

BZA 6-88: Eddy's Toyota of Wichita Inc.  
requests exception to establish of new  
and used car sales on property zone "LC"  
on the south side of Kellogg between  
Glendale and Elpyco. 4901-4925 E. Kellogg

2004 Sec ~~12-11-08~~  
Checked ✓  
Shot 5-12 ✓  
Record ~~12-11-08~~

Ask

2

Posted

### ACTION

BZA Approved subject to 3/22/38  
conditions DATE

2nd Sec 4-26-38  
Checked ✓  
Shot 5-12  
Record 5846D

Ask

3/26-6-88: Eddy's Toyota of Michita Inc.  
Requests exception to establish of new  
and used car sales on property 2700  
on the south side of Kellogg between  
Glendale and Elyco. 4901-4925 E. Kellogg



DATA SHEET

MAP NO.: 5846D

CASE NO. BZA 6-88

(CPO 2B, 3/21/88)

REQUEST: Exception to permit the establishment of new and used car sales

EXISTING ZONING: "LC" Light Commercial

GENERAL LOCATION: 4901 and 4925 E. Kellogg

APPLICANT: Eddy's Toyota of Wichita, Inc., & Harold Johnson  
 ADDRESS: 6631 E. Kellogg, Wichita, KS 67207

PHONE: 687-1341

AGENT: Everett C. Fettis  
 ADDRESS: 120 S. Market, Suite 504, Wichita, KS 67202

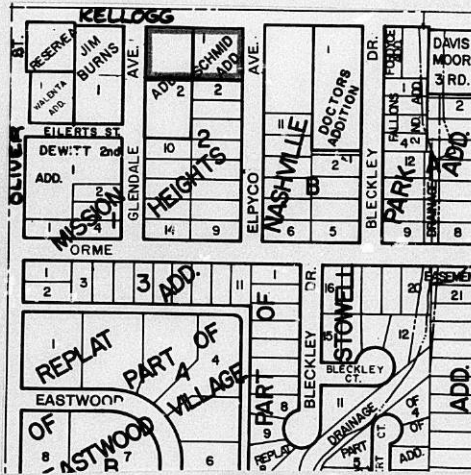
PHONE: 267-7251

AREA DATA

Acres: (271 ft. by 140 ft.)

Adjacent Zoning and Land Use:

North	LC	_____
South	LC & RB	_____
East	LC	_____
West	LC	_____



BZA INSPECTION SHEET

MAP NO.: 5846D

CASE NO. BZA 6-88

REQUEST: Exception to permit the establishment of new and used car sales

EXISTING ZONING: "LC" Light Commercial

GENERAL LOCATION: 4901 and 4925 E. Kellogg

APPLICANT: Eddy's Toyota of Wichita, Inc., & Harold Johnson

ADDRESS: 6631 E. Kellogg, Wichita, KS 67207

PHONE: 687-1341

AGENT: Everett C. Fettis

ADDRESS: 120 S. Market, Suite 504, Wichita, KS 67202

PHONE: 267-7251

HEARING DATE: 3/22/88

BZA ACTION: Approve, subject to 11 development conditions specified in BZA resolution. Complete by 6/20/88.

FOLLOW-UP DATE: 6/20/88

RESPONSE BY CID: *ok fence is in, all requirements  
complied with.*

*Lance Flowers*

**RECEIVED**

JUN 28 1988


METROPOLITAN PLANNING

ROUTE  \_\_\_\_\_  
 \_\_\_\_\_

PL/0374/1



THE CITY OF WICHITA

  
BOARD OF ZONING APPEALS  
CITY HALL—TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
(316) 268-4421

April 4, 1988

Everett C. Fettis  
120 S. Market  
Suite 504  
Wichita, KS 67202

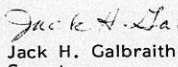
Re: BZA 6-88 - Exception for new and used car sales

Dear Mr. Fettis:

Enclosed is a signed copy of the above-referenced BZA Resolution adopted by the Board of Zoning Appeals on March 22, 1988. This Resolution reflects the official action of the Board to approve your request and sets out the conditions of approval. It is forwarded to you for your information and files.

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

Sincerely,

  
Jack H. Galbraith  
Secretary

JHG/jcm  
Enclosure

cc: Eddy's Toyota of Wichita, Inc., c/o Harold Johnson, 6631 E. Kellogg,  
Wichita, KS 67207  
Monty Robson, Superintendent of Central Inspection  
Joe Donnelly, Zoning Administrator  
Dale Rea, Deputy City Clerk

FILE COPY

RESOLUTION NO. BZA 6-88

WHEREAS, Eddy's Toyota of Wichita, Inc., 6631 E. Kellogg, Kansas, 67207, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit the establishment of new and used car sales on property zoned the "LC" Light Commercial District and legally described as follows:

North 138 feet of Lot 2, Jim Burns Addition and Lot 1, Schmid Addition, Wichita, Sedgwick County, Kansas. Generally located on the south side of Kellogg between Glendale and Elpyco (4901 and 4925 E. Kellogg).

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 March 22, 1988, 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 new and used car sales 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 new and used car sales on property zoned the "LC" Light Commercial District and legally described as follows:

North 138 feet of Lot 2, Jim Burns Addition and Lot 1, Schmid Addition, Wichita, Sedgwick County, Kansas. Generally located on the south side of Kellogg between Glendale and Elpyco (4901 and 4925 E. Kellogg).

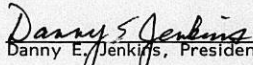
subject to the following conditions:

1. The automobile sales lot shall not be conducted in conjunction with any use not directly related to such a business. The car wash bay which is to remain on site shall be used for dealer preparation of automobiles for sale and shall not be for general public use.
2. All motor repair work shall be conducted entirely within an enclosed building and no body or fender work shall be conducted on site, unless "C" zoning is obtained.
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 Engineer's Office. Parking spaces shall be marked and designated for customers/employees and not used for display and storage of company vehicles. As long as the building at 4901 E. Kellogg is vacant or is used for storage and one-car wash bay, it need not be included in the calculations of floor area for figuring the parking requirements.
5. All lights shall be shielded to direct light away from adjoining property. No string-type lighting or banners shall be permitted.
6. Only those signs as permitted in the "LC" zoning district shall be permitted on this site.
7. No sound projecting devices or loudspeakers shall be used so as to be heard beyond the property lines.

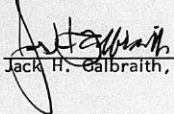


8. A 6- to 8-foot solid fence or wall shall be maintained in good condition adjacent to the south property line. The fence or wall shall be reduced to 3 feet in height within the east and the west 20 feet of the site. Since no 3-foot fence currently exists within the east 20 feet of the south line of this site, one shall be installed within 90 days after approval of this application.
9. Parking barriers to prevent the encroachment of cars onto sidewalks and other public right-of-way shall be installed and properly maintained at all locations indicated on the approved site plan.
10. Conversion of the 6-bay car wash structure into an enclosed storage building with only one wash bay shall be completed within 90 days after approval of this application.
11. Grades and drains shall be maintained on the property satisfactory to the Superintendent of Sewer Maintenance to direct the wash water in the car bay to a mud trap and sanitary sewer, and to prevent the intrusion of storm water runoff into the sanitary sewer. The car wash bay shall remain roofed to prevent storm water infiltration into the sewer.
12. All requirements as set forth in this resolution shall be complied with within 90 days after approval by the Board or the resolution shall become null and void.
13. Release of this resolution shall make null and void BZA 25-80 and BZA 11-85.

ADOPTED AT WICHITA, KANSAS, this 22nd day of March, 1988.

  
\_\_\_\_\_  
Danny E. Jenkins, President

ATTEST:

  
\_\_\_\_\_  
Jack H. Galbraith, Secretary

WICHITA

FILE COPY



BOARD OF ZONING APPEALS  
CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
(316) 268-4421

March 23, 1988

Everett C. Fettis  
120 S. Market, Ste. 504  
Wichita KS 67202

Re: BZA 6-88 - Exception for new and used car sales

Dear Mr. Fettis:

At the regular meeting of the Board of Zoning Appeals on March 22, 1988, your request for an exception was considered. It was the action of the Board to approve the application, 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. The car wash bay which is to remain on site shall be used for dealer preparation of automobiles for sale and shall not be for general public use.
2. All motor repair work shall be conducted entirely within an enclosed building and no body or fender work shall be conducted on site, unless "C" zoning is obtained.
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 Engineer's Office. Parking spaces shall be marked and designated for customers/employees and not used for display and storage of company vehicles. As long as the building at 4901 E. Kellogg is vacant or is used for storage and one car wash bay, it need not be included in the calculations of floor area for figuring the parking requirements.
5. All lights shall be shielded to direct light away from adjoining property. No string-type lighting or banners shall be permitted.
6. Only those signs as permitted in the "LC" zoning district shall be permitted on this site.
7. No sound projecting devices or loudspeakers shall be used so as to be heard beyond the property lines.



Mr. Everett C. Fettis

March 23, 1988

Page 2

8. A 6- to 8-foot solid fence or wall shall be maintained in good condition adjacent to the south property line. The fence or wall shall be reduced to 3 feet in height within the east and the west 20 feet of the site. Since no 3-foot fence currently exists within the east 20 feet of the south line of this site, one shall be installed within 90 days after approval of this application.
9. Parking barriers to prevent the encroachment of cars onto sidewalks and other public right-of-way shall be installed and properly maintained at all locations indicated on the approved site plan.
10. Conversion of the 6-bay car wash structure into an enclosed storage building with only one wash bay shall be completed within 90 days after approval of this application.
11. Grades and drains shall be maintained on the property satisfactory to the Superintendent of Sewer Maintenance to direct the wash water in the car bay to a mud trap and sanitary sewer, and to prevent the intrusion of storm water runoff into the sanitary sewer. The car wash bay shall remain roofed to prevent storm water infiltration into the sewer.
12. All requirements as set forth in this resolution shall be complied with within 90 days after approval by the Board or the resolution shall become null and void.
13. Release of this resolution shall make null and void BZA 25-80 and BZA 11-85.

The Resolution setting forth the official action of the Board will be mailed to you after we obtain signatures of the President and Secretary.

If you have any questions, please call our office.

Sincerely yours,

  
Louise Olivarez  
Assistant Secretary

LO/jcm

cc: Monty Robson, Superintendent of Central Inspection  
Dale Rea, Deputy City Clerk  
Joe Donnelly, Zoning Administrator

Harold Johnson, c/o Eddy's Toyota of Wichita, Inc.  
6631 E. Kellogg, Wichita, KS 67207

THE CITY OF WICHITA

OFFICE OF Citizen Participation      DATE      March 22, 1988

TO      Louise Olivarez, Principal Planner

FROM      Shirley Mast, Administrative Aide III *SM*

SUBJECT      BZA 6-88: South side of  
Kellogg between Glendale  
and Elpyco - 4901 and 4925  
East Kellogg (exception)

On Monday, March 21, 1988, East Side CPO Council 2B considered the captioned case, a request for an exception to permit the establishment of new and used car sales on property zoned the "LC" Light Commercial District. Council members were provided the Notice of Public Hearing and MAPD staff comments. Following discussion, the Council voted 7-0 to recommend approval of the request subject to MAPD staff comments and the Board of Zoning Appeals October 27, 1987 recommendation (with exception of the removal of the car wash facilities).

Michael Steven, Harold Johnson, and David McClure (agent) appeared as representatives for the applicant. They explained the request and responded to questions from the Council. No adjoining property owners or area residents were present concerning the application.

Please provide the Council's recommendation to the Board of Zoning Appeals when case BZA 6-88 is considered at the March 22nd meeting.

SM:dm

**RECEIVED**

MAR 22 1988

METROPOLITAN PLANNING

ROUTE  \_\_\_\_\_  
 \_\_\_\_\_



SECRETARY'S REPORT

CASE NUMBER: BZA 6-88

OWNER/APPLICANT/AGENT: Eddy's Toyota of Wichita, Inc. (owner)  
Everett C. Fettis (attorney)

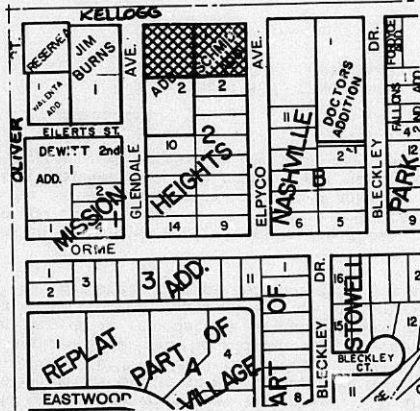
REQUEST: Exception to permit the establishment of new and used car sales.

CURRENT ZONING: "LC" Light Commercial District

SITE SIZE: 271 feet by 140 feet (0.9 acre)

LOCATION: On the south side of Kellogg, between Glendale and Elpyco (4901 & 4925 E. Kellogg).

PROPOSED USE: Auto Sales



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.

BZA 6-88 SR

**BACKGROUND:** The applicant is once again requesting an exception to permit the establishment of new and used car sales on a 0.9-acre platted site located on the south side of Kellogg, between Glendale and Elpyco. The east half of the site was previously approved for a car lot under BZA 11-85. The west half was approved for a self-service car wash under BZA 2-90. Last fall the applicant filed a request (BZA 42-87) to expand the car sales business to the west, saying the car wash facilities were to be removed. That application was approved October 27, 1987, subject to removal of the car wash facilities within 90 days or the application would be considered denied and closed. At that time, the car wash facility was no longer in public use and cars were being displayed on the west lot in violation of the "LC" district regulations. Before conclusion of the 90-day period, the applicant decided he did not want to remove the car wash facilities, but instead desired to remodel the structure to provide for storage and also to keep one car wash bay for his business use in preparing cars for sale. Case file BZA 42-87 was declared "denied and closed" at the end of the 90-day period.

The site plan submitted with this revised application shows one of the center wash bays remaining and the balance of the structure being converted to storage areas. Because of the patron parking spaces shown adjacent to the north side of the structure, it is assumed that the entire north side of the structure will be closed and the ingress and egress to the wash bay will be on the south.

**ADJACENT ZONING AND LAND USE:**

NORTH	LC	Proposed Strip Commercial
SOUTH	LC & RB	One- and Two-Family Dwellings
EAST	LC	Restaurant
WEST	LC	Four-Family Dwellings

**RECOMMENDATION:** Should the Board determine that car sales is an appropriate use for this property, then it is recommended that the exception be approved 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. The car wash bay which is to remain on site shall be used for dealer preparation of automobiles for sale and shall not be for general public use.
2. All motor repair work shall be conducted entirely within an enclosed building and no body or fender work shall be conducted on site unless "C" zoning is obtained.
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 Engineer's Office. Parking spaces shall be marked and designated for customers and not used for display and storage of company vehicles.
5. All lights shall be shielded to direct light away from adjoining property. No string-type lighting or banners shall be permitted.



6. Only those signs as permitted in the "LC" zoning district shall be permitted on this site.
7. No sound projecting devices or loudspeakers shall be used so as to be heard beyond the property lines.
8. A 6 to 8 foot solid fence or wall shall be maintained in good condition adjacent to the south property line. The fence or wall shall be reduced to 3 feet in height within the east and the west 20 feet of the site. Since no 3-foot fence currently exists within the east 20 feet of the south line of this site, one shall be installed within 90 days after approval of this application.
9. Parking barriers to prevent the encroachment of cars onto sidewalks and other public right-of-way shall be installed and properly maintained at all locations indicated on the approved site plan.
10. Conversion of the 6-bay car wash structure into an enclosed storage building with only one wash bay shall be completed within 90 days after approval of this application.
11. Grades and drains shall be maintained on the property satisfactory to the Superintendent of Sewer Maintenance to direct the wash water in the car bay to a mud trap and sanitary sewer, and to prevent the intrusion of storm water runoff into the sanitary sewer. The car wash bay shall remain roofed to prevent storm water infiltration into the sewer.
12. All requirements as set forth in this resolution shall be complied with within 90 days after approval by the Board or the resolution shall become null and void.
13. Release of this resolution shall make null and void BZA 25-80 and BZA 11-85.

BZA CASE NO. 6-88

15 LEGAL ADVERTISEMENT SENT TO MAPC & BZA

2 NOTICES SENT TO APPLICANT/AGENT

10 NOTICES SENT TO ADJOINING PROPERTY OWNERS

5 NOTICES SENT TO BZA MEMBERS

NOTICES SENT 2-26-88

- 1 NOTICES SENT TO CPO
- 2 NOTICES SENT TO ~~CITY MANAGER~~ CITY COUNCIL REPRESENTATIVE TO DISTRICT
- 4 NOTICES TO MAPD STAFF

Jack Galbraith  
Louise Olivarez  
~~Barbara Harris~~ *Bob Young*  
Karen Crook



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

February 26, 1988

NOTICE OF PUBLIC HEARING:

CASE NO. BZA 6-88

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 Eddy's Toyota of Wichita, Inc., requesting an exception.

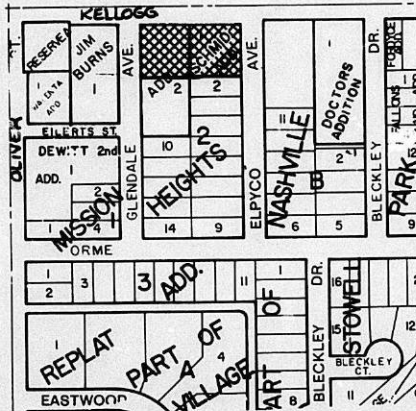
Pursuant to Section 2.12.590.C, of the Code of the City of Wichita, the applicant is requesting an exception to permit the establishment of new and used car sales on property zoned the "LC" Light Commercial District. A legal description of the applicant's property is as follows:

North 138 feet of Lot 2, Jim Burns Addition and Lot 1, Schmid Addition, Wichita, Sedgwick County, Kansas.  
Generally located on the south side of Kellogg between Glendale and Elpyco (4901 and 4925 E. Kellogg).

This application has been assigned Case No. BZA 6-88. It will be considered by the Board of Zoning Appeals on Tuesday, March 22, 1988 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 in or objections to 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.

If you have any questions about the application, please feel free to call the Wichita-Sedgwick County Metropolitan Area Planning Department at 268-4421.

NOTE: We have been advised by the Citizen Participation Organization staff that CPO Council 2B, Eastside, will consider this case at their meeting to be held on Monday, March 21, 1988, at 7 p.m., at Capitol Federal Savings and Loan Building, 8040 East Douglas. Additional information regarding this CPO meeting may be obtained by calling the CPO office at 268-4516.



( \_\_\_\_\_ ) Published in The Daily Reporter, February 26, 1988

OFFICIAL NOTICE

NOTICE IS HEREBY given that on the 22nd day of March, 1988, the Board of Zoning Appeals of the City of Wichita, Kansas, in the Board Room, First Floor, City Hall, 455 North Main, Wichita, Kansas will consider the following applications beginning at 1:30 p.m.

1. Case No. BZA 5-88 - St. Francis Regional Medical Center, Inc., 929 N. St. Francis, Wichita, Kansas 67214, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit the establishment of a group home for pregnant girls on property zoned the "RB" Four-family Dwelling District and legally described as follows:

Lots 221 and 223 on Emporia Avenue, Stafford and Wrights addition to the City of Wichita, Sedgwick County, Kansas. Generally located on the west side of Emporia in an area north of 10th Street (1127 N. Emporia).

2. Case No. BZA 6-88 - Eddy's Toyota of Wichita, Inc., 6631 E. Kellogg, Wichita, Kansas 67207, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit the establishment of new and used car sales on property zoned the "LC" Light Commercial District and legally described as follows:

North 138 feet of Lot 2, Jim Burns Addition and Lot 1, Schmid Addition, Wichita, Sedgwick County, Kansas. Generally located on the south side of Kellogg between Glendale and Elpyco (4901 and 4925 E. Kellogg).

3. Case No. BZA 7-88 - Affiliated Property Services, Inc., 1035 N. Emporia, Suite 140, Wichita, Kansas 67214, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit the establishment of an off-street parking lot on property zoned the "AA" Single-family Dwelling District and legally described as follows:

Lot 3 except the North half, Kensler Addition to Wichita, Sedgwick County, Kansas. Generally located on the north side of 27th Street South in an area west of Seneca (1118 W. 27th Street South).

4. Case No. BZA 8-88 - Affiliated Property Services, Inc., 1035 N. Emporia, Suite 140, Wichita, Kansas 67214, pursuant to Section 2.12.590.B, Code of the City of Wichita, requests a variance to reduce the rear yard setback (on the west) from 15 feet to 5 feet on property zoned the "BB" Office District and legally described as follows:

Lot 2, Kensler Addition to Wichita, Sedgwick County, Kansas. Generally located at the northwest corner of Seneca and 27th Street South (2757 S. Seneca).



5. Case No. BZA 9-88 - Affiliated Property Services, Inc., 1035 N. Emporia, Suite T40, Wichita, Kansas 67214, pursuant to Section 2.12.590.B, Code of the City of Wichita, requests a variance to increase the permitted sign size from 32 square feet to 64 square feet on property zoned the "BB" Office District and legally described as follows:

Lot 2, Kensler Addition to Wichita, Sedgwick County, Kansas. Generally located at the northwest corner of Seneca and 27th Street South (2757 S. Seneca).

6. Case No. BZA 10-88 - Grace Presbyterian Church, 5002 E. Douglas, Wichita, Kansas 67208, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit the establishment of a pre-school on property zoned the "AA" One-family Dwelling District and legally described as follows:

A portion of Strieff Place, an Addition to Sedgwick County, Kansas, described as the south 22 feet of Lot 6 and all of Lots 7, 8, 9, and 11, Block 1, including half of vacated Coronado Place on the west but excluding the east 30 feet of Lots 6 thru 9 for street; Lot 10, Block 1, except the east 30 feet for street; the south 18 feet of Lot 4 and all of Lots 5, 6, 7, 8, 9, and 10, Block 2, including half of vacated Coronado Place on the east but excluding the west 40 feet of Lots 4 thru 9 for street; Lot 11, Block 2, except the west 40 feet for street. Generally located north of Douglas between Bleckley and Battin (5002 E. Douglas).

7. Case No. BZA 11-88 - MacArthur Park, Inc., 435 North Broadway, Wichita, Kansas 67202, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit the establishment of a child day care center on property zoned the "A" Two-Family Dwelling District and legally described as follows:

Lot 1, Block A, New Hope Addition, Wichita, Sedgwick County, Kansas. Generally located on the east side of Hydraulic approximately 1/3-mile south of MacArthur Road. (4244 South Hydraulic)

As provided in City Ordinances hereinabove described and Section 2.12.560 et. seq., Code of the City of Wichita, Sedgwick County, Kansas, the same will then and there be discussed and considered by the said Board of Zoning Appeals and all persons interested in said matters will be heard at this time concerning their views and wishes in the premises, and any protest against any of the provisions of the exceptions and the variances will be considered by the Board of Zoning Appeals as by law provided.

WITNESS my hand and seal this 26th day of February, 1988.

\_\_\_\_\_  
Jack H. Galbraith, Secretary

BOARD OF ZONING APPEALS  
CITY OF WICHITA, KANSAS

CASE NO. 6-88  
MTG DATE 3-22-88  
FILED

APPLICATION FOR EXCEPTION

I. Name of Applicant EDDY'S TOYOTA OF WICHITA, INC.  
Mailing Address Harold Johnson  
6631 E. Kellogg (07) Phone 687-1341  
Name of Authorized Agent EVERETT C. FETTIS  
Mailing Address 120 S. Market, Suite 504 (02) Phone 267-7251  
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 \_\_\_\_\_  
see attached statement of applicant

on property zoned LC  
located 4901<sup>4925</sup> East Kellogg, Wichita, Kansas  
and legally described as: North 138 feet of Lot 2, Jim Burns Addition to  
Wichita, Sedgwick County, Kansas and Lot 1,  
Schmid Addition, Wichita, Sedgwick  
County, Kansas.  
in the City of Wichita.

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

Applicant EDDY'S TOYOTA OF WICHITA, INC.

Authorized Agent Everett C. Fettis  
Everett C. Fettis 3-21-88  
CPD QB

Map No. 5846D (N) LC (S) LC & RB (E) LC (W) LC

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals, 230 (a.m./p.m.), Feb 12, 1988, together with appropriate fee of \$400.

Signed Jan H. [Signature]

*I called Everett 2-17 re need to purchase 2 signs*



EDDY'S TOYOTA OF WICHITA, INC.  
4901 East Kellogg  
Wichita, Kansas

BZA - Request for Exception

This property is located next door to Steven Imports and is owned by the same people. This request is for the following reason:

LAW OFFICES  
FETTIS & McCLURE  
120 SOUTH MARKET  
SUITE 504  
WICHITA, KANSAS 67202  
316-287-7251

Applicant desires and requests that a portion of the present building located on said property be used for a car wash with the balance to be used for temporary parts storage up to two years at which time applicant desires to then remove the existing building and use the property for car storage and display.

(ownership list from  
BCA 42-87)

OWNERSHIP LIST

Lot	Addition	Property Owner
Lot 1	Jim Burns Addition	✓ Donald Walenta 7918 Dublin Ct. Wichita, KS 67206
✓ The North 138 feet of Lot 2	"	✓ Eddy's Toyota of Wichita, Inc. 7333 E. Kellogg Wichita, KS 67207
Lot 2 except the North 138 feet	"	✓ Memphis S. Hixson Janice L. Hixson 6503 Oneida Wichita, KS 67206
The North 21 feet of Lot 1 and all of Lot 3, 5, 7 and 9	Highland View Addition	✓ Bradley Eugene Dopps John B. Dopps 555 McLean Blvd. NW Wichita, KS 67203
Lot 1	A & R Addition	✓ Donald Walenta 7918 Dublin Ct. Wichita, KS 67206
✓ Lot 1	Schmid Addition	✓ Eddy's Toyota of Wichita, Inc. 7333 E. Kellogg Wichita, KS 67207
Lot 2	Block 2 Mission Heights Addition	✓ Donald Walenta 7918 Dublin Ct. Wichita, KS 67206
Lot 3	"	✓ John A. Hale Jr. 1441 N. Rock Rd. Wichita, KS 67206
Lot 4	"	✓ Judith A. Shaw Elmer V. Renkin Esther A. Renkin 529 Elpyco Wichita, KS 67218
Lot 5	"	✓ Howard A. Jacob L. Irene Jacob 533 Elpyco Wichita, KS 67218
Lot 10	"	✓ Reese A. Denniston Wilma L. Denniston 536 S. Glendale Wichita, KS 67218
Lot 1	Walenta Addition	✓ Lynn Lowry Myrtle Lowry 115 S. Rutan Wichita, KS 67218



Page 2

<u>Lot</u>	<u>Addition</u>	<u>Property Owner</u>
Reserve "A"	Eilerts Addition	✓ Keith R. Eilerts Lydia W. Eilerts Richard Eilerts Samson 4807 E. Kellogg Wichita, KS 67618
Beginning 495 feet West of the Northeast corner of the Northwest Quarter of the Northwest Quarter of Section 25-27-1 East, thence West 138 feet, thence South 280 feet, thence East 138 feet, thence North 280 feet to beginning, except the North 40 feet for street.		✓ Ruth M. Tilford 5015 E. Kellogg Wichita, KS 67218

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

The North 138 feet of Lot 2, Jim Burns  
Addition, 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 30th day of September, 1987, at  
7:00 o'clock A.M.

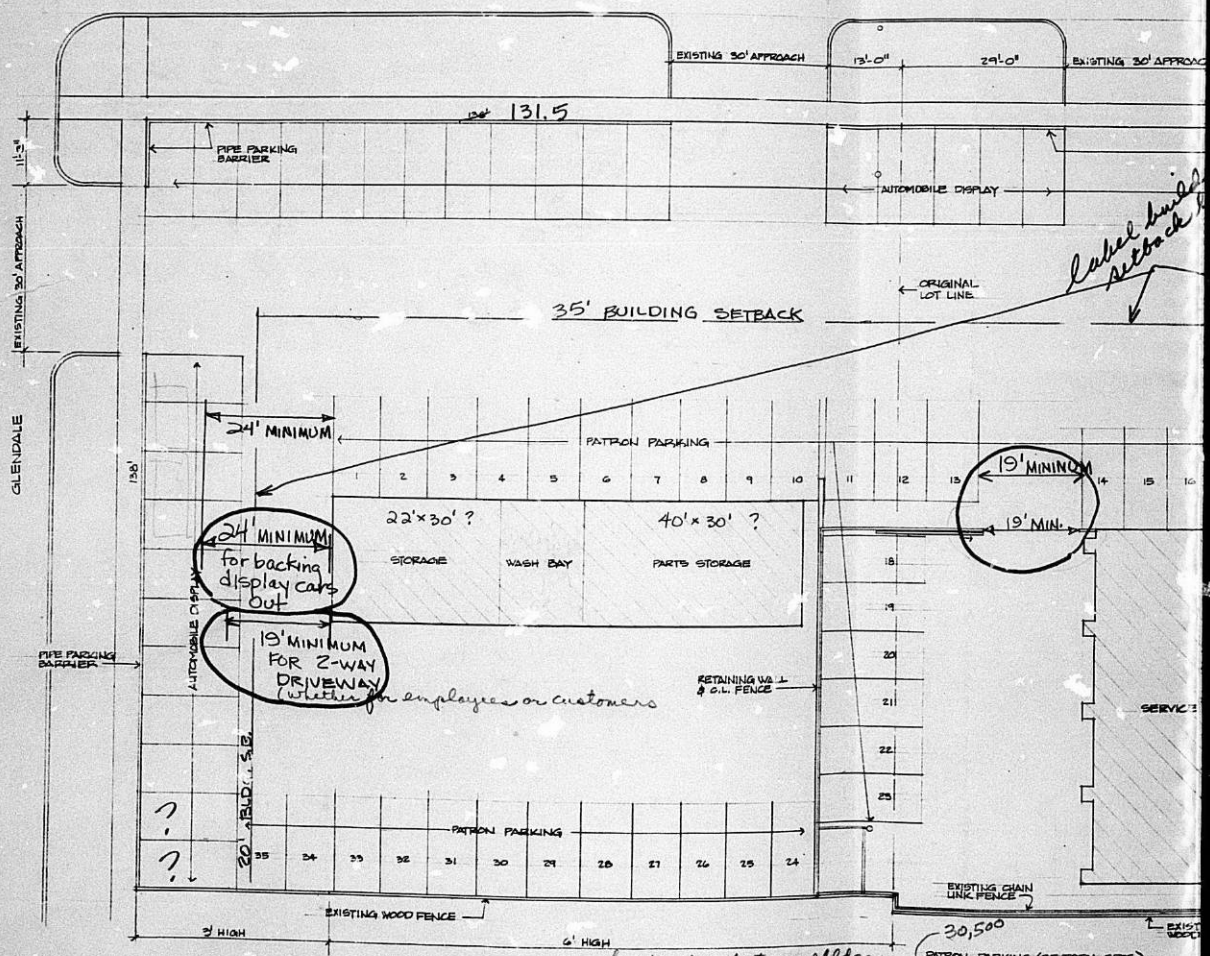
THE SECURITY ABSTRACT AND TITLE  
COMPANY, INC.

By: Mary Kalle  
Sr. Vice President

Order No: 386646  
cd/nj

Total <sup>car</sup> 1  
 Minus <sup>bl</sup>  
 build

KELLOGG



BZA 6-88

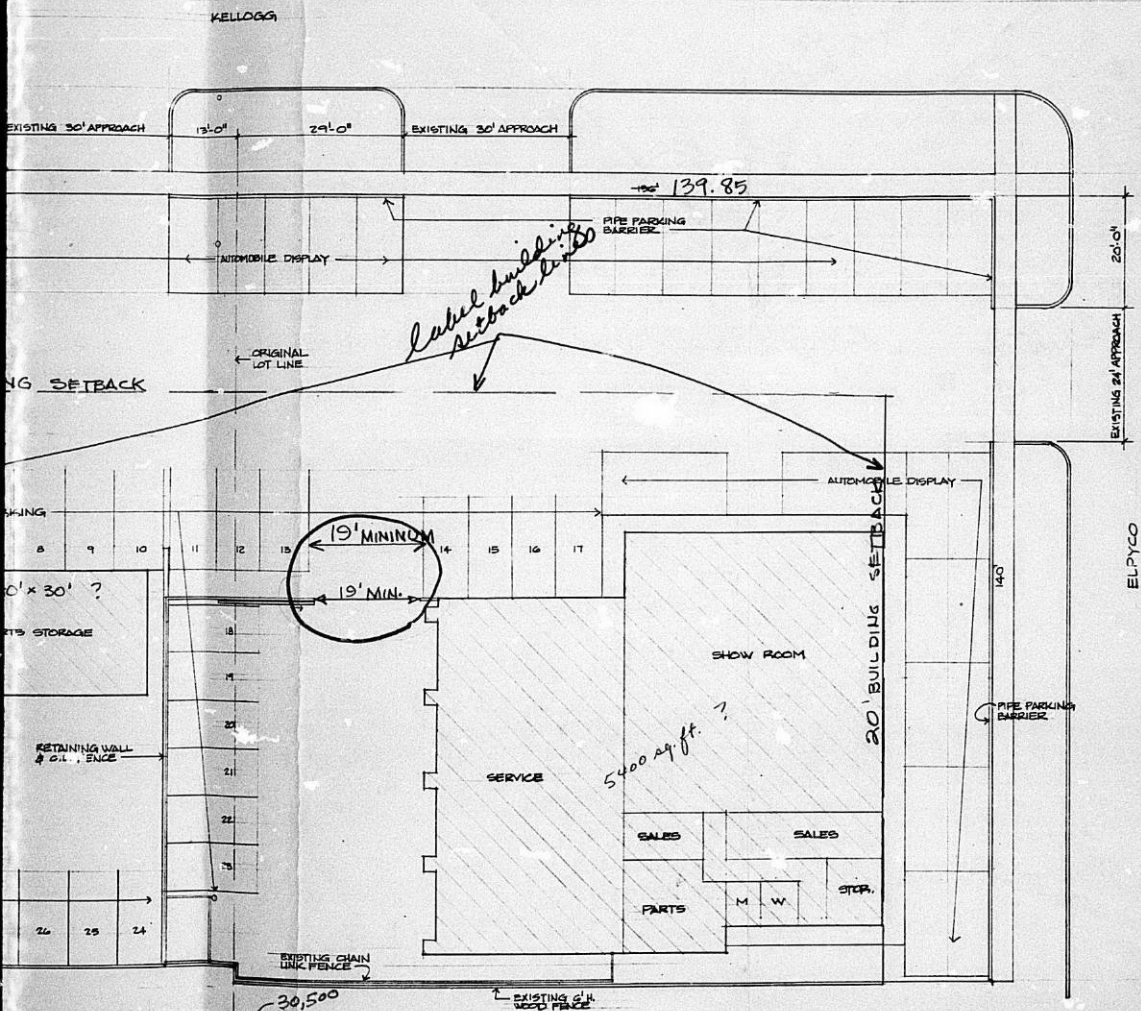
STORAGE BLDG.  
 NOT INCL. FOR LOUISE OLIVAREZ  
 3/17/88  
 Includes area in converted building at 4901 E. Kellogg

Subtract sq. footage of bldg used in calculation below!

30,500  
 PATRON PARKING (35 TOTAL SPACES)  
 A. REQUIRED PARKING BASED ON LOT AREA - ONE SPACE PER 1,000 S.F.  
 30,500 / 1,000 = 30.5 SPACES REQ'D  
 B. REQUIRED PARKING BASED ON BLDG. SIZE - ONE SP. PER 250 S.F. FLOOR AREA  
 30,500 / 250 = 122 SPACES REQ'D



Total customer parking required = square footage of site  
 Minus building coverage ÷ by 3000 plus  
 building coverage ÷ by 250



act sq. footage of Kellogg  
 in calculation below  
 in comments  
 # 4901 E. Kellogg

- 30,500
- EXISTING CHAIN LINK FENCE
- EXISTING 6" WOOD FENCE
- PARSON PARKING (35 TOTAL SPACES)
- REQUIRED PARKING BASED ON LOT AREA - ONE SPACE PER 1000 S.F.
  - SIZE OF 3000' WID SPACES REQ'D.
  - REQUIRED PARKING BASED ON BLDG. SIZE - ONE SPACE PER 250 S.F. FLOOR AREA. 5400 ÷ 250 = 22 SPACES REQ'D

SITE PLAN  
 1" = 20'-0"



LEGAL DESCRIPTION  
 WEST LOT:  
 N. 130'; LOT 2, JIM BURNS ADD  
 EAST LOT:  
 LOT 1, SCHMID ADD.

KEVIN DAVES ARCHITECT  
 118 S. WILSON AVENUE, WICHITA, KS 67214  
 PHONE 316-644-2590

JOB #  
 DATE

STEVEN IMPORTS  
 4905 E. KELLOGG  
 WICHITA, KANSAS

**MICROFILMED  
FROM THE BEST  
AVAILABLE COPY**

FORM 29-1

**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
BZA Exemption	400 <sup>00</sup>

NAME *Ernest Feltz*

ADDRESS *120 S Market Wichita*

FUND *75540710000* DUE DATE *2-12-88*

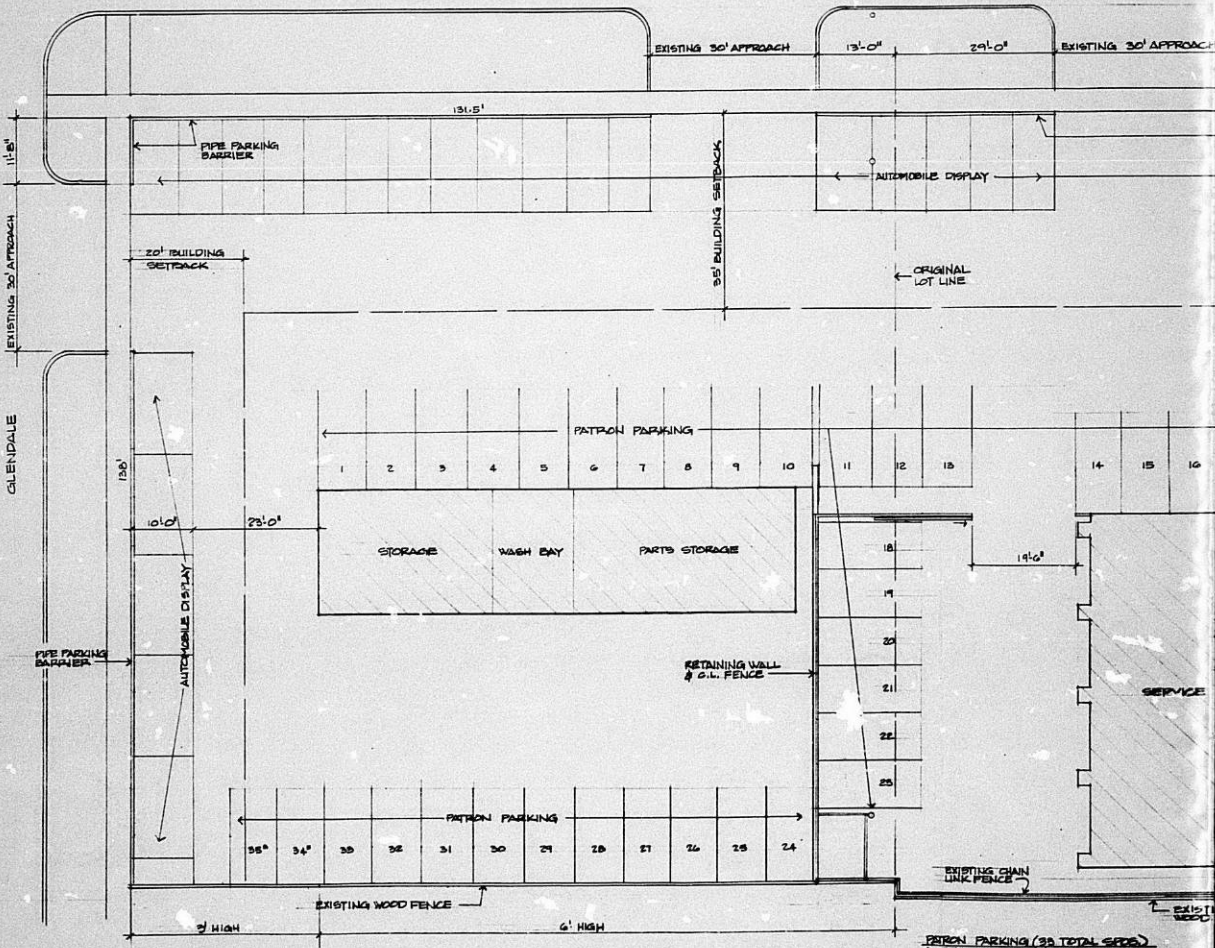
COMMENTS

DATE *2-12-88* BY *JFA*



ok

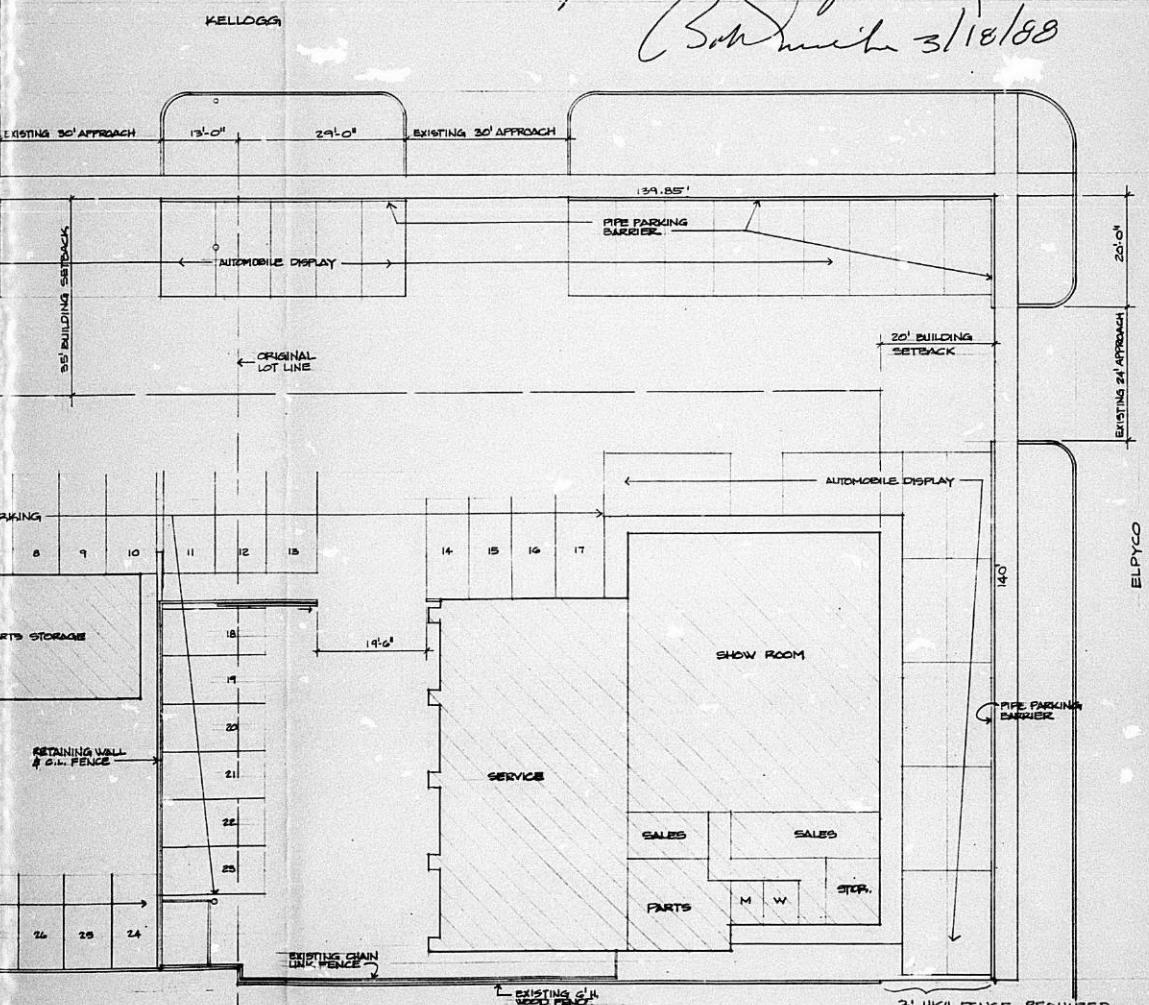
KELLOGG



BZA 688

- PERSON PARKING (35 TOTAL SPACES)**
- A. REQUIRED PARKING BASED ON LOT AREA - ONE SPACE PER 5,000 S.F. 30,500 ÷ 5,000 = 6.1 SPACES REQ'D (BLDG AREA)
- B. REQUIRED PARKING BASED ON BLDG SIZE - ONE SPACE PER 150 S.F. FLOOR AREA. 3,400 ÷ 150 = 22.67 SPACES REQ'D (STORAGE BLDG. NOT INCL. IN ABOVE CALC.)

*ok for access & parking  
Bob Miller 3/18/88*



**PATRON PARKING (39 TOTAL SPACES)**  
 A. REQUIRED PARKING BASED ON LOT AREA - ONE SPACE PER 3,000 S.F.  
 30,500 ÷ 3,000 = 10.17 SPACES REQ'D (BLDG AREA EXCL.)  
 B. REQUIRED PARKING BASED ON BLDG. SIZE - ONE SP. PER 250 S.F. FLOOR AREA.  
 3,000 ÷ 250 = 12 SPACES REQ'D (STORAGE BLDG. NOT INCL. IN ABOVE CALC.)

**SITE PLAN**  
 1"=10' (HALF SIZE SCALE 1"=20'-0")  
 \*ADDITIONAL SPACES NOT REQ'D BY ZONING



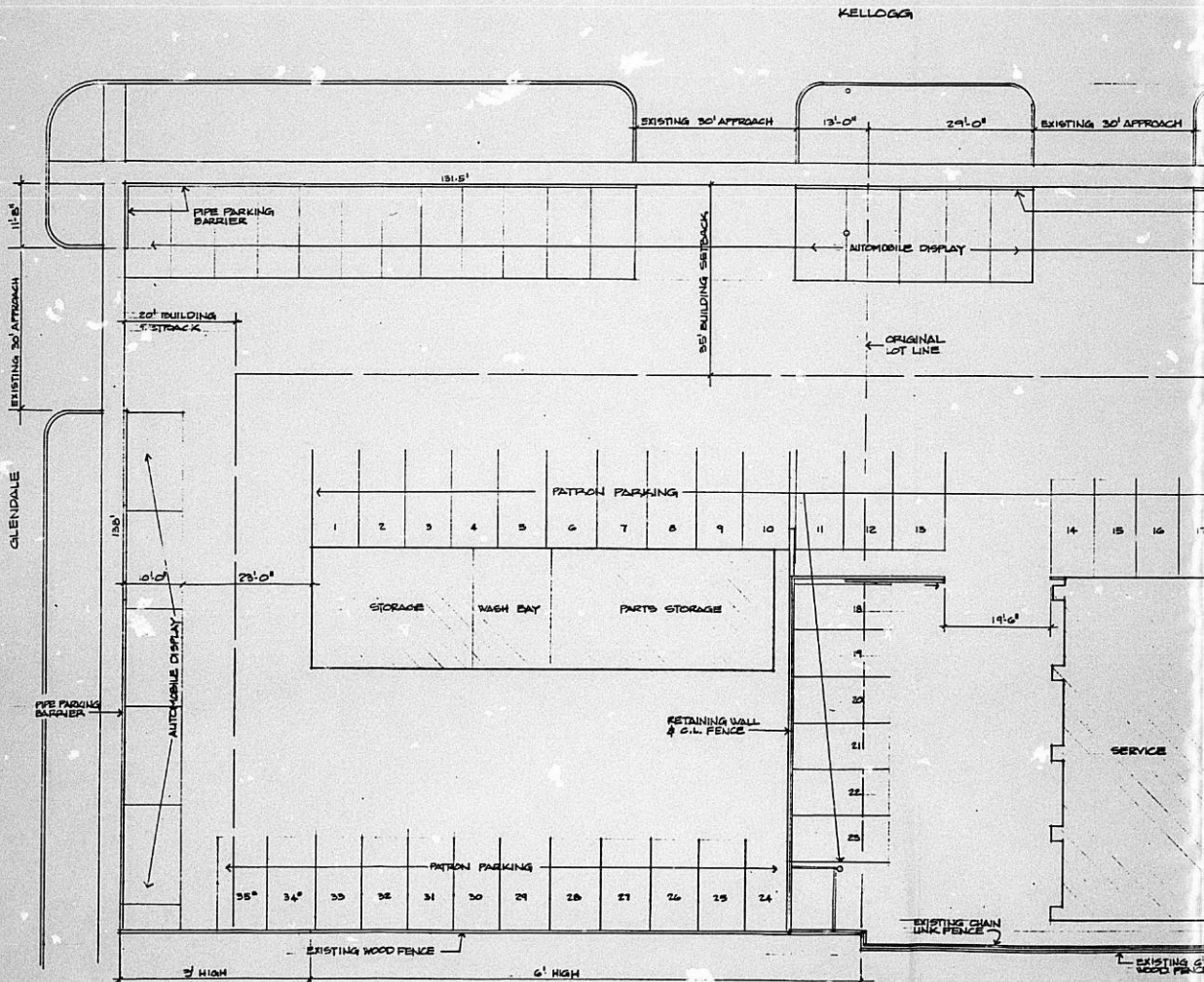
**LEGAL DESCRIPTION**  
 SUBDIV. LOT 1, 130' LOT 2, JIM BURNS ADD.  
 EAST LOT 1, SCHMIDT ADD.

**KEVIN DAVES ARCHITECT**  
 118 E. MELBAVE, WICHITA, KS 67214  
 PHONE 316-685-5296

**JOB #**  
**DATE REV. 5-17-85**

**STEVEN IMPORTS**  
 4105 E. KELLOGG  
 WICHITA, KANSAS

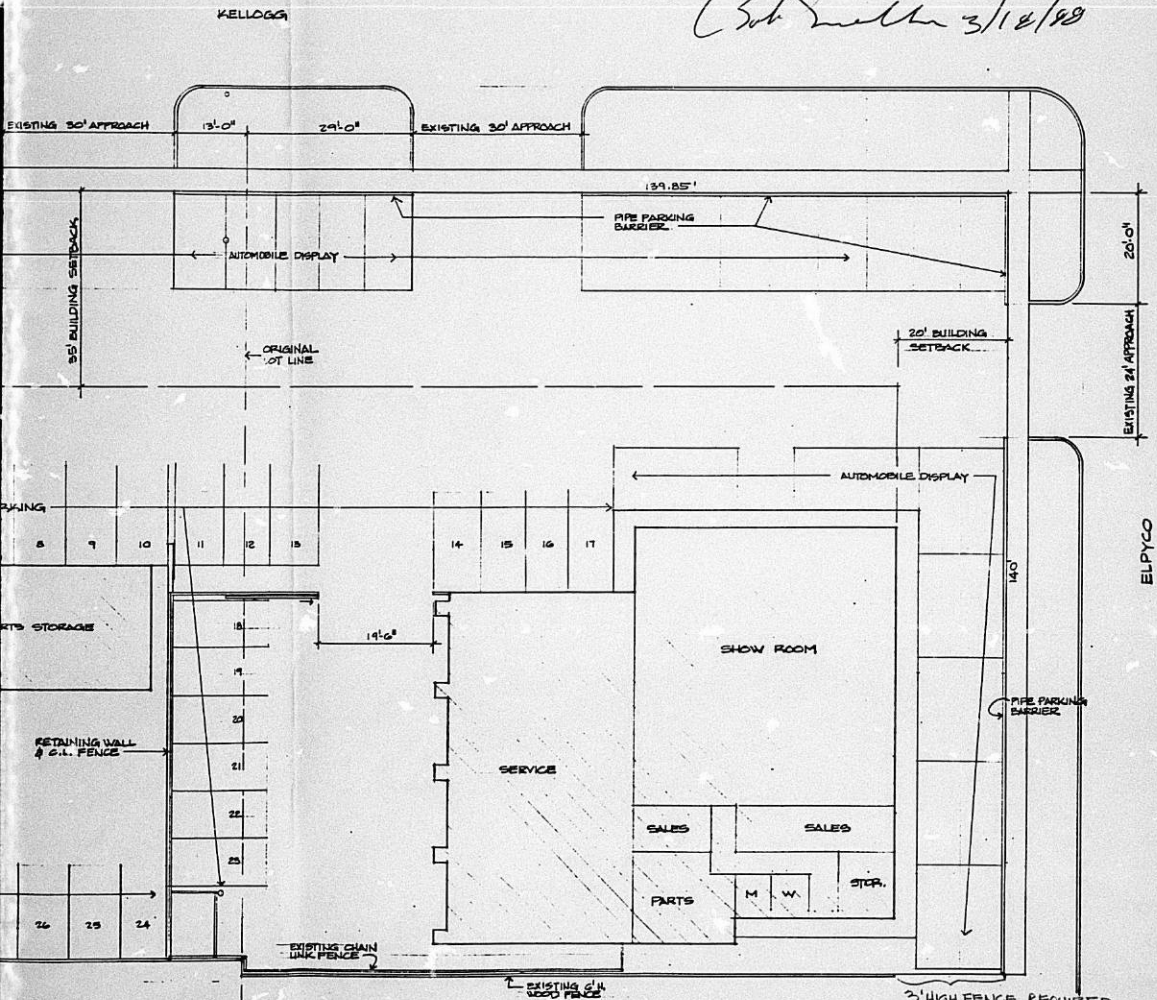




BZA 6-88

- PATRON PARKING (35 TOTAL SPACES)**
- A. REQUIRED PARKING BASED ON LOT AREA - ONE SPACE PER 3,000 S.F.
  - B. 10,000 & 3,000 S.F. SPACES RESIDUAL AREA BLDG.
  - C. REQUIRED PARKING BASED ON BLDG. SIDE - ONE SP. PER 250 S.F. FLOOR AREA.
  - D. 3,000 S.F. 250 S.F. 22 SPACES RESIDUAL (STORAGE BLDG. NOT INCL. IN ABOVE CALC.)

ok for access & parking  
 Bob Mueller 3/12/99



**PATRON PARKING (35 TOTAL SPACES)**  
 A. REQUIRED PARKING BASED ON  
 LOT AREA - ONE SPACE PER 3,000 S.F.  
 30,500 ÷ 3,000 = 10.17 SPACES REQ'D (BULK AREA BLDG.)  
 B. REQUIRED PARKING BASED ON BLDG.  
 SIZE - ONE SP. PER 250 S.F. FLOOR AREA.  
 3,500 ÷ 250 = 14 SPACES REQ'D  
 (STORAGE BLDG. NOT INCL. IN ABOVE CALC.)

**SITE PLAN**  
 1"=10'-0" (HALF SIZE SCALE 1"=20'-0")  
 \*ADDITIONAL SPACES NOT REQ'D BY ZONING



**LEGAL DESCRIPTION**  
 SHERIFF LOT 1  
 N. 135' LOT 2, JIM BURNS ADD.  
 SHERIFF LOT 1, SCHMIDT ADD.

**KEVIN DAVES ARCHITECT**  
 115 S. BROADWAY WICHITA, KS 67216  
 PHONE 316-688-2376

**JOB #**  
**DATE** REV. 3-11-99

**STEVEN IMPORTS**  
 4105 E. KELLOGG  
 WICHITA, KANSAS