUBLICATION

| Account # | Order Number | Identification        | Order PO | Cols | Depth  |
|-----------|--------------|-----------------------|----------|------|--------|
| 41100     | IPL0283150   | Legal Ad - IPL0283150 |          | 3.0  | 237.0L |

ATTENTION: CITY OF WICHITA/PLANNING DEPT IP  
271 WEST THIRD ST., 2ND FL, SU 203  
WICHITA, KS 67202  
MHEBERT@wichita.gov;kgonzalez@wichita.gov

**OCA 150004**  
**Published in The Wichita Eagle on October 22, 2025**  
**(One Time Only)**  
**MAPC/BZA November 13, 2025**  
**OFFICIAL HEARING NOTICE**

NOTICE IS HEREBY GIVEN that on **Thursday, November 13, 2025, no earlier than 1:30 p.m.**, the Wichita-Sedgwick County Metropolitan Area Planning Commission/Board Zoning Appeals will consider the following applications. The meeting will be held in person at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, KS 67202. Public participation is encouraged (see instructions below). Virtual participation is not available. If you have any questions regarding the meeting or items on this notice, please call the Wichita-Sedgwick County Metropolitan Area Planning Department at (316) 268-4421. **Full notice can be found at [www.wichita.gov/LegalNotices](http://www.wichita.gov/LegalNotices).**

**BZA2025-00064:** Variance request in the City to allow a 65-foot pole sign, generally located at the northwest corner of the interchange of Interstate 235 and South West Street (3405 South West Street).

**BZA2025-00067:** Sign Variance request in the City to allow for a roof sign on property zoned CBD Central Business District, generally located on the west side of South Hydraulic Avenue and within 165 feet of East English Street (213 & 215 South Hydraulic Street & 212 South Greenwood Avenue).

**CON2025-00118:** Conditional Use in the City to allow Personal Improvement Service (massage therapy) on property zoned GO General Office, generally located on the south side of East Central Avenue and 600 feet east of North Edgemoor Drive (5739 East Central Avenue).

**CON2025-00133:** Conditional Use request in the City for Personal Improvement Service in the GO General Office District, generally located on the northwest corner of South Seneca Street and West 29th Street South (2935 South Seneca Street).

**CON2025-00136:** Conditional Use request in the City for Group Residence, Limited in the SF-5 Single-Family District, generally located on the west side of North Oliver Avenue and 1,000 feet north of East 21st Street North (15 North Crestview Lakes Drive).

**CON2025-00138:** Conditional Use request in the City to allow Vehicle and Equipment Sales, Outdoor on property zoned LC Limited Commercial District, generally located on the northeast corner of South Meridian Avenue and West Pawnee Avenue (2412 West Pawnee Avenue).

**CON2025-00140:** Conditional Use request in the City for multi-family density (with ZON2025-00049 to TF-3), generally located on the west side of North Arapaho Avenue, within one-quarter mile north of West Central Avenue (749 North Arapaho Ave).

**CUP2025-00036:** Amendment in the City to CUP DP-347 to remove architectural controls on Parcels 1, 5, and 6, modify building coverage and gross floor area, generally located on the southeast corner of East Kellogg Street and South Wildcat Lane (9901 East Kellogg Street).

**VAC2025-00043:** Vacation request in the City to vacate platted reserve platlor's text on property zoned SF-5 Single-Family Residential, generally west of South 143rd Street East and approximately 950 feet north of East Pawnee Road.

**VAC2025-00045:** Vacation request in the City of 13-foot utility easement, generally located on the southeast corner of West Irving Avenue and South Seneca Street (1106 South Seneca Street & 1015 West Irving Street).

**VAC2025-00046:** Vacation request in the City of a portion of a platted 20-foot drainage and utility easement on property located at the northeast corner of Fairmount Avenue and Thunder Street (4919 N Fairmount Ave).

**VAC2025-00047:** Vacation request in the City to vacate platted setbacks to allow for the zoned/CUP setbacks to govern and vacate street right-of-way, generally located on the southeast corner of East Kellogg Drive and South Wildcat Lane (9901 East Kellogg Street).

**ZON2025-00048:** Zone Change request in the City from SF-5 Single Family Residential to TF-3 Two-family Residential to allow duplex development, generally located on the west side of South Vine Avenue and one block south of West Douglas Avenue (201 South Vine Avenue).

**ZON2025-00049:** Zone Change request in the City from SF-5 Single-Family Residential District to Two-Family Residential District (with CON2025-00140 to allow multi-family density), generally located on the west side of North Arapaho Street, within one-quarter mile north of West Central Avenue (749 North Arapaho Ave).

**ZON2025-00050:** Zone Change request in the City from SF-5 Single-Family Residential District and LC Limited Commercial District to LI Limited Industrial District to allow for future industrial development, generally located on the west side of North Oliver Ave, between East 45th Street North and East 53rd Street North.

**ZON2025-00051:** Zone Change request in the City from SF-5 Single-Family Residential to B Multi-Family Residential with Protective Overlay for a medical clinic, generally located south of East Pawnee Avenue and 2,000 feet west of South Hillside Avenue (2611 East Pawnee Avenue).

**ZON2025-00052:** Zone Change request in the City from LI Limited Industrial to TF-3 Two-Family Residential to allow duplex development, generally located on the northeast corner of West 31st Street South and South 119th Street West (11600 West 31st Street South).

IPL0283150  
Oct 22 2025

In The STATE OF KANSAS  
In and for the County of Sedgwick  
STATE OF KANSAS)  
SS

County of Sedgwick)  
the undersigned, of lawful age, being first duly sworn, depose and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has been continuously and uninterruptedly published in said County for more than one year prior to the first publication of the notice hereinafter mentioned, and which said newspaper has been entered as second class mail matter at the United States Post Office in Wichita, Kansas, and which said newspaper is not a trade, religious or fraternal publication and that a notice of a true copy is hereto attached was published in the regular and entire Morning issue of said The Wichita Eagle.

1.0 insertion(s) published on:  
10/22/25 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

*Sherry Chasteen*



Sherry Chasteen

*Russ Cage Davis*



Sworn to and subscribed before  
me on

Oct 22, 2025, 10:49 AM EDT



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX®



**MAPC/BZA November 13, 2025**

**OFFICIAL HEARING NOTICE**

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### AFFIDAVIT OF PUBLICATION

State of Kansas, Sedgwick County, ss:

Shinita Rice, City Clerk

Being first duly sworn, deposes and says:

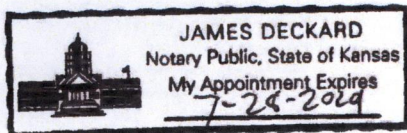
That Mandy Hebert, Administrative Aide I, from the Planning Department of the City of Wichita, Kansas has published the attached notice on the City of Wichita website, [www.wichita.gov/LegalNotices](http://www.wichita.gov/LegalNotices), which website is designated as the official City News Outlet Publication Site for the City of Wichita, Kansas by Charter Ordinance No. 240 effective September 4, 2024.

That the attached Notice of Public Hearing Ordinance No. \_\_\_\_\_ / Resolution No. \_\_\_\_\_ is a true copy thereof and was published on such website beginning on the 23<sup>rd</sup> day of October, 2025.

*Shinita Rice*

Signature

SUBSCRIBED AND SWORN to before me this 17<sup>th</sup> day of October, 2025.



*[Signature]*

Notary Public

(seal)

#### City Clerk's Office

Paul Leeker, City Clerk

City Hall • 13<sup>th</sup> Floor • 455 N. Main • Wichita, Kansas 67202

316.268.4529 ext. 2805

[www.wichita.gov](http://www.wichita.gov)





AGENDA ITEM NO. 4.1

**STAFF REPORT**

MAPC: November 13, 2025

DAB I: November 3, 2025

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**CASE NUMBER:** CON2025-00118 (City)

**APPLICANT/AGENT:** Lucy Dome (Applicant)

**REQUEST:** Conditional Use for Personal Improvement Service

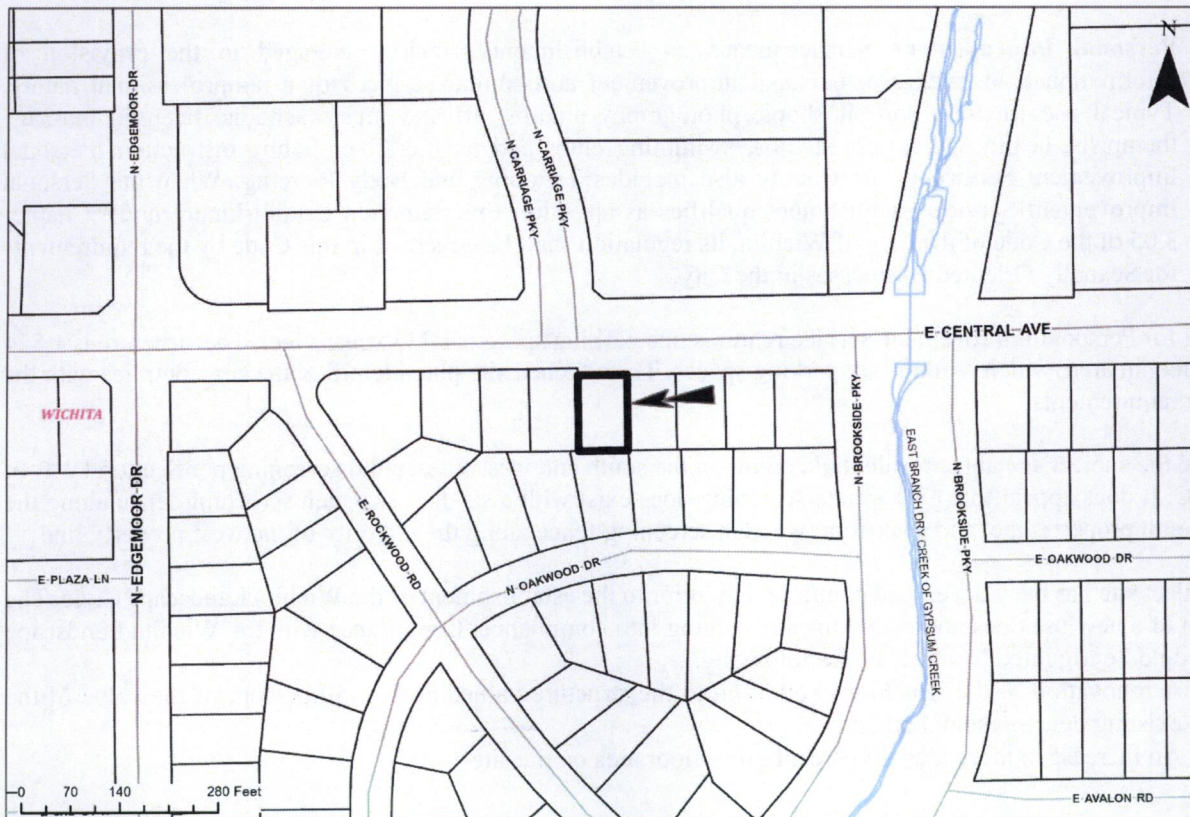
**CURRENT ZONING:** GO General Office District with COV #3

**SITE SIZE:** 0.176 acres

**LOCATION:** Generally located on the south side of East Central Avenue and 500 feet east of North Edgemoor Drive (5739 East Central Avenue).

**PROPOSED USE:** Allow Message Therapy

**RECOMMENDATION:** Approve with Conditions



CON2025-00118

Metropolitan Area Planning Commission

Page 1



Neither of these instances is occurring. Therefore, the site does not have to come into compliance with the Wichita Landscape Code.

The character of the neighborhood is a mixture of low-density residential with commercial properties nearby. Property to the north, across East Central Avenue, is zoned LC Limited Commercial District, is part of CUP DP-126 and is developed with a fast-food restaurant. Property to the south is zoned SF-5 and is developed with a single-family dwelling. Property to the west is zoned SF-5 Single-Family Residential District (SF-5) with CON2024-00131 and is developed with a Short Term Rental. Property to the east is zoned GO with COV #3 and developed with Office, General.

**CASE HISTORY:** In 1987, the subject site was rezoned (Z-2804) from AA One-Family District (now SF-5 District) to BB Office District (now GO District) with COV-3 as described above. In 1988, the subject site was platted as part of Atkisson Addition. In 2008, and Conditional Use (CON2008-00028) was approved permitting Personal Care Service.

**ADJACENT ZONING AND LAND USE:**

|        |               |                        |
|--------|---------------|------------------------|
| NORTH: | LC/CUP DP-126 | Restaurant             |
| SOUTH: | SF-5          | Single-family dwelling |
| EAST:  | GO            | Office, General        |
| WEST:  | SF-5          | Short Term Rental      |

**PUBLIC SERVICES:** The site has driveway access to East Central Avenue, which is a paved, five-lane, two-way arterial street with sidewalks on both sides. This site has access to all municipal services, including water and sewer. Wichita Transit stops just north of the property to the east and mirrors it on the north side of East Central Avenue.

**CONFORMANCE TO PLANS/POLICIES:** The requested Conditional Use is in conformance with the *Community Investments Plan*. The *Plan's* 2035 Wichita Future Growth Concept Map identifies the area to be appropriate for "New Employment" uses. "New Employment" is defined as, "*Encompasses areas that likely will be developed or redeveloped by 2035 with uses that constitute centers or concentrations of employment primarily in manufacturing, warehousing, distribution, construction, research, technology, business services, or corporate offices. Major shopping centers and office parks likely will be developed within this area as well, based upon market driven location factors. In certain areas, especially those in proximity to existing residential uses, higher density housing and convenience retail centers likely will be developed. In areas where the uses are already established, pockets of industrial uses associated with extraction, processing or refinement of natural resources or recycling of waste materials likely will be developed.*" The Conditional Use request for Personal Improvement use is appropriate for this category.

The Locational Guidelines of the *Community Investments Plan* in the Established Central Area state that "*Neighborhood-serving retail and office uses and high-density residential uses can be appropriate along arterial streets on small infill sites near residential uses or through conversions of residential structures if appropriate site design features that limit traffic, noise, lighting, and adverse impacts on surrounding residential are provided and the scale of the development is appropriate for its context.*" The site has been zoned commercial with a Conditional Use for Personal Care Service for several decades. The required screening minimizes potential adverse impacts on the surrounding residential properties.

The requested Conditional Use is in conformance with the *Wichita: Places for People Plan*, a guidebook in which the Established Central Area is "a place that provides for the movement of people - on foot, on bike and through transit - in balance with automobiles." The *Plan* outlines a list of Strategies designed to "to help guide the community in their actions to create walkable places within Wichita." Strategy 3 aims to "Improve the economic feasibility of commercial/service uses and the markets necessary to support them." Approval of the Conditional CON2025-00118



7. **Impact of the proposed development on community facilities:** The requested Conditional Use is not anticipated to have significant adverse impacts on community facilities. The applicant intends to add Personal Improvement Service as an allowed use without changing the footprint of the site.
8. **Opposition or support of neighborhood residents:** At the time the staff report was prepared, staff has not received any comments from the public regarding the request.

**Attachments**

1. Covenant #3
2. Site Plan
3. Aerial Map
4. Zoning Map
5. Future Growth Concept Map
6. Site Pictures



Mark A. Werbin  
MARK A. WERBIN (Lot 5)

Bridget Werbin  
BRIDGET WERBIN (Lot 5)

XXXX Deceased - JB  
DON L. BUTLER (Lot 6)

Jo Anne Butler  
JO ANNE BUTLER (Lot 6)

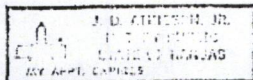
GORGES ENTERPRISES

By James D. Atkisson Jr  
(Lot 7) JAMES D. ATKISSON, JR.  
(Lots 8 and 9)

STATE OF KANSAS )  
 ) ss.  
COUNTY OF SEDGWICK )

BE IT REMEMBERED, That on this 11 day of April, 1988, before me, the undersigned, a Notary Public in and for the county and state aforesaid, came MARK A. WERBIN and BRIDGET WERBIN, husband and wife, personally known to me to be the same persons who executed the within instrument of writing, and such persons duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



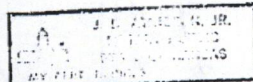
James D. Atkisson Jr  
Notary Public

My Appointment expires: 6-23-90

STATE OF KANSAS )  
 ) ss.  
COUNTY OF SEDGWICK )

BE IT REMEMBERED, That on this 11 day of April, 1988, before me, the undersigned, a Notary Public in and for the county and state aforesaid, came DON L. BUTLER and JO ANNE BUTLER, husband and wife, personally known to me to be the same persons who executed the within instrument of writing, and such persons duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



James D. Atkisson Jr  
Notary Public

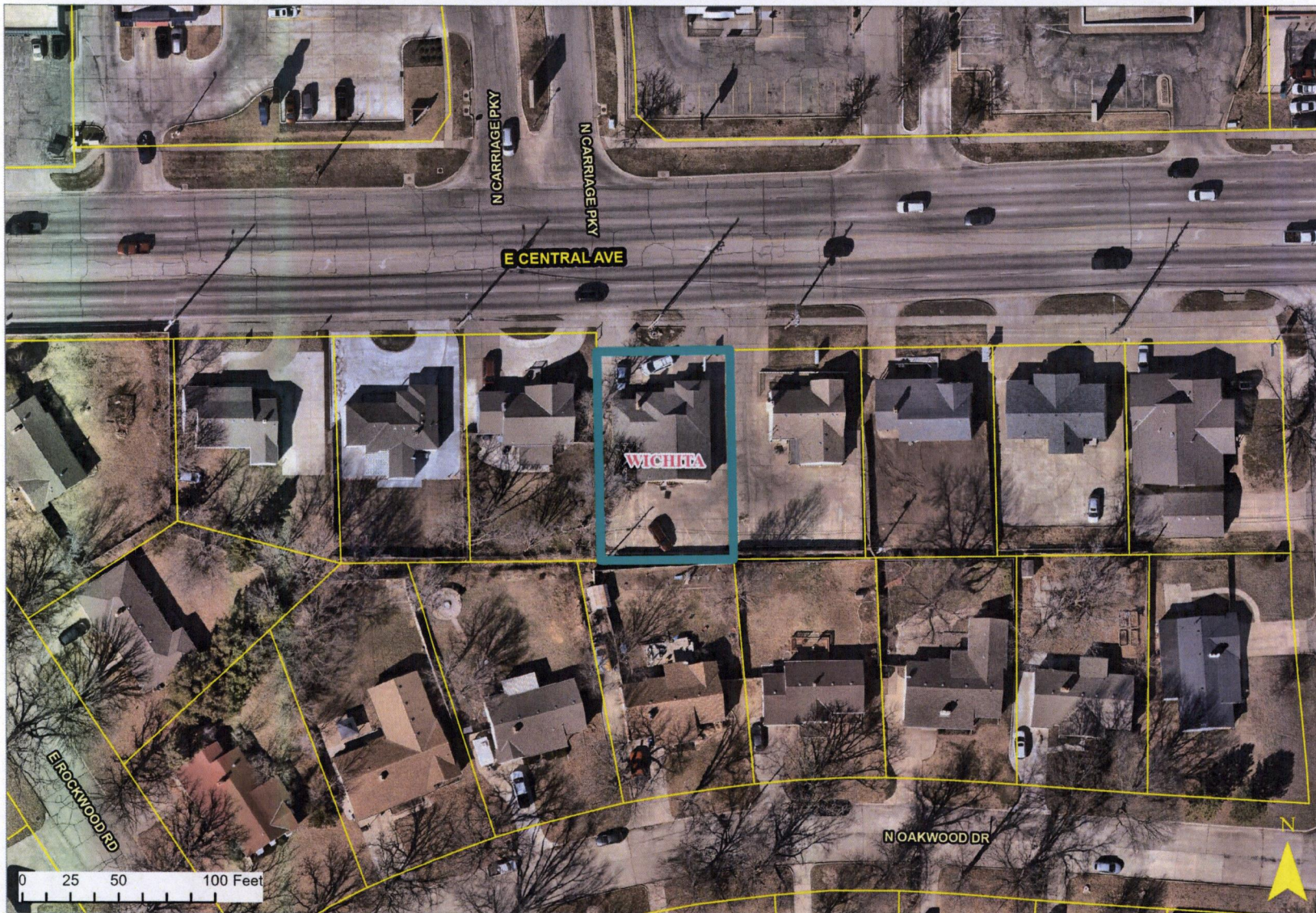
My Appointment expires: 6-23-90

STATE OF KANSAS )  
 ) ss.  
COUNTY OF SEDGWICK )

BE IT REMEMBERED, That on this 10 day of April, 1988, before me, the undersigned, a Notary Public in and for the



## Aerial Map

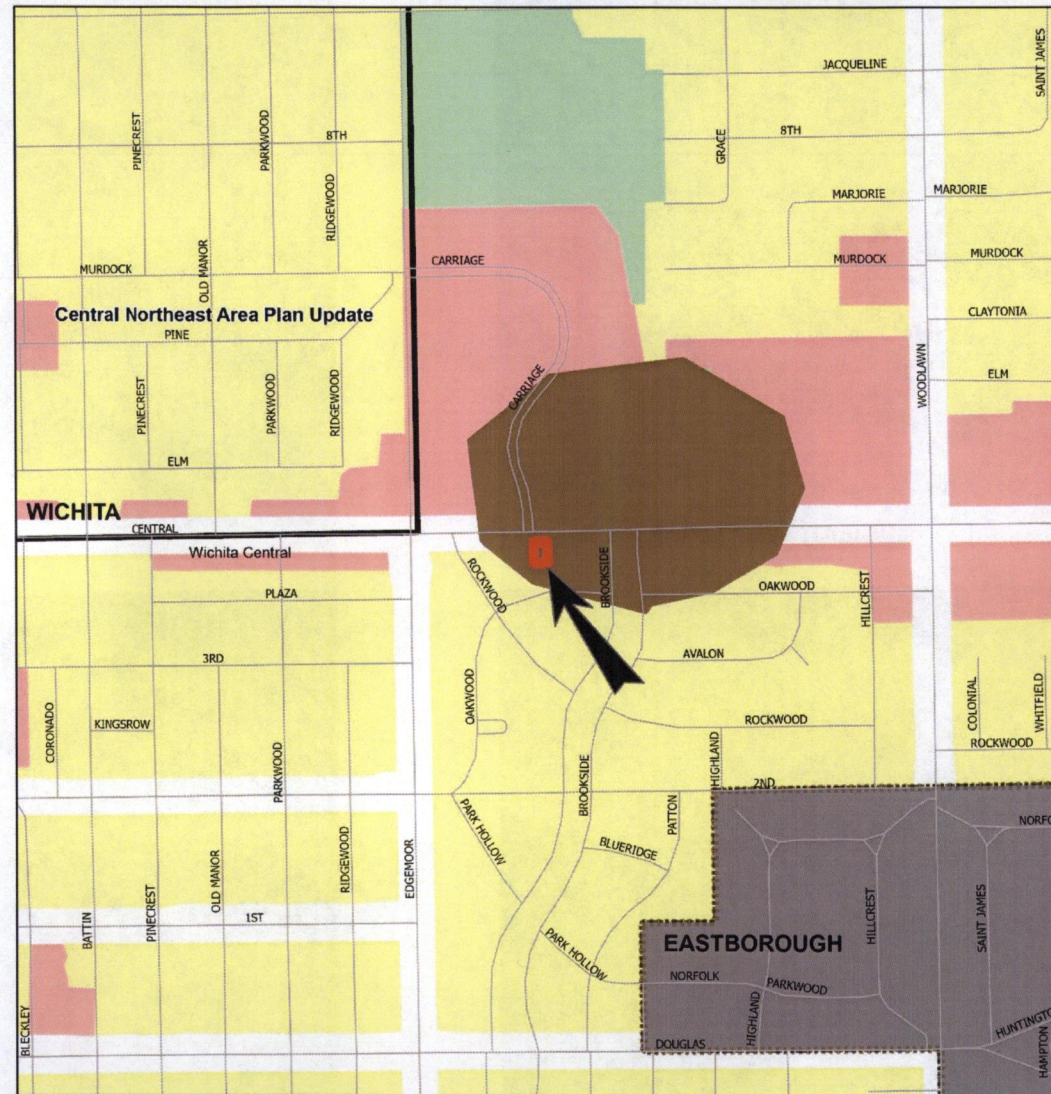




## Future Land Use Map



Copyright 2015 by the City of Wichita, Kansas. All rights reserved. This map is a conceptual representation of future land use and is not intended to be used for legal purposes. The City of Wichita, Kansas, and its departments, officers, and employees are not responsible for any errors or omissions in this map. The City of Wichita, Kansas, and its departments, officers, and employees are not responsible for any damages, including consequential damages, arising from the use of this map. The City of Wichita, Kansas, and its departments, officers, and employees are not responsible for any actions taken by any person or entity based on the use of this map. The City of Wichita, Kansas, and its departments, officers, and employees are not responsible for any actions taken by any person or entity based on the use of this map. The City of Wichita, Kansas, and its departments, officers, and employees are not responsible for any actions taken by any person or entity based on the use of this map.





central street  $\rightarrow \rightarrow$

side walk

Side walk

side walk

circle

FN

Hand-drawn diagram of a parking lot layout. A horizontal line is labeled "park" on the left and "car" on the right. A vertical line is labeled "garage" on the left. A double-headed arrow between the horizontal and vertical lines is labeled "3". A vertical double-headed arrow on the right side of the horizontal line is labeled "13".

36"  
# DOOR  
FRONT

out

8x12  
Massage  
Room

36" DOOR Bath ROOM

Bed  
room

36" Back door Bath shower Room

601

6 car park

## Back parking

# SITE PLAN

APPROVED BY *J. J. J.* 9/6/87

$$\uparrow$$