

BZA 11-63 - Bob Moore Oldsmobile, Inc.
requests exception to allow sale of
new & used cars at SE corner of
Kalloog & Fabrique

ACTION

COMMITTEE Opp DATE 5-20-63

By

M.A.P.C. _____

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

This resolution voided by

BZA Resolution 16-86

1986

RESOLUTION NO. 11-63

WHEREAS, Bob Moore Oldsmobile, Inc., 6215 East Kellogg, Wichita, Kansas, by Kenneth H. Hiebsch, attorney, 435 North Main, Wichita, Kansas, requests an exception to permit the sale of new and used cars as provided in Section 28.04.180. A.14 of the Code of the City of Wichita, Kansas; and

WHEREAS, the above request applies to property legally described as

Lots 1 through 8 inclusive, Block B,
A. J. Christman Third Addition, in
the City of Wichita, Sedgwick County,
Kansas,

which is generally located on the south side of Kellogg east of Fabrique; and

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, in regular meeting, consider said application on the 28th day of May, 1963; and

WHEREAS, the Board of Zoning Appeals determined that it had proper jurisdiction to consider said request for an exception under the provisions of Section 2.12.590 of the Code of the City of Wichita, Kansas; and

WHEREAS, the Board of Zoning Appeals determined that the location is contiguous to a major street as designated in Pattern for Thorofares, Wichita, Kansas, 1955, or amendments thereto, and that the area is zoned "LC" Light Commercial.

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita, Kansas, that the request for an exception as described above for property described as

Lots 1 through 8 inclusive, Block B,
A. J. Christman Third Addition, in
the City of Wichita, Sedgwick County,
Kansas,

generally located at the southeast corner of Kellogg and Fabrique, is hereby approved and the Superintendent of Central Inspection is hereby authorized to issue a permit for a new and used car sales area, subject to the following:

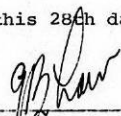
1. All storage and display areas shall be paved with concrete, asphalt or other comparable material.
2. All lights shall be shielded to direct light away from adjoining property; no string type lighting shall be permitted.
3. No signs over 30 feet in height shall be permitted.
4. No sound projecting device or loud speakers shall be used so as to be audible outside of any structure.

5. No repair work shall be conducted except in an enclosed building; and provided further that no body or fender work is done.
6. Construction of the lot in general conformance with the revised plot plan on file with the Secretary of the Board of Zoning Appeals, provided that major revisions shall require the re-approval of the Board of Zoning Appeals.

At such time as a service road for Kellogg is constructed, two access points shall be established from the service road to the subject tract; and one of the existing access points on Fabrique shall be closed, and the remaining access point on Fabrique shall be designated and signed for ingress only.

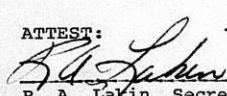
7. Construction of a six foot high heavy duty redwood fence or masonry or architectural tile fence on the south to protect adjacent residents from blowing debris, light and sound; provided, however, that the construction or erection of such fence may be delayed for a period of not to exceed six months from the effective date of this resolution, to permit the vacation of the east-west alley on the south; and further provided that in the event the alley is vacated, the fence shall be constructed on the new south property line.
8. The filing of a \$1,000 corporate performance bond or other similar security (the form of which is to be approved by the City Attorney), shall be filed with the City Clerk to ensure that the fence shall be erected.
9. Submission of an off-street parking plan to the Traffic Engineer for his approval.
10. No driveways, temporary or permanent shall have direct access to the driving lanes of Kellogg (not to be construed as Kellogg Service Road), nor to the alley on the south of subject property.
11. The parking area on the north and south shall have adequate guards to prevent extension or overhanging of vehicles beyond property lines or parking spaces.

ADOPTED at Wichita, Kansas, this 28th day of May, 1963.



E. B. Law, Chairman

ATTEST:



R. A. Lakin, Secretary

Board of Zoning Appeals

June 1, 1964

Robert G. Finch, City Clerk
Jack H. Galbraith, Secretary

Case No. BZA 11-63 - South
side of Kellogg in an area
west of Woodlawn

This is to advise you that all of the requirements as outlined in Board of Zoning Appeals Resolution 11-63 have been complied with. Consequently, you may release the \$1,000 corporate performance bond which was submitted to your office to guarantee that these requirements would be met. This bond should be released to either Bob Moore or his authorized agent.

Attached is a copy of a memorandum from the Central Inspection Division attesting to the fact that these requirements have been met.

Jack H. Galbraith
Secretary

JHG:JWH:ber

Attachment

June 1, 1964

Bob Moore Oldsmobile, Inc.
6215 East Kellogg
Wichita, Kansas

Dear Mr. Moore:

Re: Case No. BZA 11-63

We have been advised by Central Inspection Division of the Department of Public Works, that all of the requirements which were made in the resolution affecting the above captioned case for your new and used car sales lot, have been complied with. We have sent a memorandum to the City Clerk advising him that these requirements have been met. Consequently, you may now pick up the \$1,000 corporate performance bond which was submitted to the City Clerk to guarantee that these requirements as outlined in the resolution would be complied with.

Very truly yours,

Jack H. Galbraith
Secretary

JHG:JWH:ber

THE CITY OF WICHITA

OFFICE OF CENTRAL INSPECTION DIVISION

DATE May 27, 1964

TO Jim Howe, Planning Department

FROM L. L. Binkley, Maintenance Inspection Supervisor

SUBJECT BOB MOORE CAR LOT -
BZA 11-63

The area zoning inspector reports that all the requirements as set forth by the subject resolution have been completed on the car lot located on the Southeast corner of Kellogg and Fabrique.

Item 7, concerning vacation of alley along the South property line and moving of the fence, is complete but records in this office to date fail to show official recorded vacation.

LLB:ml



June 11, 1963

Bob Moore Oldsmobile, Inc.
6215 East Kellogg
Wichita, Kansas

Dear Mr. Moore:

Re: BEA 11-63

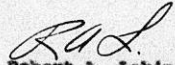
On June 4, 1963, we advised you that the Board of Zoning Appeals had approved subject application for an exception to the Zoning Ordinance to permit the sale of new and used cars on property described as Lots 1 through 8 inclusive, Block B, A. J. Christman Third Addition, generally located on the southeast corner of Kellogg and Fabrique.

We also advised that the Board's decision might be appealed to the City Commission, provided that such appeal was filed on or before June 7, 1963.

The City Clerk has advised that no appeal was filed on or before the date indicated, and the decision of the Board of Zoning Appeals is, therefore, final.

A copy of the resolution setting forth action of the Board is attached for your information and files.

Very truly yours,


Robert A. Lakin
Secretary

RAL:JWE:ber

cc: Glen Lytle, Superintendent of Central Inspection
Kenneth Hiebsch, attorney, 435 North Main
Mrs. Arnold Eulert, 6323 Eilerts

Board of Zoning Appeals

June 4, 1963

C. H. Funk, City Clerk

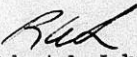
Robert A. Lakin, Secretary

Case BZA 11-63

Attached is a copy of BZA Resolution No. 11-63,
covering action taken by the Board of Zoning
Appeals on the above case.

This case was heard on May 28, 1963, and an appeal
may be filed in your office on or before June 7,
1963.

If an appeal is filed, please advise.


Robert A. Lakin
Secretary

RA^L:ber

Attachment

June 4, 1963

Bob Moore Oldsmobile, Inc.
6215 East Kellogg
Wichita, Kansas

B3 A 11-63

Dear Mr. Moore:

This is to advise you that at its regular meeting of May 28, 1963, the Board of Zoning Appeals of the City of Wichita, considered your request for an exception to permit the sale of new and used cars on property described as:

Lots 1 through 8 inclusive, Block B, A. J.
Christman Third Addition to the City of
Wichita, Sedgwick County, Kansas,

generally located on the southeast corner of Kellogg and Fabrique.

After discussion, it was the action of the Board of Zoning Appeals to approve your request, subject to the following conditions:

1. All storage and display areas shall be paved with concrete, asphalt or other comparable material.
2. All lights shall be shielded to direct light away from adjoining property; no string type lighting shall be permitted.
3. No signs over 30 feet in height shall be permitted.
4. No sound projecting device or loud speakers shall be used so as to be audible outside of any structure.
5. No repair work shall be conducted except in an enclosed building; and provided further that no body or fender work is done.

6. Construction of the lot in general conformance with the revised plot plan on file with the Secretary of the Board of Zoning Appeals, provided that minor revisions shall require the re-approval of the Board of Zoning Appeals.

At such time as a service road for Kellogg is constructed, two access points shall be established from the service road to the subject tract; and one of the existing access points on Fabrique shall be closed, and the remaining access point on Fabrique shall be designated and signed for ingress only.


7. Construction of a six foot high heavy duty redwood fence or masonry or architectural tile fence on the south to protect adjacent residents from blowing debris, light and sound; provided, however, that the construction or erection of such fence may be delayed for a period of not to exceed six months from the effective date of this resolution, to permit the vacation of the east-west alley on the south; and further provided that in the event the alley is vacated, the fence shall be constructed on the new south property line.
8. The filing of a \$1,000 corporate performance bond or other similar security (the form of which is to be approved by the City Attorney), shall be filed with the City Clerk to ensure that the fence shall be erected.
9. Submission of an off-street parking plan to the Traffic Engineer for his approval.
10. No driveways, temporary or permanent shall have direct access to the driving lanes of Kellogg (not to be construed as Kellogg Service Road), nor to the alley on the south of subject property.
11. The parking area on the north and south shall have adequate guards to prevent extension or overhanging of vehicles beyond property lines or parking spaces.

Page 3 - Bob Moore Oldsmobile, Inc.
June 4, 1963

Section 2.12.610 of the Code of the City of Wichita provides that the decision of the Board of Zoning Appeals shall be final unless it is appealed to the Board of City Commissioners within ten days of the date of the Board's action. Accordingly, an appeal could be filed in this case on or before June 7, 1963.

Subsequent to the expiration of the appeal period, you will be advised whether or not an appeal has been filed. If no appeal has been filed on or before June 7, 1963, the decision of the Board will be final and the Superintendent of Central Inspection will be in a position to issue the appropriate permit.

Very truly yours,


Robert A. Lakin
Secretary

RAL:ber

cc: C. H. Funk, City Clerk
Glen Lytle, Superintendent of Central Inspection
Kenneth Niebach, 435 North Main
Mrs. Arnold Sulert, 6323 Eilerts

SECRETARY'S REPORT

CASE NO. BEA 11-63

GENERAL DESCRIPTION

The property involved in this application is generally located on the southeast corner of Kellogg and Fabrique. The property in question is currently being used for new car storage.

To the north of subject property is Mary Magdalen School. To the east is a motel, restaurant, service station and liquor store. To the south, the west half of this particular block is vacant with the east half developed for duplexes. To the west is parking lot, East Side State Bank, and Bob Moore Oldsmobile.

The property in question is currently zoned "LC" Light Commercial. To the north is "B" Multiple Family and "LC" Light Commercial. To the east is Light Commercial, to the south is "A" Two Family and to the west is "B" Multiple Family and "LC" Light Commercial.

REQUEST

The request is for an exception to allow a new and used car sales in "LC" Light Commercial District, as provided in Section 28.04.180.A.14 under the City Code. The request is within the jurisdiction of the Board of Zoning Appeals to grant, provided that the following requirements as set forth in Section 28.04.180.A.14 are complied with:

1. Location contiguous to a major street as designated in the Pattern for Thorofares, Wichita, Kansas, 1955, or amendments thereto.
2. Such screening for areas contiguous to residential zoning districts as may be determined appropriate and necessary to protect adjacent properties from light, debris and noise and to preserve adjacent property values.
3. All storage and display areas shall be paved with concrete, asphalt or other comparable material.
4. All lights shall be shielded to reflect or direct light away from adjoining property. No string-type lighting shall be permitted.
5. No projecting signs shall be permitted.
6. No sound projecting devices or loud speaker shall be used so as to be heard outside of any structure.
7. Such other conditions as the Board of Zoning Appeals shall deem necessary to include, but not be restricted, proper setbacks, landscaping, and maintenance provisions.
8. No repair work shall be conducted except in an enclosed building, and further provided that no body or fender work is done.

In addition to these requirements, off-street parking should be provided in accordance with Section 28.04.140.2.12, which calls for one off-street parking space for each 3,000 square feet of lot area.

HISTORY

The property represented in this application is presently being used as a new car storage lot. However, there has been an application filed (Z-0451) for a change in zoning from "A" Two Family to "BB" Office District, for the property immediately south

of the property in question. This application has been recommended for approval by the Metropolitan Area Planning Commission but was denied by the City Commission on May 21, 1963.

COMMENTS BY THE SECRETARY

The proposed plan of development submitted by the applicant, (See Attachment #1) appears to satisfy the requirements except for the off-street parking requirement.

The Traffic Engineering Division has advised that the proposed off-street parking plan will have to be rearranged to show adequate space for ingress, egress and turnarounds; providing for 11 off-street parking spaces rather than 10; and delineating the specific area to be used for off-street parking.

Another problem arises over the fact that on the proposed plot plan the applicant shows a driveway off of Kellogg. The Engineering Division of the Department of Public Works has advised that in order to obtain access to Kellogg, he will have to apply to the State Highway Commission, through the District Engineer in Hutchinson. It was pointed out that this may take some time. Therefore, the problem of access to the lot can be solved through either providing an access road along the Kellogg frontage or by providing for access off of Fabrique.

The problem of service road abutting Kellogg has been discussed and it was found that there is already sufficient right-of-way for a service road on the front of this property. However, plans for construction of the service road have not been finalized;

therefore, if the applicant desires a service road at this time, it would have to be installed at his own expense.

Another problem arises over the fact that if this application is approved without the applicant first obtaining a permit for the curb cut, the plot plan will have to be completely rearranged and oriented toward Fabrique. In other words, access drives will have to be rearranged along with the off-street parking plan, showing turnarounds, channelization, ingress, egress, etc. However, if (because of the problems involved) any major modifications are being contemplated by the applicant, these changes should be put on a new plot and submitted to the Secretary of the Board before the Board itself takes any final action.

Since the zone change on the tract immediately to the south was not approved, some type of fencing should be required. Some type of low screening and plantings would be desirable on the west side of the lot.

Bumper guards should also be required for all new and used car spaces, to prevent extension of the overhanging of vehicles beyond property lines.

It is the opinion of the Secretary that this type of use is compatible with other commercial type uses in this general area, provided that adequate lighting control and screening is provided. (The Board of Zoning Appeals approved a similar application for Dick Price on the southeast corner of Kellogg and Woodlawn).

However, additional consideration should be given as was in BZA 8-62, of landscaping, type of signs and general beautification of the site.

Based on the foregoing review of the problems involved and conditions necessary to be present before approval may be made, it is the recommendation of the Secretary that the Board take one of the following courses of action:

1. Defer the application until the next regular meeting so the applicant will have sufficient time to try and obtain a curb cut permit from the State Highway Department.
2. If the applicant desires to orient access and use of the lot to the west on Fabrique, that the applicant be required to submit a new plot plan showing such rearrangement and modification.
3. Approve the application according to the layout presented on the current plot plan, subject to the following conditions and requirements:
 - a. All storage and display areas shall be paved with concrete, asphalt or other comparable material.
 - b. All lights shall be shielded to direct light away from adjoining property. No string type lighting shall be permitted.

- c. No signs over 30 feet in height shall be permitted.
- d. No sound projecting device or loud speakers shall be used so as to be audible outside of any structure.
- e. No repair work shall be conducted except in an enclosed building; provided further that no body or fender work is done.
- f. Construction of the lot in general conformance with the plot plan on file with the Secretary of the Board of Zoning Appeals and Superintendent of Central Inspection, provided that any major revision shall require the reapproval of the Board of Zoning Appeals.
- g. Construction of a 6 foot high heavy duty louvered redwood fence or a masonry or architectural tile fence on the south to protect adjacent residences from blowing debris, light and sand.
- h. Submission of an off-street parking plan to the Traffic Engineer for his approval.
- i. The filing of a \$_____ corporate performance bond, or other similar security (the form of which is to be approved by the City Attorney) shall be filed with the City Clerk to ensure that the fence will be

j. Any driveways (temporary or permanent), providing access to Kellogg, shall be approved by the State Highway Commission and the Engineering Division of the Department of Public Works.

May 28, 1963

TO: Members of Board of Zoning Appeals
FROM: Robert A. Larkin, Secretary
SUBJECT: BZA 11-63

It was suggested by the Secretary in the original report, that the applicant might encounter some difficulty in obtaining a curb cut permit for the proposed access drive on Kellogg, as any permit for access to Kellogg has to be approved by the State Highway Commission.

In view of the difficulty and delay involved in obtaining a permit for access to Kellogg, the applicant has submitted a new plot plan orienting access and use of the lot onto Fabrique rather than Kellogg. The new plot plan has been reviewed and it seems to meet the requirements set forth by the Board.

It is the recommendation of the Secretary that the Board approve this application and the revised plot plan, subject to the following conditions and requirements:

- A. All storage and display areas shall be paved with concrete, asphalt or other comparable material.
- B. All lights shall be shielded to direct light away from adjoining property; no string-type lighting shall be permitted.
- C. No signs over 30 feet in height shall be permitted.
- D. No sound projecting device or loud speakers shall be used so as to be audible outside of any structure.
- E. No repair work shall be conducted except in an enclosed building; and provided further that no body or fender work is done.
- F. Construction of the lot in general conformance with the revised plot plan on file with the Secretary of the Board of Zoning Appeals and Superintendent of Central Inspection; provided, that any major revisions shall require the reapproval of the Board of Zoning Appeals.

- G. Construction of a six foot high heavy duty redwood fence or masonry or architectural tile fence on the south to protect adjacent residences from blowing debris, light and sound.
- H. Submission of an off-street parking plan to the Traffic Engineer for his approval. The revised plot plan, including the revised off-street parking plan, has been submitted to, and approved by, the Traffic Engineer.
- I. The filing of a \$_____ corporate performance bond or other similar security (the form of which is to be approved by the City Attorney), shall be filed with the City Clerk to ensure that the fence shall be erected.
- J. Any driveways, temporary or permanent, providing access to Kellogg shall be approved by the State Highway Commission and the Engineering Division of the Department of Public Works.
- K. The parking area on the north shall have adequate guards to prevent extension or overhanging of vehicles beyond property lines or parking spaces.

NOTE: Some additional consideration should also be given to landscaping, type of signs and general beautification of the site, especially on the north and west. (This would be similar to the self-imposed requirements on Dick Price car lot at the southeast corner of Kellogg and Woodlawn).

Robert A. Lakin
Secretary

RAL:JWH:ber

BOARD OF ZONING APPEALS
Room 402 City Building Annex
104 South Main
Wichita, Kansas

file

May 8, 1963

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 11-63

An application has been filed by Bob Moore Oldsmobile, Inc. 6215 East Kellogg, Wichita, Kansas, by Kenneth H. Hiebsch, attorney, 435 North Main, Wichita, Kansas, as provided in Section 28. 04.180. A.14 of the Code of the City of Wichita, Kansas.

The application requests an EXCEPTION as provided in Section 28.04.180.A.14, Code of the City of Wichita, Kansas, to permit the sale of new and used cars on property zoned "LC" Light Commercial, and legally described as

Lots 1 through 8 inclusive, Block B, A. J.
Christman Third Addition,

generally located at the southeast corner of Kellogg and Fabrique.

The Board may grant approval if it desires, subject to the following conditions:

1. Location contiguous to a major street as designated in the Pattern for Thorofares, Wichita, Kansas, 1955, and amendments thereto.
2. Such screening for areas contiguous to residential zoning districts as may be determined appropriate and necessary to protect adjacent properties from light, debris and noise and to preserve adjacent property values.
3. All storage and display areas shall be paved with concrete, asphalt or other comparable material.
4. All lights shall be shielded to reflect or direct light away from adjoining property. No string-type lighting shall be permitted.
5. No projecting signs shall be permitted.

6. No sound projecting devices or loud speakers shall be used so to be heard outside of any structure.
7. Such other conditions as the Board of Zoning Appeals shall deem necessary to include, but not be restricted, proper setbacks, landscaping, and maintenance provisions.
8. No repair work shall be conducted except in an enclosed building, and further provided that no body or fender work is done.

This application has been assigned Case No. BZA 11-63. A hearing will be held by the Board of Zoning Appeals on Tuesday, May 28, 1963, at 2 p.m. in Room 401 City Building Annex, 104 South Main, Wichita, Kansas, at which time you may appear, if you so desire, either in person or by agent or attorney, to express your views and wishes in this case.

Robert A. Lakin
Secretary

BZA 11-63 - NOTICES MAILED ON MAY 9, 1963

15

Kenneth H. Hiebsch, Attorney
435 North Main

Catholic Diocese of Wichita
445 North Emporia

John J. O'Neill
Dorothy M. O'Neill
463 Windsor

William J. Walsh
Gertrude M. Walsh
631 North Armour

Dorothy Abels
Melvyn D. Abels
6315 Eilerts

Kessler Lumber and Supply Co.
1905 Southwest Boulevard

Bob Moore Oldsmobile, Inc.
6215 East Kellogg

G. F. Christman
Ruby Jo Christman
3121 Brandywine

East Side State Bank
Building Corporation, Inc.
6225 East Kellogg

Arnold E. Eulert
Von E. Eulert
6323 Eilerts

Bowen H. Brady
Mary E. Brady
6329 Eilerts

Nicolas Caro
Betty T. Caro
431 Windsor

J. Edward Dunkel
Marie M. Dunkel
6324 Eilerts

James L. Dennison
Earnest H. Dennison
233 Lynwood Blvd.

Ernest H. Dennison
Betty May Dennison
35 Hampton Road

Gussie Rae Douglas Caldwell
6301 Eilerts

BOARD OF ZONING APPEALS
CITY OF WICHITA, KANSAS

CASE NO. _____
FILED _____

APPLICATION FOR EXCEPTION

I. NAME OF APPLICANT Bob Moore Oldsmobile, Inc.
MAILING ADDRESS 6215 E. Kellogg, Wichita, Kansas PHONE MU 3-5631
NAME OF AUTHORIZED AGENT Kenneth H. Hiebsch
MAILING ADDRESS 435 N. Main, Wichita, Kansas PHONE FO 3-7592
RELATIONSHIP OF APPLICANT TO PROPERTY IS THAT OF lessee.
(OWNER, TENANT, LESSEE, OTHER).

II. APPLICATION IS MADE FOR AN EXCEPTION AS PROVIDED IN SECTION
28.04.180 A.14, CODE OF THE CITY OF WICHITA, KANSAS (ZONING
ORDINANCE); TO PERMIT THE ~~purchase of~~ sale of
new and used cars ON PROPERTY ZONED LC, LOCATED AT
Kellogg & Fabrique AND LEGALLY DESCRIBED AS:
Lots 1 through 8, inclusive, Block B, A. J. Christman Third
Addition IN THE CITY OF WICHITA.
(GIVE METES AND BOUNDS DESCRIPTION BELOW IF APPROPRIATE)

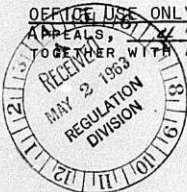
- III. THE APPLICANT HEREIN, OR HIS AUTHORIZED AGENT:
- A. ACKNOWLEDGES RECEIPT OF AN INSTRUCTION SHEET RELATING TO THIS APPLICATION FOR AN EXCEPTION.
 - B. AGREES TO CONFORM TO ALL REQUIREMENTS OF THE APPROPRIATE SECTION OF THE ZONING ORDINANCE IF THIS APPLICATION IS APPROVED;
 - C. ACKNOWLEDGES THAT HE HAS BEEN ADVISED OF HIS RIGHT OF APPEAL OF THE DECISION OF THE BOARD TO THE BOARD OF CITY COMMISSIONERS WITHIN TEN (10) DAYS OF THE DATE OF THAT DECISION.

BOB MOORE OLDSMOBILE, INC.

By: Bob Moore
APPLICANT - President

Kenneth H. Hiebsch
AUTHORIZED AGENT
Kenneth H. Hiebsch

OFFICE USE ONLY: RECEIVED IN OFFICE OF SECRETARY, BOARD OF ZONING
APPEALS, 4:00 (A.M. - P.M.), May 2, 1963,
TOGETHER WITH APPROPRIATE FEE OF \$50.00.



Alice Neubecker
SIGNED

OWNERSHIP LIST

Lot	Addition	Property Owner
1	Dennison Addition	Ernest H. Dennison Betty May Dennison 35 Hampton Road
2 exc. W 88' W 88' of 2'	"	James L. Dennison Earnest H. Dennison 233 Lynwood Blvd
3	"	"
4	"	J. Edward Dunkel Marie M. Dunkel 6324 Eilerts
W 10' of 5	"	"
5 exc. W. 18'	"	Nicolas Caro Betty T. Caro 431 Windsor
6	"	"
7	"	"
12	"	Bowen H. Brady Mary E. Brady 6329 Eilerts
13	"	Arnold E. Eulert Von E. Eulert 6323 Eilerts
1	Block A A. J. Christman 3rd Addition	East Side State Bank Building Corporation, Inc 6225 E. Kellogg
2	"	"
3	"	"
4	"	"
5	"	"
6	"	"
29	"	"
30	"	"
31	"	"
32	"	"
33	"	"



Continued page 2

Lot	Block	Addition	Property Owner
1	B	A. J. Christman 3rd Addition	G. F. Christman Ruby Jo Christman 3121 Brandywine
2	"	"	"
3	"	"	"
4	"	"	"
5	"	"	"
7	"	"	"
8	"	"	"
9	"	"	Bob Moore Oldsmobile Inc. 6215 E. Kellogg
10	"	"	"
11	"	"	"
12	"	"	"
13	"	"	"
14	"	"	"
15	"	"	"
16	"	"	"
1	C	"	Kessler Lumber and Supply Co. 1905 Southwest Blvd.
1	D	"	Dorothy Abels Melvyn D. Abels 6315 Eilerts
2	"	"	William J. Walsh Gertrude M. Walsh 631 N. Armour
3	"	"	Gussie Rae Douglas Address unknown <i>6301 Eilerts</i>
8	M	Fourth Addition to the Village	John J. O'Neill Dorothy M. O'Neill 463 Windsor
All of		Reserve C, Southeast Addition to the Village	Catholic Diocese of Wichita. 445 N. Emporia

We, The Security Abstract and Title Company, Inc.,
hereby certify the foregoing to be a true and correct list of
property owners within a 200 foot radius of Lots 1 thru 8, inclusive,
Block B, A. J. Christman Third Addition to Wichita, Sedgwick County,
Kansas, as shown by the deeds on file in the Office of the Register
of Deeds of Sedgwick County, Kansas, on this 26th day of April,
1963 at 7:00 A. M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

J. R. K. K. K.

By

Vice-President

Order No. 103174

SECRETARY'S REPORT

CASE NO. BZA 11-63

This report will be submitted at the meeting, due
to plot plan revision.

PAYMENT NOTICE
City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

Bld'g & Elev. _____ Elec. _____ Elev. Insp. _____
Exam Fees _____ Hse. Mvr. _____ Hse. Moving _____
Licse. _____ Mech. _____ Oil Well _____ Pav. Cuts _____
Plan. Pib'g. _____ Pib'g. Cert. _____
Sanitation _____ Sewer _____ Signs _____ Sidewalk _____
Street _____ Trailers _____

DESCRIPTION	AMOUNT

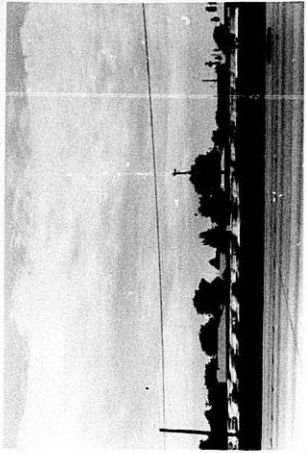
Name _____

Address _____

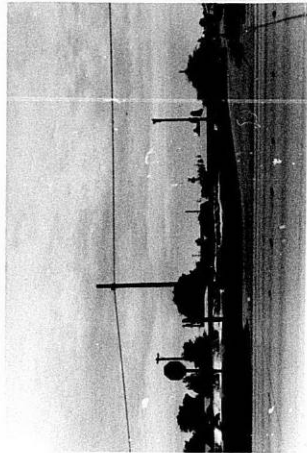
Type _____ Due Date _____

Comments _____

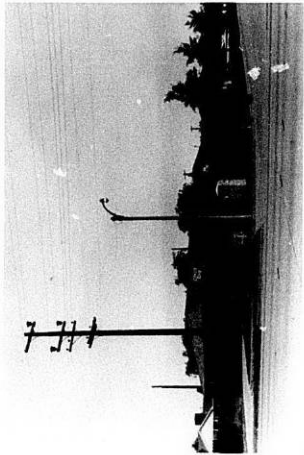
Date _____ By _____



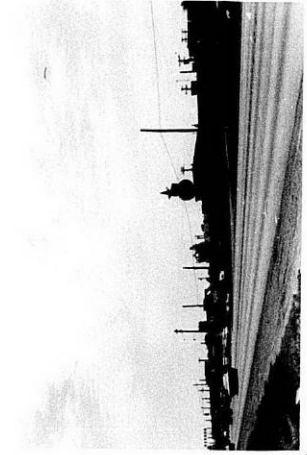
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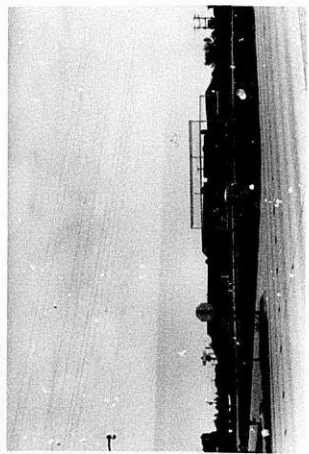
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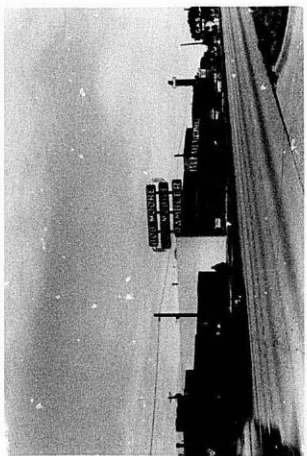
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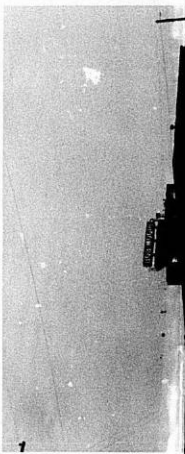
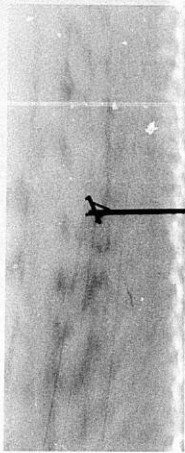
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1



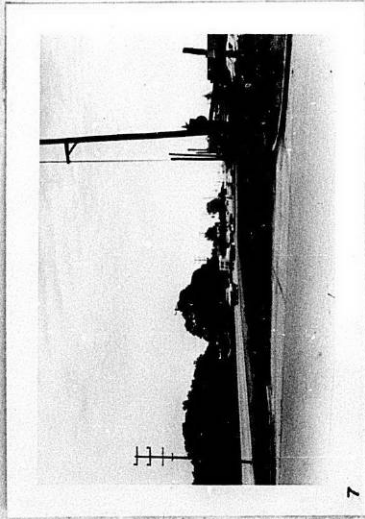
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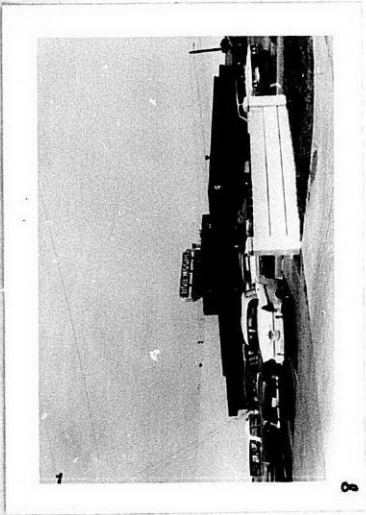
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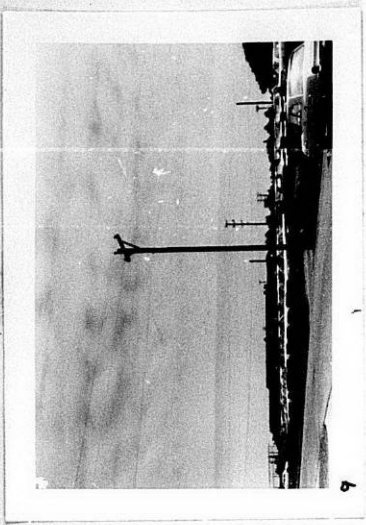
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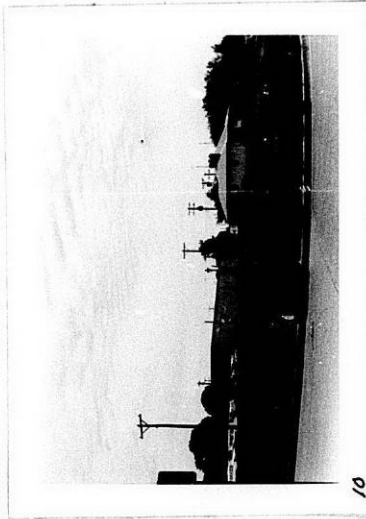
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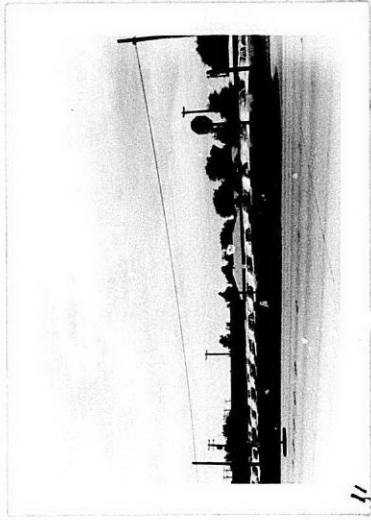
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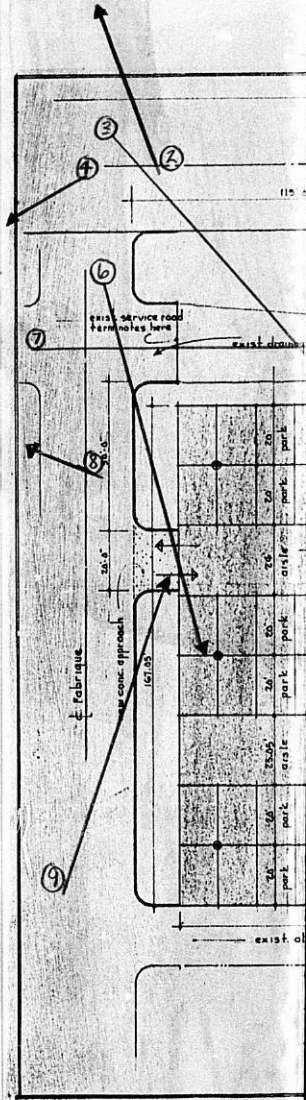
9



10



11



10

*

This BZA. Case
Has a Large Drawing
On 35mm Microfilm
Roll # 1