

Poster
4-3-78
MAF.C.
C.I.
05-878

CASE NO. BZA 12-78 - PEGGY & ELVERT H. LAND, JR., request an exception to permit the establishment of a trailer and vehicle rental business on property generally located on the south side of Paw-

ACTION

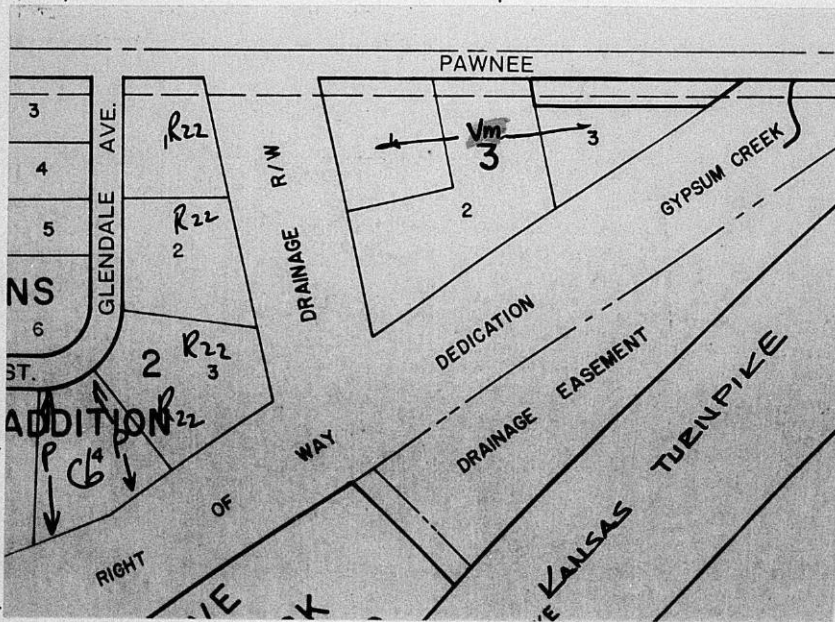
BZA 12-78 COMMITTEE *Approved* DATE *4-24-78*
M.A.F.C. _____
B.C.C./B. CO. C. _____

Map No. 5844
 Sec. 12B
 Twp. 1E
 Range 1E

BZA- 12-78
 SCZ- _____
 CU- _____
 Filed _____

- AREA DATA: (irregular)
1. Acres: 0.49 (50 ft. by 388 ft.)
 2. Adjoining Zoning: E _____ S _____ W _____ N _____
 3. Land Use: East Drainage R/W South Drainage and Turnpike
 West Vacant Mfg. North Single Family
 4. Sketch Plan Land Use is for: Vacant Mfg.
 5. Present Land Use is for: _____
 6. Area (is) (is not) platted.

PHOTO DATA:
 Taken by _____ Date _____ Time _____



HASTINGS, MINN. LOS ANGELES
 LODIAN OH - HENDERSON, TX U. S. A.

S
 No. 2-153C



City of Wichita, Kansas
PAYMENT AUTHORIZATION VOUCHER

CONTROLLER FILE COPY

DOCUMENT
AV 29070

DATE

6 | 26 | 90

FISCAL PERIOD

6 | 90

VOUCHER DUE DATE

VENDOR NUMBER

CHECK NUMBER

Note: If Vendor Number is available Vendor Address need not be shown below

Vendor Name: U-Haul Company
 Attn: Pat Rawlings
 Address: 5200 State Avenue
Kansas City State: KS Zip: 66102

L N	S X	TAX CODE	DOCUMENT REFERENCE	INDET CODE	OBJ CODE	PROJ/ USER	SUBSIDIARY	AMOUNT	REMITTANCE DESCRIPTION (INVOICE NUMBER)	SC
01	A	290		300210	9029			\$400.00	Refund of application fee for BZA case	
02	B								which was withdrawn prior to advertising	
03	C									
04	D									
05	E									
06	F									
07	G									
08	H									
09	I									
10	J									
		290	TC Hash	Document Amount				\$400.00		

DEPARTMENTAL AUTHORIZATION

Division Head: Louise D. Oliveira Date: 6-27-90
 Department Head: Marvin S. Kroat Date: 6-27-90

FINANCE DEPARTMENT AUTHORIZATION

Audited by: _____ Date: _____
 Controller: _____

Attn Pat Rawlings

Nº 01229

METROPOLITAN AREA PLANNING DEPARTMENT

Description 2 zoning adjustment signs

Name U-Haul Company

Address 5200 State Ave K.C., Ks. 66102

Fund No. (circle one) 755-40710-003 (fees) 755-40710-004
(books, xerox) 755-40710-026 (microfilm) 300210-9029

Amount 6.00

Date 4-11-90 Due Date 4-19-90 By XL

Form 00-000

2205

Nº 01230

METROPOLITAN AREA PLANNING DEPARTMENT

Description BZA re-exception

Name U-Haul

Address 2727 W. Central Ave Phoenix, Az 85004-1120

Fund No. (circle one) 755-40710-003 (fees) 755-40710-004
(books, xerox) 755-40710-026 (microfilm) 300210-9029

Amount 400.00

Date 4-11-90 Due Date 4-19-90 By XL

Form 00-000

5/30/90

Bill Williams
asked me to hold
this one more month.

He will let me know
by June 22.

6/26/90

Bill Williams said to
refund the filing fee. They need to
wait until things settle down before having
time to pursue this.

APPLICATION FOR EXCEPTION

attn: Bob Mealman
 I. Applicant U-HAUL Company Phone (316) 684-5283
 Address 5213 E. PAWNEE Zip Code 67218
 Agent BILL WILLIAMS, U-Haul Company Phone (913) 287-1354
 Address 5200 STATE AVE KOKS ~~MO~~ Zip Code 66102
 (Attach additional sheet if more than one applicant or agent)
 Relationship of applicant to property is that of OWNER
 (Owner, Tenant, Lessee, Other)

II. Application is made for an exception to permit FENCE
REMOVAL ALONG PAWNEE (N.E. SECTION)
REASON: SEE ATTACHED. an amendment to BZA 12-78

Which permitted a trailer and vehicle rental business

on property zoned LC "Light Commercial" which is
~~50 ft. x 388 ft.~~
~~236 ft. by 287 ft.~~ (or _____ acres) in size, legally described as:

THE NORTH 50 FT OF LOT 3, BLOCK 3, W.P
HIGGINS ADDITION, WICHITA, SEDGWICK CNTY Ks.

and located ON THE SOUTH SIDE OF PAWNEE IN AN AREA
BETWEEN GLENDALE AND KANSAS TURNPIKE
 in the City of Wichita.

- III. The applicant herein, or his authorized agent, acknowledges:
- That an instruction sheet concerning the filing and hearing of this matter and a copy of the BZA sign policy have been received and that it is understood when, where and how signs are to be posted;
 - That advice of the fee requirements, established by the Governing Body, has been received and that the appropriate fee is herewith tendered;
 - That advice of the right to bring action in the District Court of Sedgewick County to appeal the decision of the Board has been received;
 - That all documents are attached hereto as noted in paragraphs 2, 3, and 4 of the instructions.

Applicant U-HAUL
 Authorized Agent BILL WILLIAMS

OFFICE USE ONLY:

Map No. 5844D Zoning: (N) AA (S) C (E) AA (ETA) (W) LC
(R.O.W.)
 CPO 3B 5-17-90

Received in Office of Secretary, Board of Zoning Appeals, _____ (am/pm),
4-18, 1990, together with appropriate fee of \$406⁰⁰.

Signed Louis Olvany



DELIVER: Metro Area Planning Dept.
10th Floor - City

ATTN: Louise Olivarez

RE: Ownership List - U-Haul

thanks
Norma 4-19-90

SECURITY ABSTRACT AND TITLE CO. INC.
434 North Main • Wichita, Kansas 67202 • Telephone (316) 267-8371 • FAX (316) 267-8115
SECURITY IS KNOWING

O W N E R S H I P L I S T

PROPERTY DESCRIPTION

PROPERTY OWNER

Part of Lots 1 and 2, Block 3, W. P. Higgins Addition, Wichita, Sedgwick County, Kansas, described as beginning at the NE/c of said Lot 1; thence West along the North line of said Lot 1, 56.74 feet; thence Southeasterly parallel with the Easterly line of said Lot 1, 300 feet; thence with an angle to the left of 22°19'25" a distance of 75.83 feet to the Southerly line of said Lot 2; thence North-easterly along the Southerly line of said Lot 2, 28.86 feet to the Easterly line of said Lot 1, extended Southeasterly; thence Northwesterly along said Easterly line, 347.39 feet more or less to beginning.

Richard W. Berry
Douglas C. Wildes
Suite 122
747 Main
Concord, MA 01742

All that part of Lot 2, Block 3, W. P. Higgins Addition, Wichita, Sedgwick County, Kansas, which lies East of Lot 1 and the extended East line of Lot 1.

The Cessna Aircraft
Company
P.O. Box 7704
Wichita, KS 67277

*application
here*

Lot 3 Block 3 W. P. Higgins Addition,
Wichita, Sedgwick County,
Kansas

U-Haul Real Estate
Company
5200 State
Kansas City, KS 66102

Lot 2 Block F McAdam Acres 2nd
Addition, Wichita,
Sedgwick County, Kansas

Leo R. Baxter
Betty Baxter
2339 S. Ridgewood
Wichita, KS 67218

Lot 18 Block G "

Mark C. Nester
Mable W. Siders
2336 S. Ridgewood
Wichita, KS 67218

Lot 19 Block G "

Ronald A. Nichols
P.O. Box 782453
Wichita, KS 67207

A part of Lots 30 and 31, Block J, McAdam Acres Second, an Addition to Wichita, Sedgwick County, Kansas, described as follows:

Maria J. Causey
12 Drury Lane
Wichita, KS 67207

Beginning at a point on the West line of said Lot 30, 88.5 feet Northeasterly from the Southwest corner of said Lot 31; thence Northeasterly along the Westerly line of Lot 30 to the Northwest corner of said Lot 30; thence Southeasterly along the North line of said Lot 30, 169 feet more or less, to the East line of said Lot 30; thence Southwesterly along the East line of Lots 30 and 31, 49.5 feet; thence Northwesterly to beginning.

Page 2

PROPERTY DESCRIPTION

PROPERTY OWNER

Beginning at the Southwest corner of Lot 31, thence Northeasterly along the West line of Lots 30 and 31, to a point on the West line of Lot 30, which is 88.5 feet from place of beginning; thence Southeasterly to a point on the East line of Lot 31, which is 49.5 feet North and East of the Southeast corner of Lot 31; thence Southwesterly along the East line of Lot 31, to the Southeast corner; thence West along the South line of Lot 31, to the point of beginning, Block J, McAdam Acres Second Addition an Addition to Wichita, Sedgwick County, Kansas.

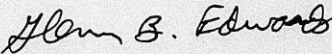
Ronald Ralph Howe
Mary Ella Howe
2342 McAdam
Wichita, KS 67218

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 50 feet of Lot 3, Block 3, W. P. Higgins Addition, Wichita, 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 19th day of April, 1990, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By 
Vice-President

Order No. 418893
nj





U-HAUL CO. OF KANSAS CITY

5200 STATE AVENUE • KANSAS CITY, KANSAS 66102-3494 • PHONE: (913) 287-1327
TELEX: 668363

April 19, 1990

City Of Wichita
City Hall
455 North Main
7th Floor
Wichita, Kansas 67202

To Whom It May Concern,

We have been experiencing difficulties at our East Pawnee location including:

1. Loss of Gasoline
2. Truck Vandalism
3. Stolen Batteries
4. Trailer Tire Theft

We are asking for assistance in controlling some of these problems. We feel the most effective means of controlling these problems is to remove the existing fence to improve the visibility of our equipment and facility from Pawnee Street. We have attached photographs to illustrate how easy it is for someone to hide behind the existing fence.

If we are allowed to remove the fence, we propose to install permanent parking blocks and control the parking arrangement of our equipment. Our feelings are that any wall or fence in this area will compromise our security.

We appreciate the City of Wichita taking the time to consider this matter. Any help that could be provided will be appreciated.

Sincerely,

A handwritten signature in cursive script that reads "Bill Williams".

Bill Williams
U-Haul Company Of Kansas City, Inc.



0
6
1
2
0
0



← 387.98

3 STREET TREES

DRIVE WAY SIDE WALK

17 RED LEAF BURNING

DRIVE WAY

170 FENCE

TRUCK PARKING

TRUCK & TRUCK
PARKING
LOT BLOCKS TO 3

SEWER EASEMENT

CUSTOMER PARKING

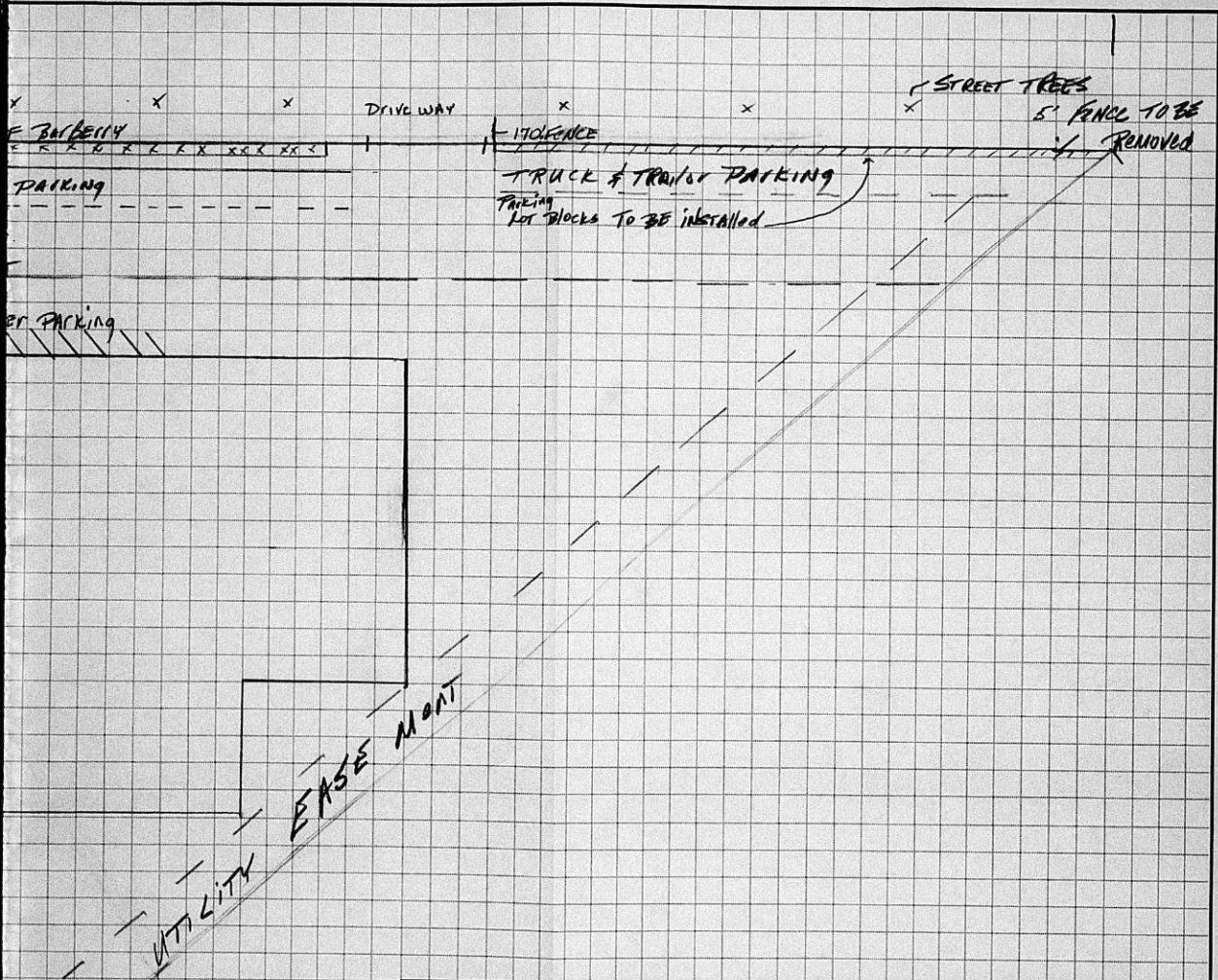


UTILITY EASEMENT

46.93

410.28

CLIFFORD NIES CONSTRU
9415 E. Harry, Suite 107
WICHITA, KANSAS 67207
(316) 684-0161



CLIFFORD NIES CONSTRUCTION

9415 E. Harry, Suite 101
 WICHITA, KANSAS 67207
 (316) 684-0161

JOB U-HAUL
 SHEET NO. 5212 DWG#2 OF _____
 CALCULATED BY Bill Williams DATE 4-19-90
 CHECKED BY _____ DATE _____
 SCALE 30' PER INCH

RESOLUTION NO. BZA 12-78

WHEREAS, Peggy F. and Elvert H. Land, Jr., 16205 East Pawnee, Wichita, Kansas, request an exception as provided in Section 2.12.590.C, Code of the City of Wichita, to permit the establishment of a trailer and vehicle rental business on property zoned the "LC" Light Commercial District and legally described as follows:

The north 50 feet of Lot 3, Block 3, W. P. Higgins Addition, Wichita, Sedgwick County, Kansas. Generally located on the south side of Pawnee in an area between Glendale and the Kansas Turnpike.

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 April 25, 1978, 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 a trailer and vehicle rental business 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 a trailer and vehicle rental business on property zoned the "LC" Light Commercial District and legally described as follows:

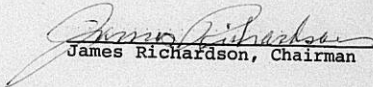
The north 50 feet of Lot 3, Block 3, W. P. Higgins Addition, Wichita, Sedgwick County, Kansas. Generally located on the south side of Pawnee in an area between Glendale and the Kansas Turnpike,

subject to the following conditions:

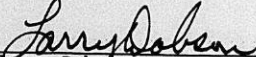
1. All storage and display areas shall be paved with concrete, asphalt or other comparable material.
2. All lights shall be shielded to reflect or direct light away from adjoining property. No string-type lighting shall be permitted.
3. Any sign on the property shall comply with the provisions of the sign regulations of the City Code.
4. No sound projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
5. No repair work shall be conducted except in an enclosed building on the "C" zoned portion of the applicants' ownership.
6. The applicants shall plant trees on the public property located north of subject property. The City Forester shall be contacted relative to the size, type and location of said trees.
7. Two copies of a revised site plan shall be submitted to the Secretary of the Board showing the type and size of plant materials proposed for the location designated as a low planter and shrubbery area.
8. A solid fence, 5 to 8 foot high and constructed of masonry, architectural tile, metal or wood shall be erected along the east 170 feet of the north property line.

9. Erection of the fence and planting of trees and landscaping shall be done prior to the occupancy of the property as a trailer and vehicle rental operation and within one year from the date of approval or the resolution of approval shall become null and void.
10. The plant materials specified for the low planter and shrubbery area shall be maintained in good condition and in the case of dead or dying materials, replaced with like kind.

ADOPTED AT WICHITA, KANSAS, this 25th day of April, 1978.


James Richardson, Chairman

ATTEST:


Larry Dobson
Assistant Secretary

5-3-78

May 3, 1978

Mr. John Gist
Oblinger-Smith Corporation
First National Bank Bldg.
Wichita, Kansas 67202

Re: Case No. BZA 13-78 - Request for Exception
Case No. BZA 13-78 - Request for Variance

Dear Mr. Gist:

Enclosed are signed copies of the Resolutions adopted by the Board of Zoning Appeals on April 25, 1978, in connection with your request for an exception to permit the establishment of a trailer and vehicle rental business and a variance to waive the screening requirement adjacent to the rear property line on property zoned the "LC" Light Commercial District and generally located on the south side of Pawnee in an area between Glendale and the Kansas Turnpike.

These Resolutions reflect the official action of the Board to grant your requests and sets out the conditions of approval. They are forwarded to you for your files and information.

If you have any questions, please call our office.

Very truly yours,

Larry Dobson
Assistant Secretary

LD:hh

cc: Peggy F. and Elvert M. Land, Jr., 16205 E. Pawnee, 67230
John T. Arnold, Sutton Place Bldg., 67202
Don Giesick, City Clerk
Robert Feldner, Supt., Central Inspection
Joe Donnelly, Housing and Zoning Administrator

THE CITY OF WICHITA

OFFICE OF CITIZEN PARTICIPATION

DATE April 19, 1978

TO Larry Dobson, Secretariat, Board of Zoning Appeals

FROM Mary Pitman, CPO Administrative Aide

SUBJECT Board of Zoning Appeals Cases
12-78 and 13-78 (South side of
Pawnee between Glendale Avenue
and the Kansas Turnpike)

At their meeting on April 17, 1978, CPO Neighborhood Council Area "F" considered the captioned cases and heard a presentation from John Arnold.

Council "F" voted 5-2 to recommend approval of the requested variance and waiver, subject to the requirement that the proposed fencing and landscaping be established in the front of the property.

Please convey this recommendation to the Board of Zoning Appeals when they are considering this case on April 25.

Mary Pitman

Mary Pitman
CPO Administrative Aide

MP:sm

Noted:

David L. Furnas
David Furnas
Citizen Participation Coordinator

April 26, 1978

Mr. John Gist
Oblinger-Smith Corporation
First National Bank Bldg.
Wichita, Kansas 67202

Re: Case No. BZA 12-78 - Request for Exception
Case No. BZA 13-78 - Request for Variance

Dear Mr. Gist:

At the regular meeting of the Board of Zoning Appeals on Tuesday, April 25, 1978, your request for an exception to permit the establishment of a trailer and vehicle rental business and a variance to waive the screening requirement adjacent to the rear property line on property zoned the "LC" Light Commercial District and generally located on the south side of Pawnee in an area between Glendale and the Kansas Turnpike was considered.

It was the action of the Board to approve the exception 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 reflect or direct light away from adjoining property. No string-type lighting shall be permitted.
3. Any sign on the property shall comply with the provisions of the sign regulations of the City Code.
4. No sound projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
5. No repair work shall be conducted except in an enclosed building on the "C" zoned portion of the applicants' ownership.
6. The applicants shall plant trees on the public property located north of subject property. The City Forester shall be contacted relative to the size, type and location of said trees.

Mr. John Gist - April 26, 1978

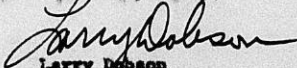
7. Two copies of a revised site plan shall be submitted to the Secretary of the Board showing the type and size of plant materials proposed for the location designated as a low planter and shrubbery area.
8. A solid fence, 5 to 8 foot high and constructed of masonry, architectural tile, metal or wood shall be erected along the east 170 feet of the north property line.
9. Erection of the fence and planting of trees and landscaping shall be done prior to the occupancy of the property as a trailer and vehicle rental operation and within one year from the date of approval or the resolution of approval shall become null and void.
10. The plant materials specified for the low planter and shrubbery area shall be maintained in good condition and in the case of dead or dying materials, replaced with like kind.

It was the action of the Board to approve the variance as requested, to waive the screening requirement along the southeast property line .

These Resolutions are being prepared and you will be mailed copies when the signatures of the Chairmen and Secretary have been obtained.

If you have any questions, please call.

Yours very truly,


Larry Dobson
Assistant Secretary

LD:bbh

cc: Peggy F. and Elvert H. Land, Jr., 16205 E. Pawnee, 67230
John T. Arnold, Sutton Place Bldg., 67202
Don Gisiak, City Clerk
Robert Feldner, Supt., Central Inspection
Joe Donnelly, Housing and Zoning Administrator

● RE: AGENDA ITEM NO. 5

SECRETARY'S REPORT
CASE NO. BZA 12-78

APPLICANT: Peggy F. and Elvert H. Land, Jr., 16205
E. Pawnee, Wichita, Kansas.

AGENT: John T. Arnold, Sutton Place Bldg., Wichita,
Kansas.

REQUEST: Exception pursuant to Section 2.12.590.C,
Code of the City of Wichita to permit the
establishment of a trailer and vehicle rental
business.

GENERAL LOCATION: South side of Pawnee in an area between
Glendale and the Kansas Turnpike.

LAND USE: Subject property is paved undeveloped land
as is the property to the west. East is a
drainage channel. North is single family
residential development. South is a vacant
commercial building.

ZONING: Subject property is zoned the "LC" Light
Commercial District as is the property to
the west. South is the "C" Commercial Dis-
trict. East and north is the "AA" Single
Family Dwelling District.

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.

COMMENTS BY THE SECRETARY:

The applicants are requesting an exception to permit the installation of a trailer and vehicle rental operation on property zoned the "LC" Light Commercial District.

Subject property is the 50 foot deep by 388 foot wide northern portion of a large triangular lot. The balance of the lot is zoned the "C" Commercial district which permits the proposed use. However, for the applicants to utilize the "LC" zoned front portion of their property for the storage and display of vehicles for rent, they must obtain Board of Zoning Appeals approval of this exception request. The vacant buildings on this lot and the property adjacent to the west previously housed the Land Manufacturing Company.

A site plan submitted with the application shows trailer and truck parking located on the "LC" frontage of this lot. The plan also indicates that street trees, a landscape planting area and a section of 5 to 8 foot solid fencing are proposed along the frontage to screen, buffer and generally add to the aesthetics of the planned project. Screening is required by

SECRETARY'S REPORT
CASE NO. BZA 12-78
Page 2

ordinance to be placed along the southeast property line, paralleling a drainage channel which is zoned the "AA" Single Family Dwelling District. A variance from this requirement is being requested by separate application. This will be discussed in greater detail in the variance case, but it would seem appropriate, if the 5 to 8 foot solid fencing described above is to be erected along a portion of the north property line, that either a continuation of the solid fence or possibly chainlink fencing be continued around the corner and extend for a given distance to give a finished look to the proposed project.

In reviewing the overall site plan, the question of off-street parking requirements has been raised. Originally, the parking requirement for this property was based on an industrial use and the number of employees working on the site. By converting the use of the building to a commercial use, the off-street parking may be greater than originally required, based on the square footage of the building and the square footage of the lot utilized for display and storage of trailers and vehicles. The applicants' agents have been advised that this may be a problem and they have indicated that they are working with Central Inspection to determine the number of spaces which will be required.

Although it is the opinion of the Secretary that this requested use is not one that should be encouraged at random in the "LC" district, it is believed that the existing zoning and land use in the surrounding area would be compatible to the proposed use.

RECOMMENDATION:

It is the recommendation of the Secretary that if the parking question can be resolved and landscaping, as offered, is provided to buffer the residential development on the north side of Pawnee, the exception be approved 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 reflect or direct light away from adjoining property. No string-type lighting shall be permitted.
3. Any sign on the property shall comply with the provisions of the sign regulations of the City Code.
4. No sound projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
5. No repair work shall be conducted except in an enclosed building on the "C" zoned portion of the applicants' ownership.

SECRETARY'S REPORT

CASE NO. BZA 12-78

Page 3

6. The applicants shall plant trees on the public property located north of subject property. The City Forester shall be contacted relative to the size, type and location of said trees.
 7. Two copies of a revised site plan shall be submitted to the Secretary of the Board showing the type and size of plant materials proposed for the location designated as a low planter and shrubbery area.
 8. A solid fence, 6 to 8 foot high and constructed of masonry, architectural tile, metal or wood shall be erected along the east 170 feet of the north property line. (Note: The Board may want to consider extending this screening around the corner for an appropriate distance to 'finish off' the corner).
 9. Erection of the fence and planting of trees and landscaping shall be done prior to the occupancy of the property as a trailer and vehicle rental operation and within one year from the date of approval or the resolution of approval shall become null and void.
-

8 notices sent to agent, applicant and adjoining property owners

10 notices sent to MAPC

1 notice sent to CPO

19 total notices sent on BZA 12-78, 3-30-78

BOARD OF ZONING APPEALS
TENTH FLOOR - CITY HALL
455 North Main, Wichita, Kansas 67202

March 30, 1978

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 12-78

An application has been filed by Peggy F. and Elvert H. Land, Jr., 16205 East Pawnee, Wichita, Kansas, pursuant to Section 2.12.590. C, Code of the City of Wichita, requesting an exception to permit the establishment of a trailer and vehicle rental business on property zoned the "LC" Light Commercial District, and legally described as follows:

The north 50 feet of Lot 3, Block 3, W. P. Higgins Addition, Wichita, Sedgwick County, Kansas. Generally located on the south side of Pawnee in an area between Glendale and the Kansas Turnpike.

This application has been assigned case No. BZA 12-78 and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, April 25, 1978, 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.

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

BOARD OF ZONING APPEALS

CASE NO. _____

CITY OF WICHITA, KANSAS

FILED March 27, 1978

APPLICATION FOR EXCEPTION

I. Name of Applicant Peggy F. & Elvert H. Land, Jr.

Mailing Address 16205 E. Pawnee, 67230 Phone 733-0817

* Name of Authorized Agent John T. Arnold *also send info. to John Gist*

Mailing Address Sutton Place, 67202 Phone 263-7242

Relationship of applicant to property is that of Owner
(Owner, Tenant, Lessee, Other).

* Oblinger-Smith Corp./625 First Nat'l Bank Bldg./262-0451

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 A trailer and Vehicle Rental Business (See attached sheet). _____ on property zoned

"LC", located on S. Side of Pawnee in an area E. of

Glendale and legally described as: The N. 50 Ft.

of Lot 3, Block 3, W.P. Higgins 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. 24-606); and that the appropriate fee is herewith tendered;
- c. That all documents are attached hereto as noted in paragraphs 2, 3, and 4 of the instructions.
- d. 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.

Applicant Peggy F. & Elvert H. Land, Jr.

BY: Authorized Agent John T. Arnold
John T. Arnold

OFFICE USE ONLY: Received in the office of the Secretary, Board of Zoning Appeals, 5:00 (a.m. p.m.), 3-27, 1978, together with appropriate fee of \$50.00

S. Side of Pawnee in an area between Glendale Ave. and the Kansas Turnpike.
T9-403

Signed Larry Johnson

5844 Use same abstract list as assoc. variance case

Application for EXCEPTION to permit a "trailer and vehicle rental business" in the "LC" Light Commercial district in accordance with section 28.04.183.2 of the Zoning Ordinance of the City of Wichita.

It is believed that the exception is justified because it is requested on the North 50 feet of Lot 3, Block 3, W.P. Higgins Addition, and the balance of said lot to the South is presently zoned "C" Commercial district which allows the requested rental operation as an out-right permitted use.

Form 223-021

PAYMENT NO. 01E
City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

Bldg & Elev.	Elec.	Elev. Insp.	Exam. Fees
Hse. Mvr.	Hse. Moving	Licse.	Mech.
Oil Well	Pav. Cuts	Plan.	Pibg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

DESCRIPTION	AMOUNT
22A Street	1500

Name T. Smith

Address 1000 N. 21st St.

Type 116-10-111-41171-1 Due Date 12-31-11

Comments:

Date 3-27-13 By [Signature]