

Case No. BZA 10-80 - Ronald Cazel
requests a variance to reduce the
number of off-street parking
spaces from 28 to 14 on property
zoned "LC" Light Commercial and
generally located at the north-

POSTED
3-19-80
21

BZA
10-80

ACTION

COMMITTEE Dyn' Inc. DATE 3-25-80

~~BZA~~
~~M.A.P.G.~~ Deleted from agenda 4-22-80
re: zoning agenda to be filed.

B.C.C./B. CO. C. _____

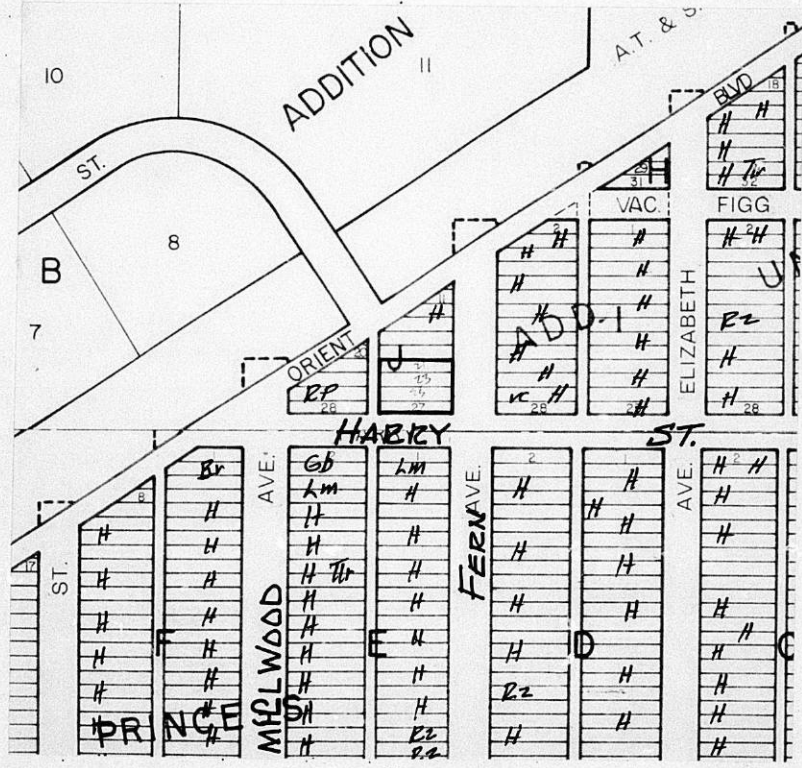
Case No. BZA 10-80 - Ronald Gazel
requests a variance to reduce the
number of off-street parking
spaces from 26 to 14 on property
zoned "LC" Light Commercial and
generally located at the north-

Map No. 5346
 Sec. 30
 Twp. 27
 Range 1E

BZA- 10-80
 SCZ- _____
 CU- _____
 Filed _____

- AREA DATA:
1. Acres: _____ (_____ ft. by _____ ft.)
 2. Adjoining Zoning: E _____ S _____ W _____ N _____
 3. Land Use: East _____ South _____
 West _____ North _____
 4. Sketch Plan Land Use is for: _____
 5. Present Land Use is for: _____
 6. Area (is) (is not) platted.

PHOTO DATA:
 Taken by _____ Date _____ Time _____



SECRETARY'S REPORT
CASE NO. BZA 10-80

APPLICANT: Ronald Cazal, 1617 West Harry, Wichita, Kansas.

AGENT: Edward Nazar, 619 West Douglas, Wichita, Kansas.

REQUEST: Variance pursuant to Section 2.12.590.B, Code of the City of Wichita, to reduce the required off-street parking from 28 to 14.

GENERAL LOCATION: On the northwest corner of Fern and Harry Street

ZONING: Subject property is zoned "LC" Light Commercial as is the property immediately to the west. Property to the north is "RB" Four-family dwelling district and to the east "RB" and "LC".

LAND USE: Subject property is vacant. Property to the north is residential. Properties to the east, south and west are developed commercially.

JURISDICTION:

Should the Board determine it has jurisdiction to consider the variance request under the provisions outlined in Section 2.12.590.B Code of the City of Wichita, the Board may grant the request when all five of the following conditions are found to exist:

COMMENTS BY THE SECRETARY:

The applicant is requesting a variance to reduce the number of required off-street parking spaces from 28 to 14 for a proposed structure on the property. The applicant states in his justification that the proposed use of the property is the same as is presently located across Harry Street to the south which is a coin operated amusement device business and vending business.

The applicant also states that his business would demand less parking than normal retail businesses and would be more akin to a furniture or carpet business where large areas are required for display. Variances have been granted to reduce off-street parking for furniture stores on this basis.

The plans examination of Central Inspection called this office after receiving plans on the proposed building and questioned the proposed use. This Department requested that Central Inspection make a determination as to whether the proposed use was a permitted use in the "LC" Light Commercial District. We were advised on March 14, 1980 that Central Inspection had determined that the proposed use was not permitted in the "LC" Light Commercial District.

Page 2
BZA 10-80
BZA AGENDA
3-25-80

In light of this interpretation by Central Inspection the Secretary believes that the Board should defer any action on the requested variance until a determination can be made on the use as a permitted use in the "LC" Light Commercial District, or "C" Commercial zoning be obtained wherein Central Inspection could have the parking requirements on a heavier use basis.

The Secretary would point out however, that the off-street parking to the west of the building has access only from 10' of a recently vacated alley unless the applicant has entered into a joint access agreement with the property owner to the west, otherwise the parking spaces would not conform to the minimum standard and be considered as required parking spaces. Should the owners have an agreement, this driveway would also be required to be surfaced in accordance with Section 28.04.143 and shown on the plans.

During the platting process of Cazal's 5th Addition, the applicant requested that the 20' front yard adjacent to Fern Street be reduced to 10' and that the front yard be 20' adjacent to Harry. It would then appear that the front is now platted adjacent to Harry, the rear yard would then be adjacent to the residential property to the north and be required to be 10 feet.

RECOMMENDATION:

Defer action of this requested variance to permit the applicant to appeal the interpretation of the Superintendent of Central Inspection that the proposed use is not permitted in the "LC" Light Commercial District; or request "C" Commercial zoning; and determine whether or not a variance is needed for the rear yard setback.

STATEMENT JUSTIFYING VARIANCE REQUESTED

Applicant is specifically requesting an exception from the parking requirement of one parking space for each 250 square feet of floor area of his proposed building, as required under City Code Ordinance No. 28.04.141.

Plans for the building proposed by applicant tentatively called for the construction of a 65 feet by 108 feet retail business establishment on a 140 feet by 97.5 feet (.31 acre) plat, zoned light commercial. The building of approximately 7,020 square feet would require 28 parking spaces of 250 square feet each to conform to City Code Ordinance No. 28.04.141. Because only 3 employees are anticipated to be located at this building, applicant feels that the 18 proposed parking spaces, as contained in his site drawings and schematic drawings of the building, will sufficiently safeguard off-street parking. Applicant believes the utilization of a standard requiring one parking space for each 250 square feet of floor space artificially inflates the anticipated parking needs of the building.

In order to adequately evaluate applicant's request for a variance from the parking requirement, it is necessary to consider applicant's intended use of the building, and nature of the applicant's business. At his current location at 1617 West Harry, diagonally across Harry from the proposed location, applicant conducts the retail portion of his coin operated amusement device business and vending business. The new location at the corner of Fern and Harry is to be utilized for the retail portion of his vending machine business currently located at 1617 West Harry. All articles for sale, rent, display, storage or hire, i.e., the vending machines in question, are to be located in the large retail display area to be built per the proposed diagrams. Because of the large size of most vending machines, a large

display area is necessary to adequately safeguard and display the goods in question. Certain portions of retail display areas are to be utilized for storage of items to be stocked in the vending machines, however, this use appears to be excepted from the City Code definition of "warehouses" under City Code Ordinance 28.04.020. The intended use of the new building diagonally across Harry Street from applicant's present location, is in conformance with the current use of the present structure at 1617 West Harry. No additional functions or uses of the proposed structure at Harry and Fern are contemplated when compared with the current building at 1617 West Harry.

The request of applicant in this regard is akin to the request by a furniture store owner or carpet store owner for an exception to the parking requirement per square footage of that type of building. In either of these cases, the square footage requirements of the items on display require the building in question to be sufficiently large to adequately display the merchant's inventory. To hold either the furniture or carpet merchant to the arbitrary and capricious determination of one parking spot for each 250 square foot of floor area artificially inflates the intended parking needs of the business. Similarly, the request of the applicant is to be governed according to the same principles.

Therefore, applicant believes that the variance requested arises from the situation which is unique to applicant and unique to the property in question and is one which is not ordinarily found in the same zone or district. The variance requested is not created by an action or actions of the property owner or the applicant in question.

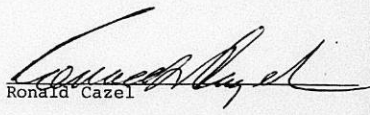
The granting of the permit for variance will not adversely affect the rights of the adjacent property owners or residents. The parking areas as envisioned by the architect are on the area adjacent to Harry street or the area

LAW OFFICES
DMOND, REDMOND
& O'BRIEN
119 WEST DOUGLAS
CHITA, KANSAS 67213
(316) 282-8361

adjacent to applicant's westerly neighbor, Rick's Appliance Service. Therefore, no residential infringement or involvement is anticipated. Applicant believes the strict application of the provisions of Title 28 of the City Code of the City of Wichita would constitute an unnecessary hardship upon the property owner of Cazel's Fifth Addition. The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare of the area.

Currently, the area in question is under a great deal of development across Orient Boulevard and the Santa Fe Railroad tracks. The area in question to the north and west of the Santa Fe Railroad tracks is zoned heavy industrial; indeed, significant construction is currently under way. At present, there is one adjacent residential property owner to the north of applicant's property. As previously stated, this residential property owner will not be affected by this requested variance due to the fact that no parking slots are anticipated to be built immediately adjacent to the residential property owners' premises. The property directly across Harry Street from applicant's proposed building site is currently zoned light commercial; as well as the property immediately to the west of applicant's proposed building site. The use intended by applicant is in conformance with the general character of applicant's business at 1617 West Harry and applicant's immediate neighbors.

Applicant respectfully submits that the variance desired will not be opposed to the general spirit and intent of Title 28, the zoning ordinances of the City of Wichita and respectfully requests the Board of Zoning Appeals to grant such request.


Ronald Cazel

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& O'BRIEN
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WICHITA, KANSAS 67213
(316) 262-8361

REDMOND, REDMOND & O'BRIEN

By Edward J. Nazay
Edward J. Nazay, Agent

LAW OFFICES
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& O'BRIEN
619 WEST DOUGLAS
CHITA, KANSAS 67213
Q10 2826361

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

March 3, 1980

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 10-80

An application has been filed by Ronald Cazell, 1617 West Harry, Wichita, Kansas, pursuant to Section 2.12.590.B, Code of the City of Wichita, requesting a variance to reduce the number of off-street parking spaces from 28 to 14 on property zoned the "LC" Light Commercial and legally described as follows:

Cazell's Fifth Addition to Wichita,
Sedgwick County, Kansas. Generally
located at the northwest corner of
Harry and Fern (1500 W. ~~Fern~~ Harry).

This application has been assigned case No. BZA 10-80, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, March 25, 1980, at 1:30 p.m., in the Board Room, First Floor, City Hall, 455 North Main, Wichita, Kansas, at which time you may appear if you so desire, either in person or by agent or attorney. If you have any questions about this application, please call 268-4390 and ask for Lynn Shirkey or 268-4394 and ask for Glen Lytle.

It should be noted that the Citizen Participation Organization Area Council may consider this case at its next meeting. Additional information about such a meeting may be obtained by calling the CPO Office, 268-4516.

Jack H. Galbraith
Secretary

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Jack H. Galbraith
Secretary

April 23, 1980

Mr. Edward Nazar, Attorney
619 West Douglas
Wichita, Kansas 67213

Re: Case No. BZA 10-80
Request for Variance

Dear Mr. Nazar:

At the regular meeting of the Board of Zoning Appeals on April 22, 1980, your request for a variance to reduce the required number of off-street parking spaces for a proposed building to be located in the "LC" Light Commercial District on the northwest corner of Fern and Harry was discussed.

Due to your recent discussions with me on your client's intent of filing a zone change request on the subject property to "C" Commercial zoning which would permit the proposed use without the off-street parking based on square feet of building, the Board deleted the item from the agenda.

If we can be of further assistance to you, please let us know.

Sincerely yours,

Glen E. Lytle
Assistant Secretary

GEL:sad

cc: Ronald Casel, 1617 West Harry, Wichita, Kansas
Robert Feldner, Superintendent of Central Inspection (2)
Don Gisick, City Clerk

March 27, 1980

Mr. Edward Nazar, Attorney
619 West Douglas
Wichita, Kansas 67213

Re: Case No. BZA 10-80
Request for Variance

Dear Mr. Nazar:

At the regular meeting of the Board of Zoning Appeals on March 25, 1980, your request for a variance to reduce the required number of off-street parking spaces for a proposed building to be located in the "LC" Light Commercial District on the northwest corner of Fern and Harry was discussed.

It was the action of the Board to defer the case until the next meeting on April 22, 1980 to allow you sufficient opportunity to resolve the legitimacy of the proposed use with Central Inspection. I would suggest you consult with Mr. Donnelly on where you think your use is listed as a permitted use in the district regulations of the zoning ordinance (28.04.090). Should you not receive a favorable interpretation by reversing their previous decision, then an application for a change to "C" Commercial Zoning would, in my opinion, be the next step. As for the parking requirement, I would suggest you verify with Central Inspection a determination of your off-street parking requirement if the proposed use is placed in the "C" Commercial District. It is my belief that you would not need this requested variance.

If we can be of assistance to you in this matter, or in the filing of application for a zone change, please give us a call.

Sincerely yours,

Jack H. Galbraith
Secretary

JHG:GEL:sad

cc: Ronald Cazel, 1617 West Harry, Wichita, Kansas
Robert Feldner, Superintendent of Central Inspection
Joe Donnelly, Housing and Zoning Administrator
Don Gisick, City Clerk

THE CITY OF WICHITA

OFFICE OF Central Inspection Division

DATE March 25, 1980

TO Glen Lytle, Special Assistant for Zoning

FROM Jim Jorgensen, Building Plans Examiner

SUBJECT BZA Case 10-80
Ronnie's Amusement
1604 West Harry

The building plans as submitted do not indicate that the proposed use would be permitted in the "Light Commercial" zoning district.

James N. Jorgensen
Jim Jorgensen

JJ:eh



THE CITY OF WICHITA
OFFICE OF CITIZEN PARTICIPATION

DATE March 24, 1980

TO Glen Lytle, Special Assistant for Zoning
FROM Shirley Mast, CPO Administrative Aide

SUBJECT BZA 10-80: Northwest Corner of
Harry and Fern

At their meeting of March 20, CPO Council Area "O" considered the captioned case. The applicant and his attorney were present and reviewed the case with the Council. The members of the Council were advised of the MAPD Secretary's report recommendation; "that the Board of Zoning Appeals defer action of this requested variance to permit the applicant to appeal the interpretation of the Superintendent of Central Inspection, that the proposed use is not permitted in the "LC" Light Commercial District; or request "C" Commercial zoning; and determine whether a variance is needed for the rear yard setback."

The Council voted (4-0) to recommend approval of the variance to reduce the number of requested off-street parking spaces from 28 to 14 for a proposed structure on the property, and to urge an expeditious disposal to the matter.

Although the captioned case is within the CPO Area "B" boundaries, it was considered by Area "O" CPO because of its potential impact on Area "O" residents.

As it is understood that the case is to be deferred, CPO Area "B" will consider the case at another meeting and provide their recommendation at a later date.

Please provide the Council's recommendation to the BZA when the case is considered at a scheduled meeting.

Shirley Mast
Shirley Mast
CPO Administrative Aide

SM:ml

Notes:

Sarah Gilbert
Sarah Gilbert
Assistant CP Coordinator

RECEIVED

MAR 24 1980

METROPOLITAN PLANNING
ROUTE _____

SECRETARY'S REPORT
CASE NO. BZA 10-80

APPLICANT: Ronald Cazel, 1617 West Harry, Wichita, Kansas.
AGENT: Edward Nazar, 619 West Douglas, Wichita, Kansas.
REQUEST: Variance pursuant to Section 2.12.590.B, Code of the City of Wichita, to reduce the required off-street parking from 28 to 14.
GENERAL LOCATION: On the northwest corner of Fern and Harry Street.
ZONING: Subject property is zoned "LC" Light Commercial as is the property immediately to the west. Property to the north is "RB" Four-family dwelling district and to the east "RB" and "LC".
LAND USE: Subject property is vacant. Property to the north is residential. Properties to the east, south and west are developed commercially.

JURISDICTION:

Should the Board determine it has jurisdiction to consider the variance request under the provisions outlined in Section 2.12.590.B Code of the City of Wichita, the Board may grant the request when all five of the following conditions are found to exist:

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The applicant is requesting a variance to reduce the number of required off-street parking spaces from 28 to 14 for a proposed structure on the property. The applicant states in his justification that the proposed use of the property is the same as is presently located across Harry Street to the south which is a coin operated amusement device business and vending business.

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The plans examination of Central Inspection called this office after receiving plans on the proposed building and questioned the proposed use. This Department requested that Central Inspection make a determination as to whether the proposed use was a permitted use in the "LC" Light Commercial District. We were advised on March 14, 1980 that Central Inspection had determine that the proposed use was not permitted in the "LC" Light Commercial District.

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BZA AGENDA
3-25-80

In light of this interpretation by Central Inspection the Secretary believes that the Board should defer any action on the requested variance until a determination can be made on the use as a permitted use in the "LC" Light Commercial District, or "C" Commercial zoning be obtained wherein Central Inspection could have the parking requirements on a heavier use basis.

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RECOMMENDATION:

Defer action of this requested variance to permit the applicant to appeal the interpretation of the Superintendent of Central Inspection that the proposed use is not permitted in the "LC" Light Commercial District; or request "C" Commercial zoning; and determine whether or not a variance is needed for the rear yard setback.

BOARD OF ZONING APPEALS
Tenth Floor - City Hall
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March 3, 1980

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It should be noted that the Citizen Participation Organization Area Council may consider this case at its next meeting. Additional information about such a meeting may be obtained by calling the CPO Office, 268-4516.

Jack H. Galbraith
Secretary

BZA CASE NO. 10-80

1 NOTICES SENT TO APPLICANT/AGENT

10 NOTICES SENT TO MAPC

1 NOTICES SENT TO CPO

12 NOTICES SENT TO ADJOINING PROPERTY OWNERS

24 TOTAL NOTICES SENT 3-3-80

BOARD OF ZONING APPEALS

CASE NO. 10-80

CITY OF WICHITA, KANSAS

FILED 2-21-80

APPLICATION FOR VARIANCE

I. Name of Applicant Ronald Cazel
 Mailing Address 1617 West Harry Phone 267-7371
 Name of Authorized Agent Edward Nagan (Richard, Edward, O'Brien)
 Mailing Address 619 West Douglas Phone 262-8861
 Relationship of applicant to property is that of owner
 (Owner, Tenant, Lessee, Other)

II. The variance requested is to reduce the off-street
number of parking spaces
as required under City Code No. 28.04.141
from 28 to 14

for property located at the Northwest corner of Harry
& Fern, ~~Wichita, Kansas~~ (1500 W. Fern)
 and legally described as: Cazel's Fifth Addition
to Wichita, Kansas

in the City of Wichita; and which is presently zoned LC.

- 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. 24-606); 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, 4, and 5 of the instructions.

Ronald Cazel by
 Applicant
Edward P. Nagan
 Authorized Agent

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals 2:15 (a.m. - p.m.), Feb. 21 19 80 together with appropriate fee of \$50.00.

L. Lytle
 Signed

STATEMENT JUSTIFYING VARIANCE REQUESTED

Applicant is specifically requesting an exception from the parking requirement of one parking space for each 250 square feet of floor area of his proposed building, as required under City Code Ordinance No. 28.04.141.

Plans for the building proposed by applicant tentatively called for the construction of a 65 feet by 108 feet retail business establishment on a 140 feet by 97.5 feet (.31 acre) plat, zoned light commercial. The building of approximately 7,020 square feet would require 28 parking spaces of 250 square feet each to conform to City Code Ordinance No. 28.04.141. Because only 3 employees are anticipated to be located at this building, applicant feels that the 18 proposed parking spaces, as contained in his site drawings and schematic drawings of the building, will sufficiently safeguard off-street parking. Applicant believes the utilization of a standard requiring one parking space for each 250 square feet of floor space artificially inflates the anticipated parking needs of the building.

In order to adequately evaluate applicant's request for a variance from the parking requirement, it is necessary to consider applicant's intended use of the building, and nature of the applicant's business. At his current location at 1617 West Harry, diagonally across Harry from the proposed location, applicant conducts the retail portion of his coin operated amusement device business and vending business. The new location at the corner of Fern and Harry is to be utilized for the retail portion of his vending machine business currently located at 1617 West Harry. All articles for sale, rent, display, storage or hire, i.e., the vending machines in question, are to be located in the large retail display area to be built per the proposed diagrams. Because of the large size of most vending machines, a large

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The request of applicant in this regard is akin to the request by a furniture store owner or carpet store owner for an exception to the parking requirement per square footage of that type of building. In either of these cases, the square footage requirements of the items on display require the building in question to be sufficiently large to adequately display the merchant's inventory. To hold either the furniture or carpet merchant to the arbitrary and capricious determination of one parking spot for each 250 square foot of floor area artificially inflates the intended parking needs of the business. Similarly, the request of the applicant is to be governed according to the same principles.

Therefore, applicant believes that the variance requested arises from the situation which is unique to applicant and unique to the property in question and is one which is not ordinarily found in the same zone or district. The variance requested is not created by an action or actions of the property owner or the applicant in question.

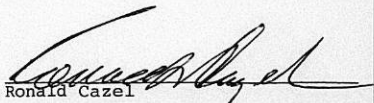
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adjacent to applicant's westerly neighbor, Rick's Appliance Service. Therefore, no residential infringement or involvement is anticipated. Applicant believes the strict application of the provisions of Title 28 of the City Code of the City of Wichita would constitute an unnecessary hardship upon the property owner of Cazel's Fifth Addition. The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare of the area.

Currently, the area in question is under a great deal of development across Orient Boulevard and the Santa Fe Railroad tracks. The area in question to the north and west of the Santa Fe Railroad tracks is zoned heavy industrial; indeed, significant construction is currently under way. At present, there is one adjacent residential property owner to the north of applicant's property. As previously stated, this residential property owner will not be affected by this requested variance due to the fact that no parking slots are anticipated to be built immediately adjacent to the residential property owners' premises. The property directly across Harry Street from applicant's proposed building site is currently zoned light commercial; as well as the property immediately to the west of applicant's proposed building site. The use intended by applicant is in conformance with the general character of applicant's business at 1617 West Harry and applicant's immediate neighbors.

Applicant respectfully submits that the variance desired will not be opposed to the general spirit and intent of Title 28, the zoning ordinances of the City of Wichita and respectfully requests the Board of Zoning Appeals to grant such request.


Ronald Cazel

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REDMOND, REDMOND & O'BRIEN

By

Edward J. Nazay
Edward J. Nazay, Agent

LAW OFFICES
REDMOND, REDMOND
& O'BRIEN
619 WEST DOUGLAS
WICHITA, KANSAS 67213
(316) 262-8361

OWNERSHIP LIST

Lot	Addition	Property Owner
Lot 8, Blk I	Wheeler's Addition	✓ David M. Beck & Melanie A. 1508 South Fern 67213
lots 10 and 12 Block I	Same	✓ Kathryn S. Berghoefer 1512 South Fern 67213
lots 14 and 16 Block I	Same	✓ Clarence J. Williams and B. Margaret Williams 1518 South Fern 67213
lots 18 and 20 Block I	Same	① Vernon O. Gordon & Helen M. 1826 South Vine 67213
all of lot 22, west 84 ft lot 24, north 14 ft of East 56 ft of lots 26 & 28 Block I	Same	✓ Vernon O. Gordon and Helen M. Gordon 1826 South Vine 67213
West 84 ft lots 26 and 28 Block I	Same	✓ Byron G. Clites & La Veta O. c/o LaVeta O. Pennick 7110 East Lincoln 67207
lots 5,7,9,11 lying N W of R.R., Block J	Same	✓ Orient Railroad c/o A.T.S.F. 425 East Waterman 67202
that portion of lots 9 and 11 lying Sly of S in Orient Ave. all of lots 13, 15,17,19, Blk J	Same	✓ Ishmeal E. Brown & Leora 1517 South Fern St. 67213
lots 21,23,25, 27, Block J	Same	<i>resent to address business 3-6-80</i> ① Ronald Cazal -6333 East English St. 67218 1617 W. Harry 67213
even lots 6 thru 20 north of R.R., Blk J	Same	① Orient Railroad c/o A.T.S.F. 425 East Waterman 67202
lots 18 & 20 SE of Orient Ave, lots 22,24,26,28 Block J	Same	✓ Richard L. Ott 1928 Dallas 67217
lots 2,4,6,8 Block D	Princess Addition	✓ Glenn R. Cherry & Alice J. 1608 South Fern 67213
lots 10 and 12 Block D	Same	✓ Youal A. Hayes & Edna M. 147 North Tracy 67212



SECURITY IS KNOWING

Title Insurance • Escrow Closings • Abstracts

Lot	Addition	Property Owner
lots 1,3,5,7 Block E	Princess Addition	✓ Insurance Data Systems Inc. 1611 West Harry 67213
lots 9 and 11 Block E	Same	✓ Inez Lawson and Theodore E. 1611 South Fern 67213
lots 2,4,6, 8,10,12 Block E	Same	D Ronald Cazel and Rosalind D. Cazel 6333 East English 67218

We hereby certify the foregoing to be a true and correct list of the property owners of:

A 200 foot radius of: Lots 21,23, 25
and 27, Block J, Wheeler's Addition

as shown by the last deeds of record on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on the 29th day of January, 1980 at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE CO., INC.

By

Mary Gable

Vice President

Order No. 285172

wh

**MICROFILMED
FROM THE BEST
AVAILABLE COPY**

FORM 021 PAYMENT NOTICE
City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Plbg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.

Planning

DESCRIPTION	AMOUNT
City BZA Case	\$50.00

NAME Ronald Cazel
 ADDRESS 1617 W. Harry
 FUND 110-04-000-20071 DUE DATE 03/05/80
 COMMENTS _____
 DATE 2/21/80 BY [Signature]

WICHITA - SEDGWICK COUNTY



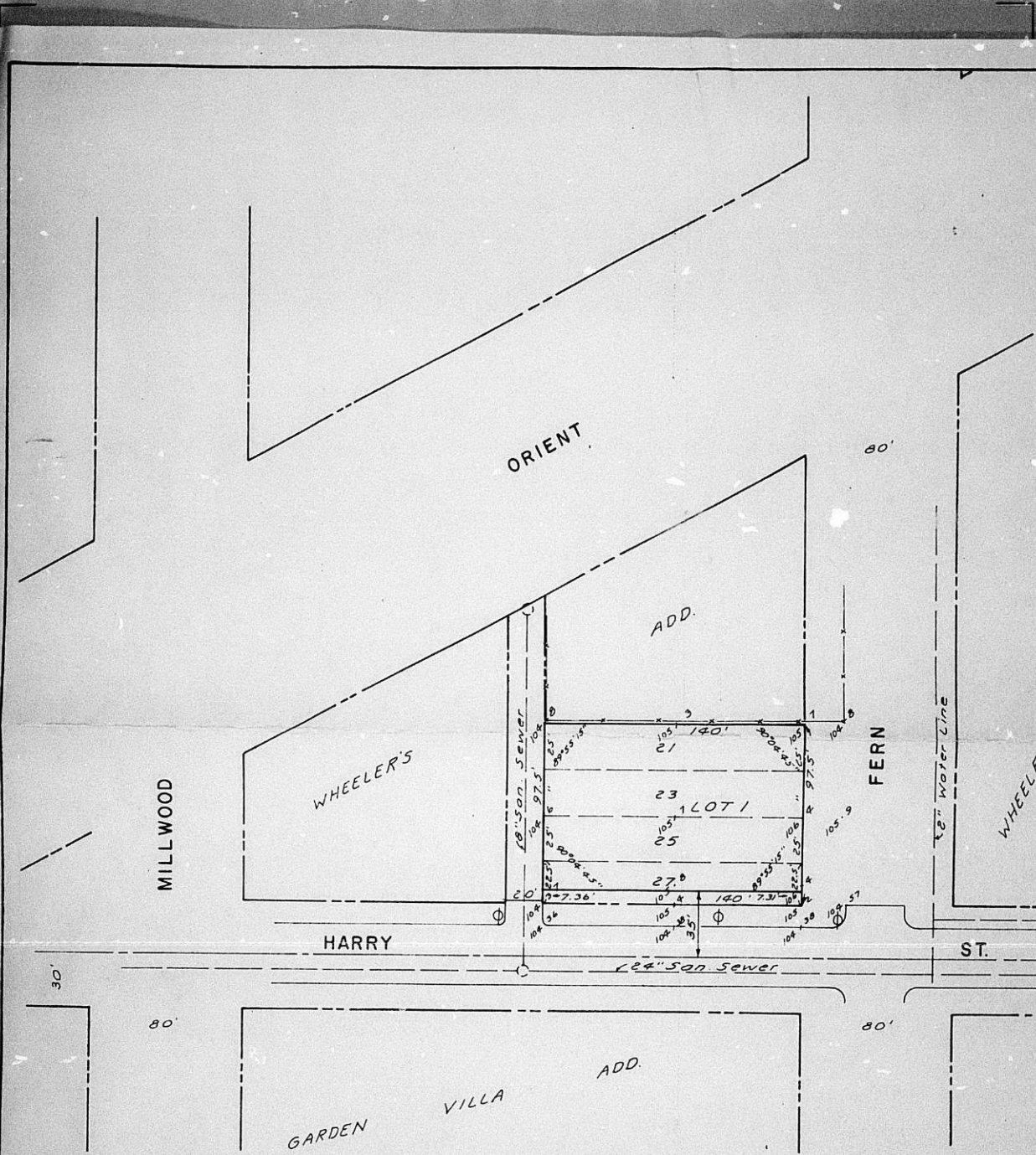
BOARD OF ZONING APPEALS
CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202

*Send to her
business*

WICHITA
MAR-300
U.S. POSTAGE
15
CAZ*33X 06051221-03/05/80
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

Ronald & Rosalind D. Cazel
6333 East English
Wichita, Kansas 67218

*1617 W Harry
W.K. 67213*

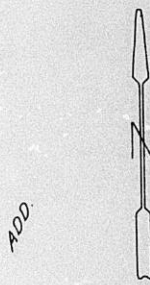
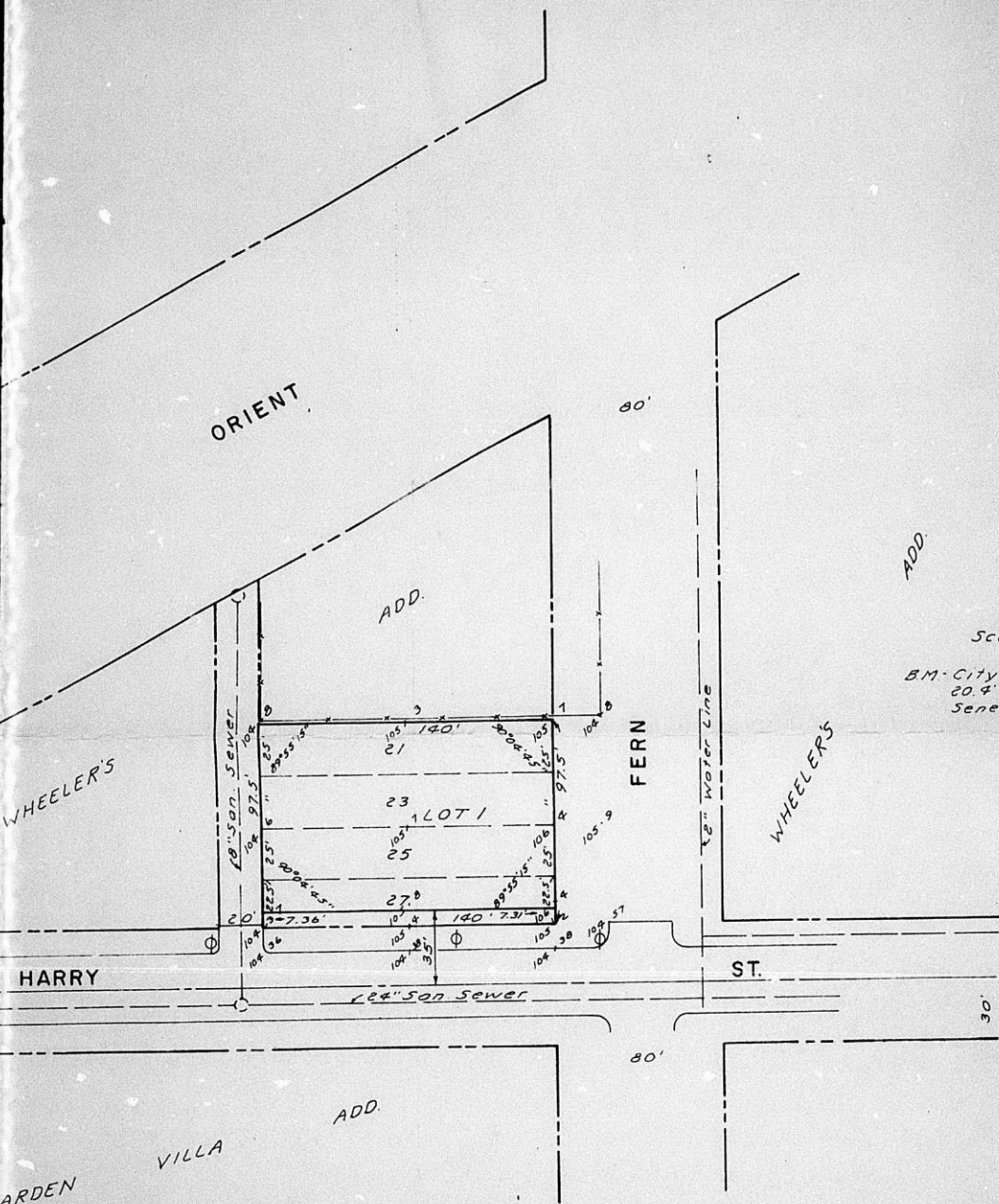


SKETCH PLAT

CAZEL'S 5TH ADDITION

A REPLAT OF LOTS 21, 23, 25 & 27, BLK. J
WHEELER'S ADD.

OWNER - RONALD CAZEL



Scale: 1" = 50'

B.M. City Disc. 36.7' W. &
20.4' N. & Harry E.
Seneca - El. 103.11

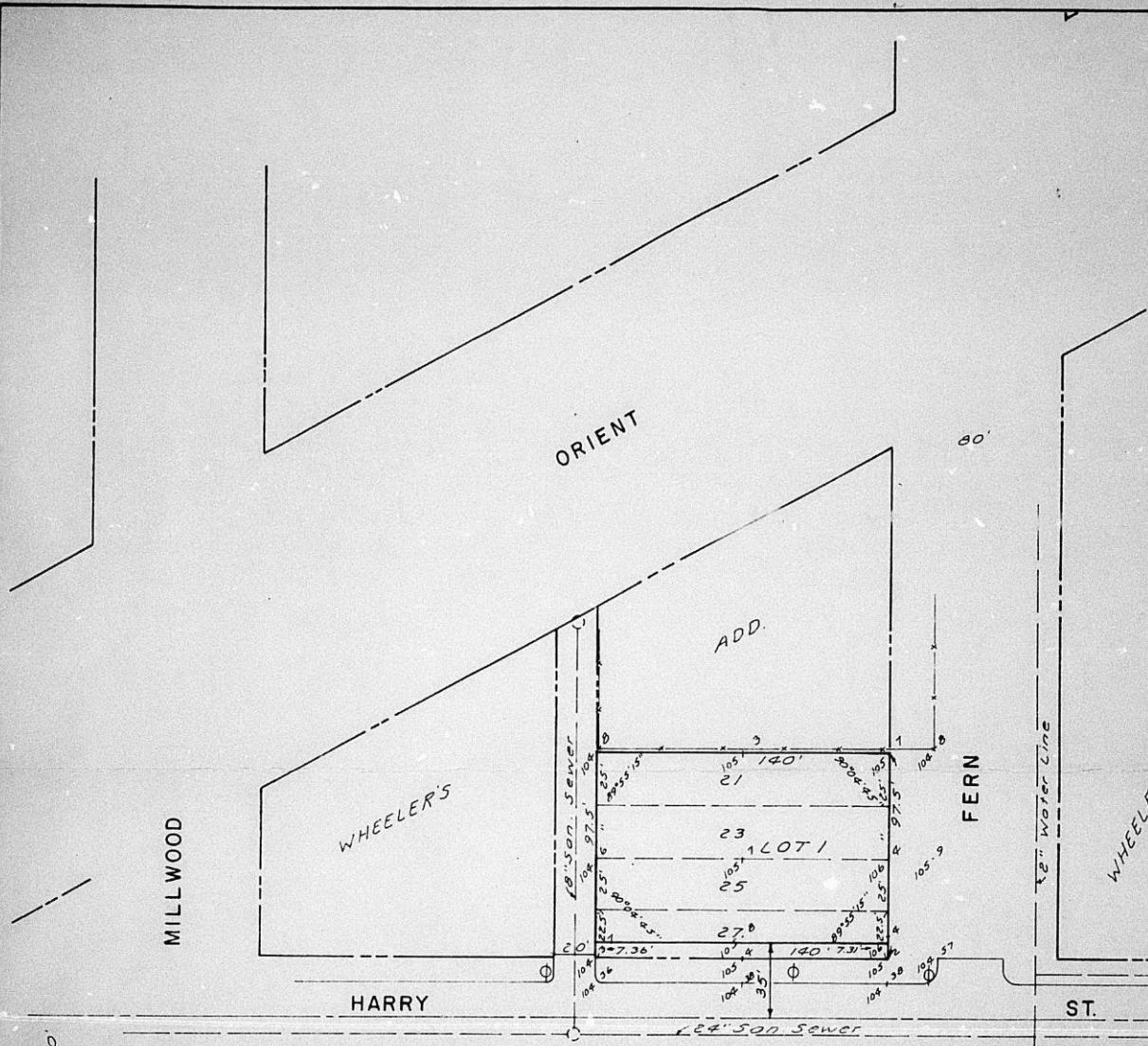
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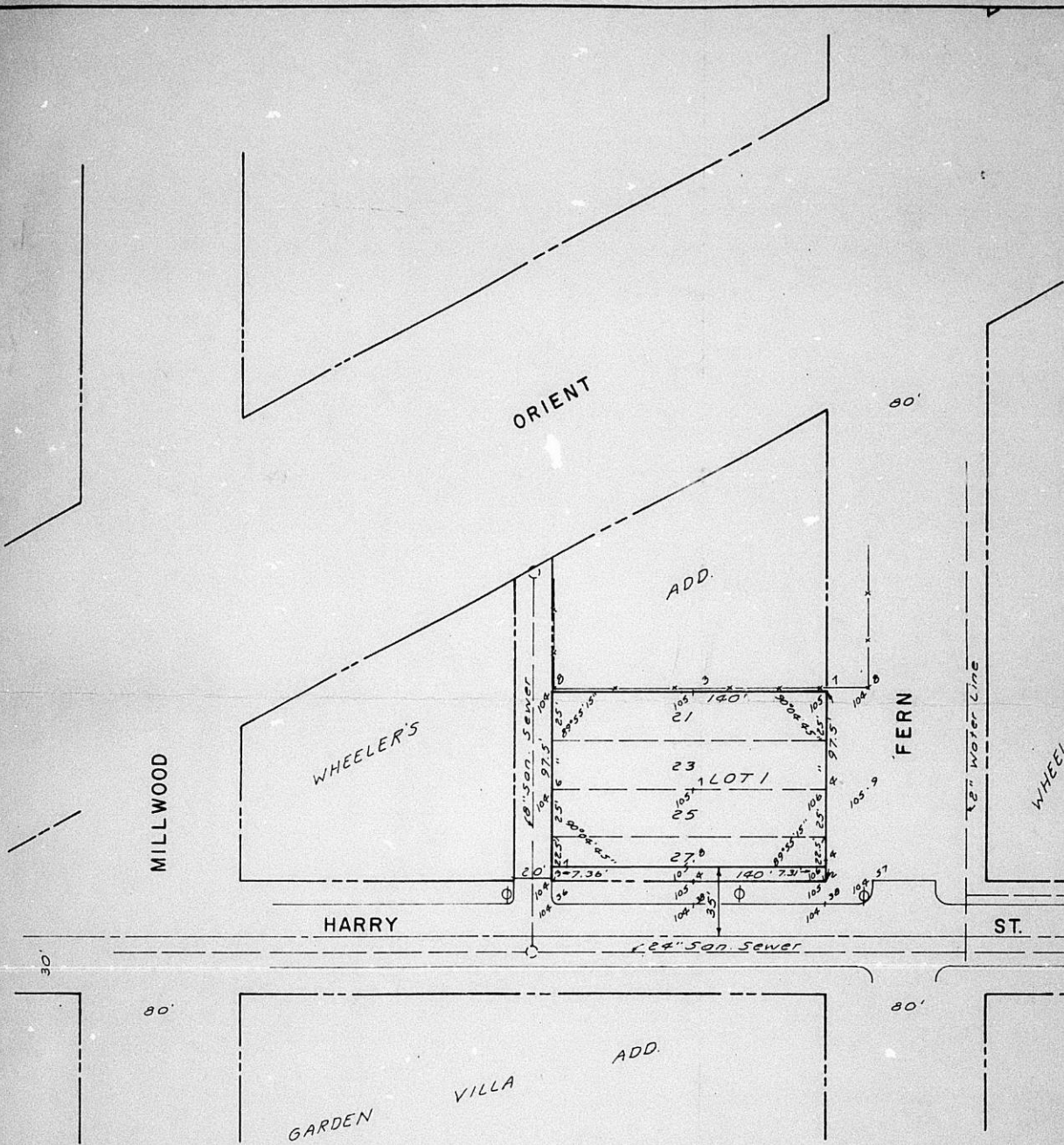
Boughman Co., P.A. 8-9-79



SKETCH PLAT
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 WHEELER'S ADD.

OWNER - RONALD CAZEL

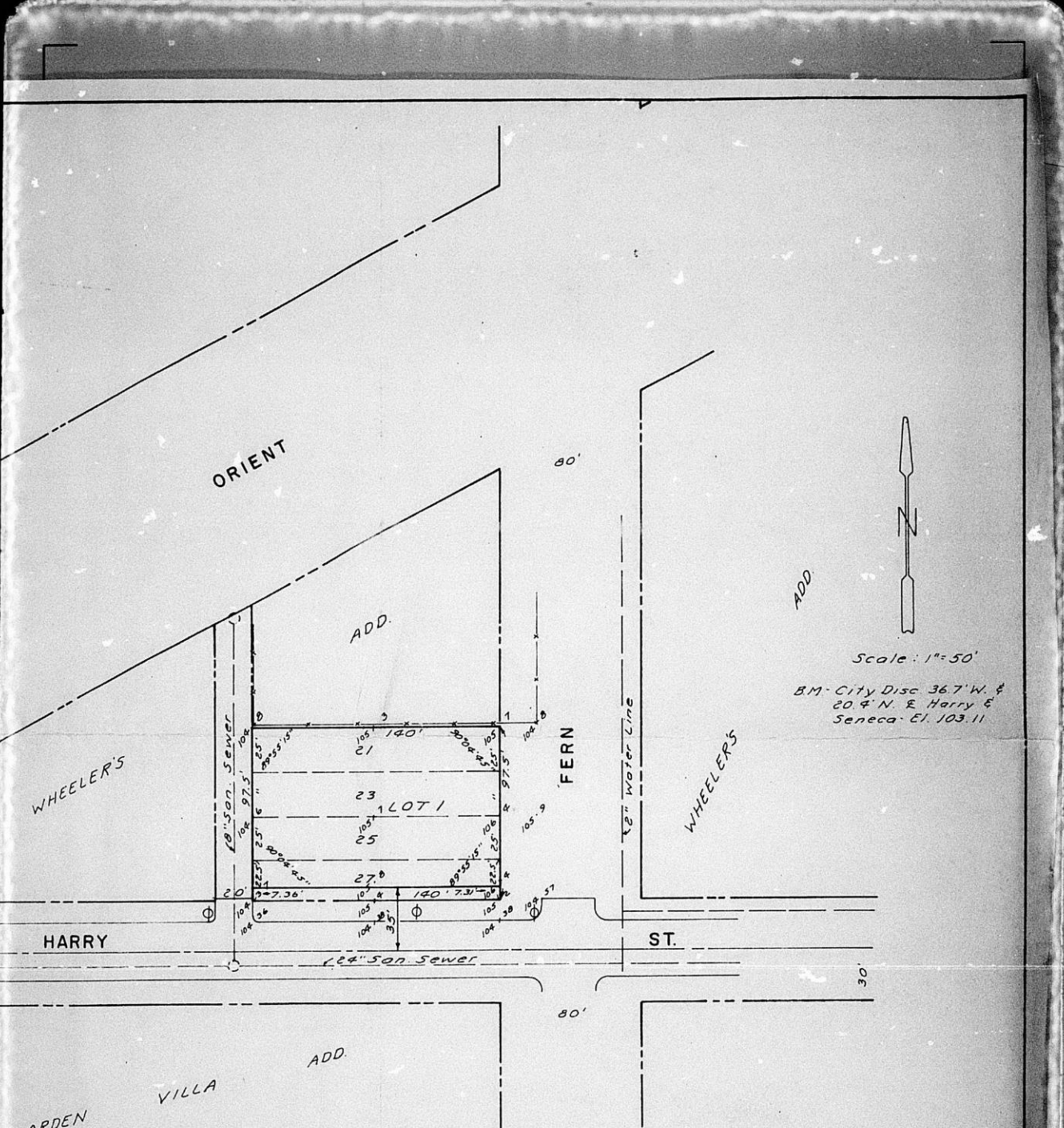


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*

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

Roll # 2